



Historic Preservation Commission Executive Minutes

November 13, 2017

MONDAY

6:00 p.m.

2600 FRESNO STREET
CONFERENCE ROOM A
2nd Floor, City Hall

I. CALL TO ORDER AND ROLL CALL- 6:00 p.m.

*The meeting was called to order by **Chair Patrick Boyd** at 6:00 PM.*

Commissioners Present: Robin Goldbeck, Paul Halajian, Patrick Boyd, Jason Hatwig, Ron McNary.

Staff Present: Dan Zack, Talia Kolluri and John Hastrup (CAO), Amber Piona, and Drew Wilson.

II. APPROVE MEETING MINUTES

A. Approve Minutes for September 25th, 2017.

The minutes of September 25th were approved 5-0 with a motion by Jason Hatwig and a second by Ron McNary.

III. APPROVE AGENDA

The agenda was approved 5-0 with a motion by Robin Goldbeck and a second by Jason Hatwig.

IV. CONSENT CALENDAR
None

V. CONTINUED MATTERS
None

VI. COMMISSION ITEMS

A. CONSIDERATION OF A MILLS ACT HISTORICAL PROPERTY CONTRACT FOR THE ROWELL BUILDING (HP#170) LOCATED AT 2100 TULARE STREET PURSUANT TO FMC 12-1706 (**ACTION ITEM**).

Staff Recommendation: Recommend that the Director of Development and Resource Management enter into a Historical Property Contract for the Rowell Building (HP#170) located at 2100 Tulare Street pursuant to FMC 12-1706.

Dan Zack gave a presentation which included a recap of the Mills Act, as well as the process taken to review the properties. The properties were visited by city staff along with members of the commission, and inspected the home and spoke with the property owners about the proposed 10 year improvement plans. Each improvement plan is an individual item, and will need to be voted on separately.

The first property was the Rowell building, and Dan Zack gave a presentation on the history of the building. The building is named after a previous newspaper owner and local historical figure. The current exterior is almost identical to the day it was finished. The building is currently going through an extensive restoration, and the improvement plan reflects this. It is currently being remodeled, and standard maintenance is the primary focus of the agreement.

Paul Halajian: I think what they are doing is fantastic job and encourage other propriety owners to do the same. Is the aweing being reinstalled as it was on the original building?

Scott Vincent (consultant preservation architect on the project): Would like to commend the commission on adopting the Mills act. The awing will be added on the first floor. The building has recently been found eligible for the national register. The historic preservation tax credit is currently being reconsidered nationally, and the current tax credit is somewhat limited due to stipulations on the amount of remodel completed. We have identified and contracted the companies that are the original manufactures of the glass stones on the sidewalk as well as the tin cornice. Additionally, we are working with the original masonry companies to manufacture bricks to match the original bricks and to replace the terracotta on the plaster band.

Public Comment:

Bruce Odem: Where the windows replaced, and does this disqualify it from going on the national registry?

Scott Vincent: Yes, they are wood windows with a 1/16 of an inch of the original windows, and this does not disqualify it.

Odem: Is this project CEQA exempt?

Dan: Yes, the Mills act project is, but the item is only pertaining towards the Mills Act.

Odem: What conducted for the remodel?

Dan: I don't recall what was conducted.

No more public comment.

The commission approved staff recommendations to enter into a Mills Act 10 year Improvement Contract by a 5-0 vote. The motion was brought on by Ron McNary and seconded Robin Goldbeck.

B. CONSIDERATION OF A MILLS ACT HISTORICAL PROPERTY CONTRACT FOR THE BLASINGAME HOME (HD#3-63) LOCATED AT 710 PINE AVENUE PURSUANT TO FMC 12-1706 (ACTION ITEM**).**

Staff Recommendation: Recommend that the Director of Development and Resource Management enter into a Historical Property Contract for the Blasingame Home (HD#3-63) located at 710 Pine Avenue pursuant to FMC 12-1706.

Dan gave a presentation on the history of the home and the 10 year improvement plan. It is located on the Wilson Island, and is a Colonial Revival Home. There has been a lot of interior work completed, and so the exterior is the focus of the efforts for the improvement plan.

Patrick Boyd: What were the suggestions of the group that inspected the property?

Zack: The primary suggestions were the removal of projects that were not in the spirit of the Mill Act, but overall minor suggestions. We wanted the focus of the plan to be on the exterior of the property.

Boyd: Who will be completing the work?

Zack: Contractors will be completing the work. The work completed inside is immaculate.

No Public Comment.

The commission approved staff recommendations to enter into a Mills Act 10 year Improvement Contract by a 5-0 vote. The motion was brought

on by Robin Goldbeck and seconded Ron McNary.

C. CONSIDERATION OF A MILLS ACT HISTORICAL PROPERTY CONTRACT FOR THE WISHON HOME (HP#291) LOCATED AT 3555 E. HUNTINGTON BOULEVARD PURSUANT TO FMC 12-1706 (**ACTION ITEM**).

Staff Recommendation: Recommend that the Director of Development and Resource Management enter into a Historical Property Contract for the Wishon Home (HP#291) located at 3555 E. Huntington Boulevard pursuant to FMC 12-1706.

Dan gave a presentation on the property and the elements of the improvement plan. It sits on a one acre lot, and was built for A.G. Wishon. The focus of the efforts of the improvement plan focus on the exterior. The owners have done a good job identifying what the property needs to maintain it character, and it is reflected in the improvement plan.

Boyd: Was this like similar to the previous property? Beautiful from a far, but the needed improvements are visible once up close.

Goldbeck: Yes, there is a lot of wood that was not properly treated, and once completed it will set off the house even more.

McNary: Most of what is needed is minor, and the trellis work will be the most laboring task.

No public comment.

The commission approved staff recommendations to enter into a Mills Act 10 year Improvement Contract by a 5-0 vote. The motion was brought on by Jason Hatdwig and seconded Robin Goldbeck.

D. CONSIDERATION OF A MILLS ACT HISTORICAL PROPERTY CONTRACT FOR THE RISLEY HOME (HP#300) LOCATED AT 243 N. VAN NESS AVENUE PURSUANT TO FMC 12-1706 (**ACTION ITEM**).

Staff Recommendation: Recommend that the Director of Development and Resource Management enter into a Historical Property Contract for the Risley Home (HP#300) located at 243 N. Van Ness Avenue pursuant to FMC 12-1706.

Dan Gave a presentation on the property and the focus of the improvement plan. The property has recently seen a lot of changes. It is in the North Park Subdivision, and was built in 1904. With a lot of new improvements from a recent remodel the bulk of the improvement plan will be to maintain the house. The houses recent remodel was very detailed and focused and even the

hitching post was brought back to its original character.

Paul Halajian: It would have required us to make something up to add to the list.

No public comments.

The commission approved staff recommendations to enter into a Mills Act 10 year Improvement Contract by a 5-0 vote. The motion was brought on by Ron McNary and seconded Jason Hatwig.

E. Status update on 2245 San Joaquin Street.

Dan Zack gave a presentation on the reason the item is in front of the commission today, which was a request from the land owner. There is a desired project that would require an environmental review.

Cladia: This is intended to be an update as well as a request for potential project feedback. The presentation was focused on the history of why the house was originally purchased. It was done so to evict the tenants who were very destructive around the time of a nearby projects completion. The hose has settled on the along the exterior, there is also extensive water and termite damage. There bow down the middle of the house, as much as 2¼ inch difference. The windows are not original and do not match, and the siding was not properly replaced. The roof had been returfed at least 4 times. Granville Homes intended to remodel the house and there was even a potential for funding help, but a variety of potential ideas have been turned down or fell through. The cost of rehabilitation verses resale cost are far apart, and does not make finical sense. It has been boarding up since 2015, and a plan now is to demolish the building and build a house similar to a recent housing unit nearby. It would be a four unit house along with a parking area. We would like to talk to you in advance to know if this is something the commission would entertain.

Zack: This house was found to be a contributor to the L Street District, but not on eligible on its own. We will be looking to see if there is anything to make it eligible on it's won, or if the L Street District is still viable.

Halajian: You are not proposing what you showed, but something similar?

Claduia: Yes, but need to make sure it would works with the new code.

Public Comments:

Unknown: What would you do if it didn't go through.

Claudia: We would just sit on it until we found a purchaser.

Bruce Odem: I'd be cautions of the cookie cutter look of Grandville, as they have been the main developer downtown.

Boyd: What happens if it is found to not be eligible?

Talia Kolluri: We can provide the commission with a confidential memo when it is brought back.

Claudia: When can it come back when we have a plan?

Zack: We could not set a timeline. We would need see an initial study before a timeline is established.

F. Status update of Certified Local Government annual report.

Dan gave an update on the report. It is due in January, and it will need your approval before it is submitted.

VII. CHAIRPERSON'S REPORT

None

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

Hatwig: We have training requirement coming up soon. Has the course been identified?

Dan: The staff will be looking for something.

Paul: Any response to our letter to high speed rail.

Dan: Yes, the last meeting was much more productive and there was an agreement that was reached. They committed to giving us detailed responses to detailed requests. I wanted responses on what they could or could not complete. They are willing to do almost everything the subcommittee asked for, which included railing, lights, and the location of the interpretive display. The only thing they couldn't agree to was a landscaping screening along the retaining wall, but could screen it on the road they purchased.

Boyd: I'm still concerned about the 20 foot tall blank wall, and what can be done with screening.

B. Staff

Dan Zack informed the commission that the city has made an offer to a new Historic Preservations, and she has accepted. It is expected that her first meeting will be in January. Also, there was a structural examination of the Craycroft Carriage house, and a structural engineer deemed that it needed to be demolished. It was taking down on Saturday. All new construction will need to be approved by the committee.

C. General Public

Bruce Odem: I appreciate the detail to the Belmont under passing.

Robert Borrow: I would like to thank the commission on getting the Mills act passed.

There was no additional Public comment.

IX. NEXT MEETING: January XX, 2017, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:20 PM.

Respectfully submitted:

Dan Zack, Assistant Director

Drew Wilson, Recording Secretary