# HISTORICAL PRESERVATION COMMISSION

# APPROVED ACTION MINUTES JANUARY 9, 2008

MEMBERS PRESENT: Butler; Bunse; Vicars; Brookshear; Orlins

MEMBERS ABSENT: None STAFF PRESENT: Norris

#### Roll Call:

• Meeting called to order at 6:00 PM.

# Approval/Revision of Agenda:

• The Agenda was approved as submitted

## Approval of Minutes:

Minutes were approved.

## Secretary's Report:

• None Reported

### Subcommittee Reports:

• None Reported

## **Public Comment:**

• No public comment.

# Commission and Staff Comments:

No Comments

# Work Program Review

Commissioner Vicars asked if the Honorary District should be presented before Council for approval. Cindy Norris stated that it had not gone before Council yet. Commissioner Bunse requested that the Honorary District be moved to a priority one. Commissioner Vicars suggested we change the list to reflect annual projects, active projects and proposed projects. It was determined that the Heritage Home Award Program, Preservation Award Program, Commission Elections, and Training and Workshops all be listed under annual projects.

Commissioner Vicars asked to drop the Walking Tour Booklet Update from the list since it has been completed. Commissioner Vicars motioned that the Certified Local Government Application (CLG) should be moved to the top of the list. It was seconded by Commissioner Brookshear. Commissioner Vicars stated that it is difficult to know what will be coming through the planning process. She was surprised to see the Ice House on the agenda tonight. Cindy Norris stated that Evaluation and Review of Projects should be listed as a high priority. This is a new project.

Commissioner Bunse commented we will not be able to accomplish the CLG Application without some revision or refinement of our Historic Preservation Ordinance to address their comments. Cindy Norris stated that actually all that was needed was a commitment by the Council to go forward at some point in

time to amend the ordinance. Commissioner Bunse agreed and stated that the program column should list CLG Application/Ordinance Revisions so we propose to Council what we plan to pursue.

Commissioner Vicars asked if the General Plan and The Zoning Ordinance up for review. According to Cindy Norris the City Council is debating whether to update the Downtown Specific Plan or the more involved, costly General Plan and Zoning Ordinance. She believes it will be one of the items discussed by the City Council at an upcoming meeting.

Commissioner Brookshear would like information on what has been discussed with the CLG application. Cindy Norris explained that staff prepared a draft application per SHPO's request, and staff met with Lucinda Woodward who provided comments on the draft application. Cindy also has written comments on the application that she will provide to the Commission members.

Cindy Norris would like to move the Historic Preservation web site update to the priority two under the active list. The Commissioners agreed.

It was decided to make the Downtown Plaque Program an active project with a level priority three. Commissioners decided to leave Preservation Week as is, but perhaps ask the City Council for a proclamation for Preservation Week in May.

Commissioner Butler questioned, in regards to the CLG, whether any comments were made on the fact that the Historic Preservation Commission was only in an advisory position to the City Council. There were some general questions regarding the ordinance.

Commissioner Brookshear suggested that the Commission add to the proposed projects list a Historic Preservation Reference Library.

Cindy Norris will submit an updated Work Program at the next Historic Commission meeting.

### <u>Heritage Home Awards</u>

It was determined by the Commission that Staff will update the procedures to meet the current processes. It was also determined by the Commission to publish an article regarding the Heritage Home Awards in the City e-newsletter, which will come out the end of January. The applications must be received no later than February 8, 2008. Cindy Norris asked the Commissioners to submit to staff their proposed applications by the first week of February 2008.

# <u>Union Ice Company Evaluation – 1101 Lincoln Ave.</u>

- Commissioner Vicars wanted to know what brought this on.
- Cindy Norris stated that the site is being investigated for parking use.
- Commissioner Vicars asked who commissioned the study.
- Cindy Norris stated that the City commissioned the study with Blue Shield financially responsible.
- Commissioner Vicars asked how binding is the East Street Specific Plan on anything that is decided on this site.
- Cindy Norris stated that the land use is binding, in which parking would be consistent with the land use.
- Commissioner Vicars stated that when the Police Station was built at Sixth Street and Lincoln Avenue it was with the understanding that they would run out of parking in 15 20 years, so this development might solve some of their parking problems in the long run.

- Commissioner Vicars asked if Blue Shield is still operating out of their location on Lincoln Avenue.
- Commissioner Orlins stated that he thought the school district was interested in acquiring the building. So, presumably the parking would be for school district employees.
- Commissioner Bunse stated she essentially agrees with the findings but finds them a bit confusing; the report says in a 1996 survey it was found eligible for local listing. That evaluation was not included with this and I think it should be. The other thing lacking is the explanation as to why the findings of this report differ from the 1996 survey. She thinks Ms. Roland should be asked to provide the previous survey and explain the difference in the surveys. She also thinks it is appropriate to request the same type of evaluation under California Registrar and National Registrar criteria. The report talks about criteria in 1 and 2, the form talks about criteria in A and B. Those are two different programs. This form will be submitted with the information center and it gets entered in a statewide data base. There is a problem with section B10; it should not be filled out if the reviewer is not finding the building eligible because it can cause confusion when it does get entered in the database.
- Commissioner Brookshear wanted it clarified that the section of B10 that should be left blank is the Theme area, the Period of Significance, the Property Type and the Applicable Criteria, with the significant statements left in.
- Commissioner Bunse reiterated that if the conclusion of this review is it is not eligible then none of the following would apply: Theme, Period of Significance, Property Type and Applicable Criteria. Those are supposed to be filled out only if the resource is eligible.
- Commissioner Brookshear stated she thought there should have been a summary sentence stating that "While it appears eligible under A and C it does not retain significant integrity to be considered an historic resource".
- Commissioner Vicars indicated that under B12 the Sanborn Insurance Company Map, Woodland should be 1896 not 1986.
- Commissioner Bunse agreed with the context statement, saying that it is appropriate to the level needed to evaluate this building, discussing the context of the ice industry. She thinks it would be good to ask Ms. Roland if she did refer to any other sources. There are two primary sources and one secondary source. It is unclear if the context came from the previous survey or if Ms. Roland consulted other sources. These comments come from wanting to be certain whether or not this building is eligible. Commissioner Bunse stated that if not eligible there does not seem to be a reason for mitigation. But if it is eligible she would come through in this review. She believes the report needs to be cleaned up so it can stand up. Commissioner Bunse also questioned the address of the building, 1104 Lincoln Avenue, since it is on the odd number side of the street. She thinks that should be noted in the report for clarification since the form lists the address as 1101 Lincoln Avenue.
- Commissioner Vicars stated that whether it was mitigation or not, she would like to see at least one beautiful picture somewhere.
- Commissioner Butler inquired whether it would be appropriate to enter into negotiations as to mitigation since the Council is passing on it.
- Cindy Norris stated that would be part of the project review when the applicant came before the Council, particularly if there is some question of significance. Staff could suggest in return for demolishing the building something such as a plaque or a bench conditioned.
- Commissioner Vicars summarized that the Commission is requesting some clarification and cleanup and a copy of the 1996 report included in this and brought back to us in February 2008.

- Commissioner Bunse agreed and also stated that she would agree with the findings in the report and with the corrections and clarifications she could personally recommend that the building be found not eligible. She questioned what would happen after that.
- Cindy Norris stated that this Commission would make the determination for the demolition and then the applicant would submit the application to go forward.
- Commissioner Vicars questioned at what time would City Council know what was going on at this site.
- Cindy Norris stated that the Council does receive a monthly project review from the Planning Department.
- Commissioner Vicars stated she wanted the Historic Commission to be more pro active with regards to the City Council and this project. Let them know some way if we decide to demolish the building or not.
- Commissioner Bunse stated that the project would also be addressed by the Planning Commission.
- Commissioner Butler stated that was one problem with the ordinance; no action is originated with the Historic Commission unless someone appeals the Planning Commission's decision.
- Commissioner Vicars agreed that only goes before the City Council on appeal.
- Commissioner Bunse stated that if the Historic Commission approved the demolition of this building, then it would still have to go through the permitting process.
- Cindy Norris clarified that the project would go through the design review process. She also stated that there is another mechanism that staff utilizes to inform Council and that is a weekly information update through the City Manager.
- Commissioner Vicars stressed that the Council should be made aware of the demolition, if the Historic Commission approves it, which at this time she doesn't see any objection to it.
- Commissioner Orlins asked if the criteria for local listings different from the criteria that Carol Rowlins was looking at. He said that if Ms. Rowlins was using criteria from CEQA and all statutes and guidelines in the first paragraph then this is different very greatly from the criteria that 1996 survey used to find eligible for local listings.
- Commissioner Bunse explained that a copy of the previous form should be included and then can see what evaluation criteria were used previously. She said that she assumes that the 1996 survey considered California register and may not consider the National register. It should have used local criteria as well and believe that's true.
- Commissioner Vicars asked if anything else on this item, and there being none stated that they will see this item back again on the heavy February agenda.
- Cindy Norris confirmed this and said that they will likely have 2, if not 3, projects on that item. She said that the Opera House may be one of them but not sure if they will be ready to come forward in February but will be exciting.
- Commissioner Vicars asked if the Commission had anything else, and there being none asked for a motion of adjournment.
- Commissioner Bunse moved to adjourn.
- Commissioner Vicars asked if anyone wanted to second the motion.
- Commissioner Brookshear did second the motion.
- The Commission unanimously voted to adjourn the meeting.
- Commissioner Vicars thanked the new members for their involvement and said that it will be a heavy but fun year ahead.

### Adjournment:

Meeting adjourned at 7:00 PM.