



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, December 16, 2015 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
BARRY WINICK, *Vice-Chair*
MICHAEL DRURY
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
JULIO JUAN VEYNA

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNÁNDEZ, Urban Historian
JOANNA KAUFMAN, Planning Technician
JENNIFER SANCHEZ, Interim Commission Secretary

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/hlc and then clicking on the Videos under Explore.

CALL TO ORDER.

The Full Commission meeting was called to order at 1:30 p.m. by Chair Suding.

ATTENDANCE:

Members present: Drury, La Voie, Mahan (1:31 p.m.), Murray, Orías, Shallanberger (2:00 p.m.), Suding, Veyna, and Winick

Staff present: Limón, Hernández, Kaufman, and Sanchez

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of previous meeting minutes.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of December 2, 2015, as presented.

Action: Winick/Drury, 7/0/1. (Murray abstained/Shallanberger absent.) Motion carried.

C. Consent Calendar.

Motion: **Ratify the Consent Calendar as reviewed by Bill Mahan.**

Action: Drury/Murray, 8/0/0. (Shallanberger absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Kaufman announced that today is Commissioner Winick's last meeting with the HLC.
2. Ms. Hernández announced the appointment of Anthony Grumbine as a new Commissioner to the HLC.
3. Mr. Limón responded to a public comment letter for Item 4 from Virginia Rehling about the process of listing an item on the Potential Historic Resources List. There is a pending appeal of such an item from Ms. Rehling. Ms. Rehling argues that the City is not following the three methods of adding a potential historic resource to the list as described in the ordinance. Mr. Limón explained that there is a fourth method in the ordinance related to demolition applications. The Urban Historian has the authority to assess such applications to identify potential historic significance. The HLC has agreed that the Urban Historian is qualified to make those assessments and offer recommendations to the HLC. The HLC has also agreed that it has the authority to refer designations to the Designation Subcommittee. Lastly, the HLC has the ability to request a full Historic Structures/Sites Report be prepared. Mr. Limón emphasized that these mechanisms are in place to ensure that recommendations are given proper consideration. He assured the HLC that staff has sufficient ordinance basis on which to proceed with the current practice of listing properties and will respond accordingly on the pending appeal.
4. Commissioner Mahan read an excerpt from a 1935 book about the history of Santa Barbara. This excerpt states that State Street was named for the State of California, and the native Spanish called it "Calle Principal," not Estado, as was brought up during the last meeting.
5. Commissioner Drury announced his reappointment as a Commissioner to the HLC.

E. Subcommittee Reports.

No subcommittee reports.

HISTORIC STRUCTURES REPORT**1. 1300 BLK E YANONALI ST 1095 SEG ID****(1:45)**

Assessor's Parcel Number: ROW-001-095
Application Number: MST2015-00317
Owner: City of Santa Barbara
Agent: Craig Drake, Principal Engineer
Applicant: City of Santa Barbara - Public Works
Engineer: Matt Burgard

(Proposal for the E. Montecito Street-E. Yanonali Street Bridge and Pedestrian Improvements Project, which will consist of street improvements on E. Montecito Street from Canada Street to the Five Points Roundabout, and along N. Salinas Street from E. Mason to Clifton Streets. Improvements will include the installation of 270 linear feet of sidewalk along E. Montecito Street between E. Yanonali Street and Montecito Place, 700 linear feet of sidewalk along N. Salinas Street between E. Mason and Clifton Streets, the widening of the E. Montecito Street-E. Yanonali Street Bridge to include sidewalk along the east side, and shoulders for cyclists on both sides of the bridge. Existing sandstone will be used. An all-way stop will be installed at the intersection of E. Montecito and E. Yanonali Streets to improve pedestrian safety at a blind corner. Pedestrian scale lighting will be added along E. Yanonali, E. Montecito, and N. Salinas Streets to increase safety on pedestrian routes to the adjacent schools.)

(Review of a revised Historic Structures/Sites Report prepared by Applied EarthWorks, Inc. Report last reviewed on December 2, 2015.)

Actual time: 1:38 p.m.

Present: Andrew Grubb, Project Engineer, City of Santa Barbara; Steven Greer, Environmental Analyst, City of Santa Barbara; Colleen Hamilton, Senior Architectural Historian, Applied Earthworks, Inc.; Aubrie Morlet, Associate Architectural Historian, Applied Earthworks, Inc.; and Craig Drake, Principal Engineer, Drake Haglan & Associates

Staff comments:

1. Ms. Hernández stated the following:
 - a. There is a sufficient amount of ashlar cut sandstone examples in the public view still remaining in the Riviera and other sandstone cut bridges in the City.
 - b. Staff agrees with the final conclusions of the report based on the provisions provided in Municipal Code 22.22.035, Demolition Applications Within a Survey Area. This allows the Commission to determine that the demolition permit will be issued and impose historic preservation mitigation measures in connection with the demolition permit, as deemed appropriate. Staff recommends that the Commission accept the conclusions of the HSSR, making the appropriate CEQA-related findings that the historic preservation mitigation measures, as specified in the MEA Guidelines for Historic Structures and Sites, Section 2.5 Project Impact Evaluation Procedures, Mitigation Measures, be imposed.
 - c. The report has offered the following historic preservation mitigation measures: Measure 7-Recordation, Measure 10-Commemoration, Measure 11-Salvage/Conservation/Adaptive Reuse, and Measure 12-Other measures as deemed appropriate.
2. Mr. Limón read the ordinance provision that described on what basis a Structure of Merit may be demolished.

Public comment opened at 1:46 p.m.

1. Pete Dal Bello, Eastside resident, approves of the proposed bridge project, particularly the pedestrian scale lighting addition, for reasons of safety and liability.
2. Sebastian Aldana, Eastside resident and Neighborhood Advisory Council member, strongly approves of the bridge project. The existing culvert has been a concern of the Advisory Council for some time. He expressed that the culvert's historic significance is not more important than resident safety.
3. Ana Rico, Eastside resident, agreed with the importance of the historic structure but described safety concerns of the bridge and stated that it should be improved for neighborhood residents.
4. Eva Inbar supports the project. She stated that it is a top priority to improve safety on this bridge, as it is unsafe to walk on it. She urged that the HLC focus on preserving other historic examples in the City.
5. Mary Robles supports improving the bridge. She stated that this tiny area disrupts the connectivity of the neighborhood, and that it is important to get the Eastside community walking.
6. Erisy Watt, project director with COAST, stated that the bridge is an area of concern for this neighborhood. The widening project is a top priority to improve pedestrian safety, as this is an area of high traffic and is close to schools.
7. Chair Suding acknowledged e-mailed comments of support from Beth McDonald.

Public comment closed at 1:58 p.m.

Commissioner comments:

1. Commissioner La Voie pointed to page 28, Section 7.2.4, where the report states the relocation possibility was rejected as it would cause a severe economic hardship. He requested that information of who made this assessment and why be included in the report. Additionally, he requested that the source for the \$750,000 estimated relocation cost be identified.
Commissioner La Voie agreed that the bridge improvements are needed. He stated that relocating the bridge preserves the resource and allows the necessary improvements. He expressed that taking a piece of a resource and putting it in a different form in a different place is not preservation, and that financial concerns should not drive such decisions, as historic preservation makes Santa Barbara beautiful.
2. Commissioner Drury, though opposed to some of the language in the report and to losing the bridge, stated that the area needs to be made safe for the public. He also commented that financial pressure in HLC decision-making is off-putting.
3. Commissioner Mahan read an excerpt from a 1935 book about the history of Santa Barbara. This excerpt states that State Street was named for the State of California, and the native Spanish called it "Calle Principal," not Estado, as was mentioned in the report. He agrees that safety trumps the historical significance of the culvert.
4. Commissioner Winick proposed a courtesy review of the preliminary bridge design by the HLC to give the Commission confidence in moving forward.
5. Commissioner Murray stated that only a need like this should cause the loss of a historic resource. She emphasized that the HLC must see that the mitigation measures are applied. Mitigation Measure 12 has to be spelled out so that other stone bridges are protected.
6. Commissioner Orías emphasized that construction equipment should not be operated or stored within the dripline of the trees, as described on page A-19 of the report. She emphasized that neighborhood residents must be notified ahead of and during the construction process.
7. Commissioner Shallenberger stated that the mitigation measures do not go far enough.

Motion: To accept the report as amended with the following comments:

1. The Commission finds that for the health, safety, and welfare of the Eastside neighborhood, the demolition of this stone bridge is required.
2. Under the conservation measures, the report should state that such measures “*shall* be implemented.”
3. An expert shall be on site to ensure the proper preservation of the sandstone.
4. The Commission’s concern regarding revegetation and replanting of trees shall be forwarded to the Architectural Board of Review.
5. The Commission requests a courtesy review of the bridge design, with comments forwarded to the Architectural Board of Review.
6. Language from Item B in the Urban Historian’s memo shall be included in the report. Mitigation measures 7-12 should be fully explained and conformed with in the conservation plan.
7. The Commission finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183 based on the City staff analysis. A CEQA certificate of determination shall be filed at time of project approval. The HLC finds the demolition can proceed with implementation of the below measures, which will reduce the impacts generated by the demolition of the culvert to a less than significant level.
8. The Commission finds that the proposed development complies with all provisions of SBMC Title 22, as per section 22.22.035, Demolition Applications Within a Survey Area, with the following historic preservation mitigation measures as described in the City’s MEA: Measure 7-Recordation, Measure 10-Commemoration, Measure 11-Salvage/Conservation/Adaptive Reuse, and Measure 12-Other measures as deemed appropriate. Regarding Measure 12, the Commission deems it appropriate that the City nominate the Rattlesnake Canyon Bridge for listing on the NRHP and that the City Urban Historian nominate the bridge as a City Landmark, ensuring its preservation into the future, as additional mitigation for the loss of the Montecito-Yanonali Street Culvert.

Action: Mahan/Winick, 7/2/0. (La Voie and Shalanberger opposed.) Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**2. 420 E ANAPAMU ST****R-3 Zone**

(2:10) Assessor's Parcel Number: 029-173-005
Application Number: MST2005-00442
Owner: Jeffrey P. Shuman 2009 Trust
Agent: Jarrett Gorin
Architect: RRM Design Group

(Proposal to demolish an existing 259 square foot one-car garage and construct two new residential condominium units above three new two-car garages. The proposal will result in three residential condominiums: Unit A, an existing 1,382 square foot one-story single-family residence, which will remain unaltered; Unit B, a proposed 1,158 square foot two-story unit; and Unit C, a proposed 1,365 square foot two-story residential unit. The existing residence, Unit A, is listed on the City's Potential Historic Resources List and is eligible for listing as a Structure of Merit; therefore, the project was concurrently reviewed by the Historic Landmarks Commission.)

(Revised Project Design and Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 008-07. Project last reviewed on December 2, 2015.)

Actual time: 2:43 p.m.

Present: Jarrett Gorin, Vanguard Planning; Gordon Brewer, RRM Design Group; Jeff Weinstein, Halsell Builders; and Suzanne Riegle, Associate Planner, City of Santa Barbara

Staff comments: Ms. Riegle reminded the Commission of her previous comments that the project has a tentative subdivision map that was approved in 2007. Due to time extensions, the project is still viable; the tentative map will expire January 31, 2018.

Public comment opened at 2:50 p.m. and, as no one wished to speak, it was closed.

Motion: Project Design Approval with final details to return to the Consent calendar:

1. Restudy the chimney details and the north elevation to add some interest.
2. The Commission prefers Option 2 for the color scheme.
3. The Commission finds that the project is consistent with the City's General Plan.

Action: Winick/Orias, 9/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW**3. 2559 PUESTA DEL SOL****E-1 Zone****(2:35)**

Assessor's Parcel Number: 023-271-003
 Application Number: MST2015-00613
 Owner: Santa Barbara Museum of Natural History
 Applicant: Heidi Jones

(Proposal for a new six to eight foot tall, 120 linear foot sound wall at the Santa Barbara Museum of Natural History. Two [2] oak trees with 3.5 inch and 4.5 inch trunk diameters, three [3] toyon, and one [1] cherry tree will be removed. The Santa Barbara Museum of Natural History is a Designated Structure of Merit.)

(Project Design Approval is requested. Action can be taken if sufficient information is provided.)

Actual time: 2:59 p.m.

Present: Dylan Johnson, Schacht Aslani Architects; Susan Van Atta, Van Atta Associates; Heidi Jones, SEPPS; Barbara Barker, Project Manager, Santa Barbara Museum of Natural History; and Dan Gullett, Project Planner, City of Santa Barbara

Staff comments: Mr. Gullett clarified the history of the project. The Planning Commission put a condition on the permit that the sound wall be constructed with associated landscaping within a year of approval. This was appealed to City Council, pushing the construction deadline forward to March 24, 2016. He also noted that part of the conditional use permit was annexation of the western parcels, including substantial restoration of natural areas; tree plantings will follow.

Public comment opened at 3:08 p.m.

1. Chair Suding acknowledged e-mailed comments of support from Richard Solomon and Jana Zimmer.
2. Chair Suding acknowledged e-mailed comments in opposition from Lanny Ebenstein.
3. Chair Suding acknowledged e-mailed comments of concern from Paulina Conn.
4. Chair Suding acknowledged e-mailed comments in opposition from Fran Galt.
5. Chair Suding acknowledged e-mailed comments of support from Mark and Lauren Carey.
6. Kellam de Forest strongly supports the sound wall and inquired whether the sound can be absorbed by vegetation.

Public comment closed at 3:13 p.m.

Motion: Continued indefinitely with comment:

1. The Commission finds that the current proposal is unacceptable in material and distance from a paved edge and notes that in the previous review, the fence and its material was significantly screened by existing landscaping.

Action: La Voie/Drury. Motion withdrawn.

2nd Motion: Project Design Approval with final drawings to return to the Consent calendar:

1. The proposal of a five-foot landscape buffer to be placed between the wall and parking lot with minor configuration adjustment to avoid the oak tree is acceptable; mimic the surrounding understory conditions.

Action: La Voie/Drury, 9/0/0. Motion carried.

The ten-day appeal period was announced.

**** THE COMMISSION RECESSED FROM 3:43 P.M. TO 3:54 P.M. ****

MISCELLANEOUS ACTION ITEM

4. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST 1735 BATH ST

R-4 Zone

(3:10)

Assessor's Parcel Number: 027-082-007

Owner: Joyce Peneau & Antoine Shabazz

(Hold a Public Hearing to consider adding the Craftsman-style house constructed in 1916 to the City's List of Potential Historic Resources. The structure is eligible as a Structure of Merit.)

Actual time: 3:54 p.m.

Present: Lisa Stidd-Silver, DMHA

Staff comments: Ms. Hernández stated that she has reviewed the qualifications of the structure, finding it eligible as a Structure of Merit under Criteria A and D, and recommends that the Commission make a motion to add it to the Potential Historic Resources List.

Public comment opened at 3:57 p.m.

Chair Suding acknowledged e-mailed comments of concern from Virginia Rehling.

Public comment closed at 3:59 p.m.

Commissioner comments: Commissioner Shallenberger pointed out that staff evaluations guide Structure of Merit designations; the owner's desire is not the only consideration.

Motion: To add the structure located at 1735 Bath Street to the City's Potential Historic Resources List.

Action: La Voie/Winick, 9/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING**5. 1735 BATH ST****R-4 Zone**

(3:15) Assessor's Parcel Number: 027-082-007
Application Number: MST2015-00590
Owner: Joyce Peneau & Antoine Shabazz
Applicant: Lisa Stidd-Silver
Architect: Ed de Vicente

(Proposal for a 493 square foot second-story master bedroom addition and a 48 square foot first-floor addition to an existing 1,273 square foot single-family residence. An existing 170 square foot one-car garage will be demolished and replaced with a new 187 square foot garage for a total of one covered parking space onsite. An "as-built" fence and trellis will be demolished. This project addresses violations in Zoning Inspection Report [ZIR2015-00063]. The total of 2,001 square feet of development on a 5,289 square foot lot is 80% of the maximum guideline floor-to-lot area ratio [FAR]. A front setback modification is requested for allowing an addition resulting in changes to the basic exterior characteristics of an existing non-conforming building. This residence will be added to the City's List of Potential Historic Resources.)

(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review.)

Actual time: 4:03 p.m.

Present: Lisa Stidd-Silver, DMHA

Staff comments:

1. Ms. Hernández stated that she has prepared a staff evaluation of the addition. The project meets evaluation design guidelines, so she does not require a Historic Structures/Sites report, though the HLC may request one.
2. Ms. Kaufman stated that the project requires a modification because the second-story addition changes the basic exterior characteristics of the non-conforming building, as the existing residence encroaches into the front setback. Although the addition is out of the setback, it changes the basic exterior characteristics.

Public comment opened at 4:09 p.m.

Kellam de Forest wondered about the impact of a second-story addition to the neighborhood.

Public comment closed at 4:10 p.m.

Commissioner comments:

1. Commissioner Shalanberger would like to see additional information about heights and building cross-sections. He applauded the use of lower plate heights on the second floor. He also suggested that the base of the north elevation may be making the stair tower so prominent.
2. Commissioner La Voie expressed that the design is too different from the existing building. The roof form needs to be modulated to be more like the original. There are too many window types, and the treatment of the windows relative to corners needs to be more consistent with the historical characteristics of the period.
3. Commissioner Murray stated that the hipped roof style is characteristic of the neighborhood; the proposal is too different and will attract notice. The addition should be more cohesive.

4. Commissioner Winick stated that the stair tower needs restudy; it is calling too much attention to itself and competing with the house.
5. Commissioner Mahan explained that the Craftsman style has architectural discipline. The proposed addition is more whimsical and is therefore incompatible. He also expressed concern about the impact of the south elevation on the neighboring single-story homes.
6. Chair Suding requested a streetscape section for a better perspective of the relationship between the elevations and the adjacent properties.
7. Commissioner Drury stated that the north side of the house needs to have a more disciplined approach.

Motion: Continued indefinitely to the Staff Hearing Officer with comments:

1. The Commission does not require a Historic Structures/Sites Report.
2. The Commission finds that the modification and proposed addition are aesthetically appropriate and appropriate in massing and height, with certain design changes discussed by the Commission. The proposed modification does not pose consistency issues with the HLC guidelines.
3. The Commission finds the hedge height acceptable, as it is consistent with the neighborhood.
4. The proposal utilizes the examples for appropriate additions illustrated in the recently completed Historic Resource Design Guidelines. With adjustments, it will be more compatible with the existing resource.

Action: La Voie/Drury, 9/0/0. Motion carried.

MISCELLANEOUS ACTION ITEM

**6. BIKE CORRAL PROGRAM UPDATE
100 BLK E CANON PERDIDO ST**

(4:00) Assessor's Parcel Number: ROW-001-571
Owner: City of Santa Barbara

(Request to end the existing bike corral pilot program and make site permanent.)

Actual time: 4:28 p.m.

Present: Peter Brown, Associate Transportation Planner, City of Santa Barbara

Public comment opened at 4:31 p.m.

Chair Suding acknowledged e-mailed comments in opposition from Scott Wenz.

Public comment closed at 4:33 p.m.

Motion: To table the item until after Item 7 is heard.

Action: La Voie/Drury.

2nd Motion: Continued indefinitely.

Action: La Voie/Drury, 9/0/0. Motion carried.

CONCEPT REVIEW - NEW**7. 0 BLK E ORTEGA ST 1775 SEG ID**

(4:15) Assessor's Parcel Number: ROW-001-775
 Application Number: MST2015-00604
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara - Public Works

(Proposal for a new hoop rack-style bicycle corral location in the public right-of-way in front of the Press Room bar. The bicycle corral will be located in the existing red striped area but will not impede fire access. Bollards and curb stops to protect the racks are also proposed.)

(Action can be taken if sufficient information is provided.)

Actual time: 4:44 p.m.

Present: Peter Brown, Associate Transportation Planner, City of Santa Barbara

Public comment opened at 4:47 p.m. and, as no one wished to speak, it was closed.

Commissioner comments:

1. Commissioner Orías suggested a reconsideration of the four-inch rise of the curb.
2. Commissioner La Voie recommended a focus on aesthetics. The use of plastic in the district is objectionable. Use a concrete/sandstone curb to match the street curb.
3. Commissioner Winick expressed that the corral should look like a permanent installation on the street, perhaps by placing it on the sidewalk.
4. Commissioner Shallenberger suggested use of a distinctly Santa Barbara design to make this installation appear permanent. He suggested several options, including a horseshoe shape with a sandstone curb surround or a platform with brick or concrete pavers. He further suggested consulting with a local designer to produce a creative design.

Motion: Continued indefinitely with comment:

1. Pursue a design that is more contextual, making it compatible with other street features and El Pueblo Viejo guidelines.

Action: La Voie/Shallenberger, 9/0/0. Motion carried.

CONCEPT REVIEW - NEW**8. 0 BLK E DE LA GUERRA ST 1669 SEG ID**

(4:30) Assessor's Parcel Number: ROW-001-669
 Application Number: MST2015-00605
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara - Public Works

(Proposal for a new hoop rack-style bike corral in the public right-of-way in front of the El Paseo walkway. The bicycle corral will be located in the existing red striped area but will not impede fire access. Bollards and curb stops to protect the racks are also proposed.)

(Action can be taken if sufficient information is provided.)

Actual time: 5:19 p.m.

Present: Peter Brown, Associate Transportation Planner, City of Santa Barbara

Public comment opened at 5:20 p.m.

1. Kellam de Forest does not think that a bike corral is appropriate for this block of De la Guerra Street, which fronts the plaza and the historic El Paseo, stating that it would be a visual distraction in the area.
2. Oliver Lithgow, business owner, supports the project, as it alleviates congestion of bicycle parking on the sidewalk and allows more people to ride to the area.
3. Cameron Gray, on behalf of the Community Environmental Council, expressed support for this and other bike corrals, as they encourage people to ride bikes.

Public comment closed at 5:24 p.m.

Commissioner comments:

1. The Commission expressed concern for a bike corral location in an area of historic resources.
2. Commissioner Mahan would like the location of this corral in relation to the El Paseo entrance to be clarified. He expressed that if a design appropriate for this location was found, that design would be acceptable anywhere.
3. Commissioner Orías suggested a reconsideration of the four-inch rise of the curb. She also expressed concern about the location of this corral blocking the walkway of El Paseo in the event of an emergency.
4. Commissioner Winick expressed that the corral should look like a permanent installation on the street, perhaps by placing it on the sidewalk.
5. Commissioner Shallenberger suggested use of a distinctly Santa Barbara design to make this installation appear permanent. He suggested several options, including a horseshoe shape with a sandstone curb surround or a platform with brick or concrete pavers. He further suggested consulting with a local designer to produce a creative design.

Motion: Continued indefinitely with comment:

1. Pursue a design that is more contextual, making it compatible with other street features and El Pueblo Viejo guidelines.

Action: Orías/Shallenberger, 8/0/0. (La Voie stepped down.) Motion carried.

CONCEPT REVIEW - NEW

9. 519 STATE ST

C-M Zone

(4:45)

Assessor's Parcel Number: 037-172-005
 Application Number: MST2015-00592
 Owner: Bob Maho Trust
 Architect: Sherry & Associates

(Proposal to demolish 350 square feet at the front of an existing commercial building to create a new façade and patio area. Windows and French doors will be removed and replaced. An exterior access door will be relocated in association with the proposed interior remodel. This building was constructed in 1926 as part of the earthquake reconstruction of State Street in the Spanish Colonial style. The storefront has been altered.)

(Action can be taken if sufficient information is provided.)

Actual time: 5:33 p.m.

Present: Dawn Sherry, Sherry & Associates

Staff comments: Ms. Kaufman stated that although this project will not necessarily restore the building to meet the criteria for placement on the Potential Historic Resources List, it will bring it closer. Archived plans are available to show the street elevation for a sense of what the building looked like formerly, as well as a 1978 survey to show its alterations.

Public comment opened at 5:43 p.m.

Kellam de Forest wondered whether El Pueblo Viejo guidelines have been consulted, as the proposal does not look Spanish.

Public comment closed at 5:44 p.m.

Motion: **Continued indefinitely with comments:**

1. Restudy the recessed façade, trying to address the verticality of the mullions adjacent to the doors to be similar to the original blueprint drawings.
2. The interior chandelier is acceptable.
3. The exterior of the façade should be restudied to bring it back into conformance with original blueprint drawings as closely as possible, making it appropriate for El Pueblo Viejo.

Action: Mahan/Drury, 9/0/0. Motion carried.

**** MEETING ADJOURNED AT 5:56 P.M. ****