



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 22, 2017

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair*
PHILIP SUDING, *Vice-Chair*
MICHAEL DRURY
ANTHONY GRUMBINE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
JULIO JUAN VEYNA

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

JASON DOMINGUEZ

PLANNING COMMISSION LIAISON:

SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNANDEZ, Urban Historian
PILAR PLUMMER, Planning Technician
JENNIFER SANCHEZ, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this regular meeting of the Historic Landmarks Commission is available at www.SantaBarbaraCA.gov/HLC by clicking on Videos under Explore.

CALL TO ORDER.

The Full Commission meeting was called to order at 1:32 p.m. by Chair La Voie.

ATTENDANCE:

Members present: Drury (at 1:57 p.m.), Grumbine (at 1:35 p.m.), La Voie (absent 2:09 to 2:17 p.m.), Mahan, Orías, Suding (absent 2:17 to 2:22 p.m.), and Veyna

Members absent: Murray

Staff present: Limón, Hernandez, Plummer, and Sanchez

GENERAL BUSINESS:

A. Public Comment:

Paulina Conn spoke in opposition to the temporary pedestrian bridge over Mission Creek at Cabrillo Boulevard being made permanent.

B. Approval of previous meeting minutes.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 8, 2017, as amended.

Action: Suding/Mahan, 5/0/1. (Veyna abstained. Drury and Murray absent.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Commissioner Mahan (Items A-F) and Commissioner Suding (Items A-C).

Action: Suding/Mahan, 5/0/1. (Veyna abstained. Drury and Murray absent.) Motion carried.

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

1. Ms. Plummer announced that Commissioner Drury will arrive late.

2. Chair La Voie announced the following:

a. He will step down from Item 2, 800 Santa Barbara Street.

b. He reported his attendance at the Ordinance Committee and City Council meetings of February 14, for discussion of post-disaster regulations for historic structures and story pole requirements for Average Unit-Size Density (AUD) Incentive Program projects, respectively.

c. He noted the loss of two Doremus Stone Pine Historic Landmark Trees on Anapamu Street during the recent storm and expressed gratitude to the public and the Pearl Chase Society for efforts to conserve the trees through the drought.

3. Commissioner Suding announced that he will step down from Items 3 and 4, 610 & 612 Castillo Street and 618 Castillo Street.

4. Commissioner Veyna stated that at the corner of the parking garage across the street from the Central Library, where Southern California Edison improvements were approved, it appears that concrete was cut and re-poured with no respect to the existing design.

Staff will confirm that this is temporary paving that will be removed with the improvement project at the Central Library Plaza.

E. Subcommittee Reports.

Commissioner Mahan reported on the AUD Program/Infill Design Guidelines Subcommittee meeting of February 21. The subcommittee reviewed feedback from the Architectural Board of Review, Planning Commission, and the local chapter of the American Institute of Architects and produced a final draft of the guidelines.

MISCELLANEOUS ACTION ITEM

1. CITY’S POTENTIAL HISTORIC RESOURCES LIST UPDATE

(1:45) Staff: Nicole Hernandez, Urban Historian

(Hold a Public Hearing to consider staff memorandum and recommendations to update Appendix C of the City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites with proposed deletions to the City of Santa Barbara Potential Historic Resources List.)

The following properties will be considered for removal from the Potential Historic Resources List as they no longer meet the criteria to qualify as historic resources due to alterations of character-defining features:

- | | | |
|----------------------------|-----------------|--------------------------|
| 1. 2421 Bath Street | APN 025-053-005 | Brewer Medical Office |
| 2. 735 N. Milpas Street | APN 031-121-018 | Gas Station building |
| 3. 2323 Oak Park Lane | APN 025-090-038 | Mason Bungalow |
| 4. 131 W. Pedregosa Street | APN 027-022-001 | Penry Residence |
| 5. 907 Roble Lane | APN 019-252-007 | Alex D’Alfonso Residence |

Actual time: 1:56 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 2:04 p.m., and as no one wished to speak, it was closed.

Motion: To remove the recommended properties from the City’s Potential Historic Resources List, with the exception of 131 W. Pedregosa Street, with comment:

1. Retain 131 W. Pedregosa Street pending further study, specifically of the site, with its unique corner steps and underground garage, and update the Department of Parks and Recreation form.

Action: Suding/Mahan, 7/0/0. (Murray absent.) Motion carried.

ARCHAEOLOGY REPORT

2. 800 SANTA BARBARA ST

C-2 Zone

(2:00) Assessor’s Parcel Number: 031-012-028
 Application Number: MST2006-00129
 Owner: 800 Santa Barbara St, LLC
 Agent: Alicia Harrison
 Architect: Jan Hochhauser

(This is a revised project description. Proposal to demolish the existing 1,965 square foot one-story commercial building and construct a new 14,344 square foot, two and three story mixed-use building containing six residential and ten commercial condominiums on a 18,586 square foot lot. The residential unit mix would include five three-bedroom units and one two-bedroom unit, ranging in size from 1,293 to 2,122 square feet. Twenty-five parking spaces are proposed in an underground parking structure, with nine of the spaces provided per a lease agreement with 223 East De La Guerra Street.)

(Review of Phase 3 Archaeological Resources Report prepared by Michael H. Imwalle of the Santa Barbara Trust for Historic Preservation and reviewed by David Stone, Dudek.)

Actual time: 2:09 p.m.

Present: Michael Imwalle, Santa Barbara Trust for Historic Preservation; and David Stone, Dudek

Staff comments: Ms. Plummer stated that the project description as shown on the agenda has been revised to reflect the current proposal addressed in the Phase 3 Archaeological Report. Additionally, the listed owner and designers for the project have changed.

She further stated that Dr. Glassow has reviewed the report. The report contains various mitigation recommendations. Dr. Glassow concluded that the archaeological investigation supports the report's conclusions and recommendations. This revised report addresses the concerns he expressed in his September 2016 review of the original report.

Public comment opened at 2:13 p.m., and as no one wished to speak, it was closed.

Motion: To accept the report as submitted.

Action: Mahan/Orias, 6/0/0. (La Voie stepped down. Murray absent.) Motion carried.

ARCHAEOLOGY REPORT

3. 610 & 612 CASTILLO ST

R-4 Zone

(2:05)

Assessor's Parcel Number: 037-113-032
 Application Number: MST2016-00423
 Owner: Edward St. George Revocable Trust
 Applicant: Shelby Messner
 Architect: Keith Nolan

(The existing house at 612 Castillo Street is on the City's Potential Historic Resources List as a contributing structure to the potential Castillo Street Historic District. Proposal for a five-unit multi-family residential project developed under the Average Unit-Size Density (AUD) Program. The proposal will demolish an existing single-family residence at 610 Castillo Street, a five-car garage and accessory building, and partially demolish an existing single-family residence at 612 Castillo Street. The project proposes four new residential units to be located in two new 2-story buildings. The five residential units comprise three 3-bedroom units, one 2-bedroom unit, and one 1-bedroom unit, with an average unit size of 1,003 square feet. A total of six parking spaces are provided by four garages in the new buildings and two uncovered spaces. Five bicycle parking spaces are also provided. The proposed five residential units and new garages on an 11,250 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in 5,974 square feet of development. This project is proposed in conjunction with a separate development application at 618 Castillo Street (MST2016-00424).)

(Review of Phase 1 Archaeological Report prepared by David Stone, Dudek.)

Actual time: 2:17 p.m.

Present: David Stone, Dudek

Staff comments: Ms. Plummer stated that Dr. Glassow reviewed the archaeological report and concluded that the archaeological investigation supports the report's conclusions and recommendations; the Standard Condition should apply regarding the discovery of unanticipated archaeological resources.

Public comment opened at 2:18 p.m., and as no one wished to speak, it was closed.

Motion: To accept the report as submitted.
Action: Drury/Mahan, 6/0/0. (Suding stepped down. Murray absent.) Motion carried.

ARCHAEOLOGY REPORT

4. 618 CASTILLO ST

R-4 Zone

(2:10) Assessor's Parcel Number: 037-113-028
 Application Number: MST2016-00424
 Owner: Edward St. George
 Agent: Shelby Messner
 Architect: Keith Nolan

(The existing house and sandstone wall in front of the house are on the City's Potential Historic Resources List as contributing structures to the potential Castillo Street Historic District. Proposal for a four-unit project developed under the Average Unit-Size Density (AUD) Program. The proposal includes demolishing an existing garage, converting an existing single-family residence into a duplex, and construction of two units in a new two-story building at the rear of the parcel. The four residential units comprise three 2-bedroom units and one 1-bedroom unit, with an average unit size of 1,091 square feet. A total of four parking spaces are provided by three garages in the new building and one uncovered space. The proposed four residential units and garages on a 7,500 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in a total of 5,078 square feet of development. This project is proposed in conjunction with a separate development application at 610 Castillo Street (MST2016-00423).)

(Review of Phase 1 Archaeological Report prepared by David Stone, Dudek.)

Actual time: 2:20 p.m.

Present: David Stone, Dudek

Staff comments: Ms. Plummer stated that Dr. Glassow reviewed the archaeological report and concluded that the archaeological investigation supports the report's conclusions and recommendations; the Standard Condition should apply regarding the discovery of unanticipated archaeological resources.

Public comment opened at 2:21 p.m., and as no one wished to speak, it was closed.

Motion: To accept the report as submitted.
Action: Drury/Mahan, 6/0/0. (Suding stepped down. Murray absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**5. 1703 CHAPALA ST****R-4 Zone****(2:15)**

Assessor's Parcel Number: 027-092-014
 Application Number: MST2016-00274
 Owner: Well Being and Capital Funds Trust
 Applicant: Justin Hendrix
 Architect: Bryan Murphy

(This property is listed on the City's Potential Historic Resources List, eligible as a Landmark as a Queen Anne Free Classic style building constructed in 1903. Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one-story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and two uncovered parking spaces, one Americans with Disabilities accessible isle and parking space, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for zoning modifications to allow the garage addition to encroach into the required interior setbacks and front setback and for the Americans with Disabilities accessible isle and parking space to encroach in the interior setback.)

(A. Review of Phase 2 Historic Structures/Sites Report. The report concluded that the project's impacts to the historic resource are Less than Significant (Class III) as the project meets the Secretary of the Interior's Standards for Rehabilitation.)

(B. Concept Review. Comments only; project requires Staff Hearing Officer review for requested Zoning Modifications to allow the garage addition and Americans with Disabilities accessible isle and parking space to encroach in the required setback. Project was last reviewed on January 11, 2017.)

Actual time: 2:22 p.m.

Present: Pamela Post and Tim Hazeltine, Historians, Post/Hazeltine Associates; Bryan Murphy, Architect; and Rob Fowler, Landscape Architect

Staff comments: Ms. Hernandez stated that she agrees with the conclusions of the report that the impacts to the historic resource are Less Than Significant, and the project meets the Secretary of the Interior's Standards.

Public comment opened at 2:24 p.m., and as no one wished to speak, it was closed.

Motion: To accept the report as submitted.

Action: Drury/Mahan, 7/0/0. (Murray absent.) Motion carried.

Motion: Continued two weeks with comments:

1. A larger window well on the Chapala Street elevation is necessary; show how emergency access is provided.
2. The width of the concrete landing at the bottom of the porch should be the full width of the porch, as shown on the landscape plan.
3. The columns on the elevation should be shown as they actually exist, with the necking of the columns lining up with the fascia board.
4. The drawings should clearly reference how the louvered windows are being removed.
5. As presently proposed, the Commission cannot make findings that the ADA accessible isle and parking space modification is consistent with the character of the neighborhood and house. The area should be further studied for a solution to include more landscaping as a buffer, and exploration of the use of a stone wall.
6. All of the railings used on the site must be compatible with the architecture.
7. The location of the oak tree adjacent to the Valerio Street side walkway should be accurately shown, with the pavement treatment in that immediate area; provide a photograph.
8. The Commission finds the garage modification aesthetically appropriate and that it does not pose consistency issues with HLC guidelines or the Neighborhood Preservation Ordinance.

Action: Mahan/Drury, 6/1/0. (Suding opposed. Murray absent.) Motion carried.

Additional comments:

Commissioner Suding expressed regret for the intensification of use of the existing single-family residence and the site.

REVIEW AFTER FINAL**6. 1815 LAGUNA ST****E-1 Zone****(2:40)**

Assessor's Parcel Number: 027-051-009
 Application Number: MST2011-00044
 Owner: Greg Hesterberg
 Designer: Tom Kress

(This structure is on the City's Potential Historic Resources List, eligible as a Structure of Merit: Lockwood de Forest, Sr. Residence. Proposal for interior alterations to remove three illegal dwelling units and return the building to its legally permitted use as a single-family residence. Also proposed is to construct a new 709 square foot attached two-car garage and roof deck, enclose an existing 40 square foot stairwell from the garage to the house, replace the gazebo siding with new wood and rebuild the railing at the loggia end to match vintage photos, and replace the three-part living room window facing the loggia with a three-part door with wood base panels that will maintain the height and width of the existing opening. This project will address violations called out in enforcement case ENF2010-01018. The project will result in a residence of 7,421 square feet, which is a guideline floor-to-lot-area ratio (FAR) of .31 or 140% of the maximum FAR.)

(Review After Final is requested for as-built changes including: the removal of two ficus trees, changes to driveway surfacing, alterations to landscape and hardscape, and minor window alterations to the garage. Concrete paving for the first 100 feet of driveway along the existing footprint for a total 1,248 square feet is requested to address ENF2015-00931. The project also requests the installation of a catch basin and drain to a dispersal ditch.)

Actual time: 2:55 p.m.

Present: Tom Kress, Designer; and Greg Hesterberg, Owner

Staff comments: Ms. Hernandez reminded the Commission that an Addendum to the Historic Structures/Sites Report for this property, accepted in April 2015, addressed the tree removal and found it met the Secretary of the Interior's Standards.

Public comment opened at 3:01 p.m.

1. Ana Citrin, attorney for Gregory Dahlen, adjacent neighbor, provided background about the alterations to the property and asked that the HLC follow through with its recommendations from 2015 regarding the trees, windows, and roof deck. Correspondence from Ms. Citrin was also acknowledged.
2. Gregory Dahlen, adjacent neighbor, also discussed concerns about the alterations, specifically the roof deck.
3. Correspondence from Kellam de Forest, requesting that the site be Landmarked, was acknowledged.

Public comment closed at 3:13 p.m.

Motion: Continued two weeks with comments:

1. The Commission requested the identification of trees already installed that are mitigation for the loss of biomass due the ficus tree removal; additionally, provide a skyline tree reaching a height of 35' or more at maturity, with a minimum 24" box specimen installed.
2. Accurately and clearly identify the scope of as-built work on the drawings, including the garage windows. As drawn, the garage windows are acceptable; as installed, they are not.
3. The permeable paving on the property is acceptable. The concrete driveway across the easement of the adjacent property is acceptable, but the Commission requires a color and texture sample of the concrete, by either a photograph or physical sample.
4. The Commission discouraged the addition of lights on the roof deck to the north.
5. The Commission encouraged the continued interaction and goodwill between the neighbors.
6. The Commission welcomed the returned use of this home as a single-family residence.

Action: Suding/Mahan, 7/0/0. (Murray absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:33 P.M. TO 3:44 P.M. ****

CONCEPT REVIEW - NEW**7. 205 NATOMA AVE****R-4/SD-3 Zone**

(3:05) Assessor's Parcel Number: 033-063-006
 Application Number: MST2017-00064
 Owner: Jerry Stark
 Applicant: Vanguard Planning
 Designer: Vanguard Planning

(This parcel is on the City's Potential Historic Resources List as a contributing structure to the West Beach Historic District, designed in the Spanish Colonial Revival style. Proposal to remove two existing second-floor windows and install a pair of bifold, six lite French doors leading to a new Juliet balcony. Also proposed are six new awnings and 75 linear feet of new wrought iron fencing.)

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

Actual time: 3:44 p.m.

Present: Jarrett Gorin, Vanguard Planning

Staff comments: Ms. Hernandez explained that this proposal is appearing on the Full Commission agenda instead of Consent because the changes are on the Natoma Street elevation that contributes to the publicly visible streetscape.

Public comment opened at 3:50 p.m., and as no one wished to speak, it was closed.

Motion: Continued two weeks with comments:

1. Restudy the railing design as a whole to be more traditional and heavier.
2. Any new iron should be solid stock steel, not tube steel.
3. The awnings should extend over the openings by at least 6 inches on either side.
4. The sides of the awnings should be vertical, not scalloped.
5. The horizontal bar supporting the valance should be located at the top of the window at least.
6. The Commission did not support the wrought iron railing at the property line, but suggested a low stucco wall as an appropriate solution.
7. Show the corbels and overhang above the garage doors and provide a detail showing how the balcony integrates into the overhang.
8. Study vertical balcony rails to support the awning.
9. The applicant will use Santa Barbara blue on windows and doors to match existing.
10. Black is not an appropriate color for the awning; use a terra-cotta or blue color.

Action: Suding/Drury, 7/0/0. (Murray absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**8. 1029 STATE ST****C-2 Zone**

(3:25) Assessor's Parcel Number: 039-281-012
 Application Number: MST2016-00549
 Owner: Cold Spring Re, LLC

(This is a designated City Landmark: Janssens/Orella/Birk Building designed by Edwards, Plunkett, and Howell in 1927. The building is also listed on the National Register of Historic Places. Proposal is to change the exterior courtyard of the building. Changes include new paint to El Pueblo Viejo approved colors, patio tile to brick, lighting, repairing an existing reconstructed fountain, altering existing iron windows to operable folding doors, and the opening of non-original window to have an open space with wooden folding doors.)

(Action may be taken if sufficient information is provided. Project was last reviewed on February 8, 2017.)

Actual time: 4:09 p.m.

Present: Tom Mead, Architect; and Charles Valle, Representative, Cold Spring Re, LLC

Public comment opened at 4:19 p.m., and as no one wished to speak, it was closed.

Motion: Project Design Approval and continued two weeks to Consent with comments:

1. The Commission approved the use of tile J01, and the window color in Benjamin Moore Sussex Green.
2. The wrought iron window solution immediately adjacent to State Street is a good solution.
3. The Commission supported the design of the fountain and the light fixtures as proposed.

Action: Suding/Mahan, 7/0/0. (Murray absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW**9. 607 STATE ST****C-M Zone**

(3:50) Assessor's Parcel Number: 037-131-021
 Application Number: MST2017-00050
 Owner: Pierce Partners
 Applicant: Sherry & Associates

(This building is on the California Inventory of Historic Resources and is on the City's Potential Historic Resources List, eligible as a Structure of Merit: Pierce Building. Proposal to recess an existing storefront by 13 feet for a new outdoor patio resulting in a Growth Management Program credit of 341 square feet. Also proposed are new patio furniture, new wrought iron railing and door and window changes at the front and rear of the building. The project also proposes at the rear of the structure to introduce a roll-up door and man door.)

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

Actual time: 4:24 p.m.

Present: Dawn Sherry, Architect; and John Nasser, Owner, Night Lizard Brewing Company

Public comment opened at 4:33 p.m., and as no one wished to speak, it was closed.

Straw vote: How many Commissioners can support the iron railing as designed? 5/7 Passed
How many Commissioners can support a chain swag with vertical posts? 3/7 Failed

Motion: Project Design Approval and continued two weeks to Consent with comments:

1. The Commission supported the design as generally acceptable.
2. The Commission supported the offset between the doors and the transom to remain, and the removal of the ceiling between the transom and the new doors.
3. The Commission in its majority supported the wrought iron railing.
4. The aluminum rollup door with frosted glass is not compatible with El Pueblo Viejo guidelines.

Action: Suding/Drury, 7/0/0. (Murray absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW

10. 10 E YANONALI ST

OC/SD-3 Zone

(4:15)

Assessor's Parcel Number: 033-081-002
Application Number: MST2017-00061
Owner: Yanonali Properties, LLC
Applicant: Marcello Ricci

(Project site is on the City's Potential Historic Resources List, eligible as a Structure of Merit. The resource is an intact brick warehouse, used as a wholesale grocery from 1923 to 1957. Proposal is to install two 10' x 10' murals in the currently closed window spaces of the non-residential building. The murals will be designed by Ruth Ellen Hoag and are to reflect the past history and current activities and life in the Funk Zone.)

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

Actual time: 4:47 p.m.

Present: Marcello Ricci, Applicant, The Arts Fund of Santa Barbara

Public comment opened at 4:52 p.m., and as no one wished to speak, it was closed.

Motion: Project Design Approval and continued indefinitely to the Full Commission for review of the sketches.

Action: Suding/Mahan, 7/0/0. (Murray absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW**11. 418 STATE ST****C-M Zone****(4:40)**

Assessor's Parcel Number: 037-212-024
Application Number: MST2017-00044
Owner: Gregory D. & Cheryl L. Young
Owner: Hughes Land Holding Trust
Agent: Kevin Moore

(Proposal includes a lot tie between 418 and 416 State Street with interior and exterior improvements to occur at both parcels. Site improvements at 418 State Street include a remodel of the front façade, new flooring at the rear to become outdoor dining, and interior improvements. The existing detached storage structure behind 416 State Street will be remodeled to become a kitchen and storage space with exterior improvements to include new windows and doors. The existing parking lot will be adjusted to provide 4 uncovered parking spaces including an Americans with Disabilities Act parking space, a new trash enclosure, and bike parking. The site is within the 50% Parking Zone of Benefit.)

(Comments Only.)

Actual time: 4:56 p.m.

Present: Kevin Moore, Architect; and Ken Hughes, Owner

Public comment opened at 5:07 p.m., and as no one wished to speak, it was closed.

Commission comments:

1. The removal of the recently installed arches and columns is acceptable.
2. The expression of the proposed architectural elements—trellis, tilt-up doors, windows, and storefront—are not compatible with El Pueblo Viejo guidelines; all need careful consideration to be more traditional.
3. Wherever possible in the rear yard where there is landscaping, the landscaped area is to be increased; include trees where possible.
4. The lack of “human scale” of the building is not appropriate or compatible with El Pueblo Viejo guidelines.
5. One Commissioner expressed concern about sidewalk restaurants and air pollution exposure.

**** MEETING ADJOURNED AT 5:30 P.M. ****