



**Council Chambers
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Monterey, California**

**HISTORIC
PRESERVATION
COMMISSION**

**ANNOTATED
AGENDA**

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**October 13, 2005**

**4:00 – 6:30 PM**

**Commissioners:**

Maria Lucido, Chair  
Sally Calabrese, Vice-Chair  
John Castagna  
Boris Jacoubowsky  
Virginia McLain  
Jean O'Brien  
Bob Petty

*(non-voting):  
Marcia DeVoe  
Vacancy*

The Historic Preservation Commission meeting packet may be reviewed by the public in the Library, the Planning Division in Colton Hall or on the Web at [www.monterey.org](http://www.monterey.org). Information distributed to the Historic Preservation Commission at the meeting becomes part of the public record. A copy of written material, pictures, etc. should be provided to the Secretary for this purpose.

**CALL TO ORDER**

Chair Lucido called the meeting to order at 4:00 p.m.

**ROLL CALL**

**PRESENT: Commissioners: Calabrese, Castagna, Jacoubowsky, Lucido, McLain, O'Brien, Petty**  
**Staff: Senior Planner Kimberly Cole, Recording Secretary Kim Allen**  
**ABSENT: Commissioners: DeVoe**

**APPROVAL OF ANNOTATED AGENDA**

Annotated Agenda of September 8, 2005 approved as submitted 6-0-1 (Abstain-Lucido)

**PUBLIC COMMENTS**

None.

**PUBLIC APPEARANCE**

PUBLIC APPEARANCE ITEMS are held to receive public comment on certain items pending Historic Preservation Commission action. You are welcome to offer your comments after being recognized by the Chair. The Chair may limit the time allocated to each speaker. PUBLIC APPEARANCE items are reports on non-routine issues that might stimulate public discussion, but that do not require formal noticing as public hearings.

- 1. 417 Alvarado Street (Golden State Theatre); Historic Permit 05-390; Applicant / Property Owner – Warren Dewey; C-2-H-1 Zoning District; Exempt from CEQA requirements.** Review of exterior first floor façade paint and installation of awnings.

Warren Dewey, applicant, stated that the color change and addition of the awnings is meant to be an interim solution to make the building more homogeneous and to offset the 1960's façade and the curvature at the top of the windows until the first story shop fronts can be restored, which he hopes to begin in about two years.

**Action: Approved the project as submitted 7-0-0 with the following Conditions of Approval:**

- 1. The applicant shall submit an awning fabric sample to staff for approval.**
- 2. The applicant shall obtain building and encroachment permits prior to construction.**
- 3. Any changes to existing business signs will require City approval prior to re-installation.**

2. **556 Abrego Street (Mary C. W. Black “Studio House”); Historic Preservation Report 05-418; Applicant – Al Saroyan, Architect / Property Owner – Monterey County Bank; C-2 Zoning District; Exempt from CEQA requirements.** Review of Historic Presentation Report for exterior improvements

Michael Adamson, of the Monterey County Bank, stated that the bank recently purchased the building to use as the office for the owner of the bank and his secretary. He said the bank intends to restore the building to the period of the 1920's and to maintain the historic integrity of the building.

Al Saroyan, architect for the project, stated that the restoration will be a tremendous historical asset to the community and that it will take approximately six months to complete.

Commissioner Calabrese asked if the building would be open for the Adobe tours in the future and Mr. Adamson said that the owner of the bank is anxious to allow the public into the building

Commissioner McLain asked if the gates could be left open at times so that the public could enjoy the gardens. Mr. Adamson said they hoped so, but first the gates would have to be repaired and that he cannot promise that the gardens can be open to the public.

**Action: Approved the project 7-0-0 with the following Conditions of Approval:**

1. **The applicant shall bring the proposed paint colors before the Commission for review.**
2. **The applicant shall work with the City Forester to investigate the removal of branches of the tree on Abrego to help protect the building from further decay.**

3. **801 Mesa Road (Casa Buelna); Mills Act Contract 05-368; Applicants / Property Owners – Richard Carr and Barbara Schilling; R-E-20-D-1-H-1 Zoning District; Exempt from CEQA requirements.** Consideration of a Mills Act Contract (Tax Savings Contract).

Richard Carr, owner of the property, stated that he is committed to restoring the entire property to preserve it as an historic resource for generations to come. He said he wants to keep an open setting and that placing all three parcels under the Mills Act will help to protect the property for the future.

**Action: Approved recommendation to the City Council for approval of the Mills Act Contract 7-0-0 with the following Conditions of Approval:**

1. **A bronze plaque shall be installed in front of the house identifying the building as a historic resource. The sign text and design shall be submitted to the Planning Division for approval prior to installation.**
2. **The building shall be open one day a year for a historic tour.**

4. **698 Laine Street; Major Use Permit 05-385; Applicant – Cingular Wireless (Leah Hernikl) / Property Owner – Coptic Orthodox Church of Monterey.** Recommendation to Planning Commission. Request for Major Use Permit to allow extension of existing church tower element for placement and concealment of cellular phone antennas

Leah Hernikl, applicant, submitted a request for continuation.

**Action: Continued to the next regularly scheduled HPC meeting 7-0-0.**

5. **201 Van Buren Street (Manuel Perry House); Historic Survey and Historic Preservation Report 04-422; Applicant – Taluban Engineering / Property Owner – Monterey History and Art Association; P-C-H-2 Zoning District; Exempt from CEQA requirements.** Review and approval of Historic Survey and Historic Preservation Report

Kent Seavey gave a presentation on the history of the structure. He said the recommended configuration of the building solves many problems including making handicap access available.

Ann La Vigne, Director of Operations of the Monterey History and Art Association, stated that Mr. Seavey's presentation covered all the important points.

**Action: Approved the Historic Survey and Historic Preservation Report as submitted 7-0-0.**

6. **290 Figueroa Street (Southern Pacific Passenger Depot); Historic Preservation Report; Applicant / Property Owner – City of Monterey; C-2-H-1 Zoning District; Exempt from CEQA requirements.** Review and approval of Historic Preservation Report.

Kent Seavey stated that because of the influx of military to Fort Ord and the Presidio at the beginning of World War II the Monterey station was expanded, at a time when no other stations were being built or remodeled. He said the depot is a unique station because there are only three other stations in California that reflect the design of the Monterey station.

**Action: Approved the Historic Preservation Report as submitted 7-0-0.**

7. **361 Lighthouse Avenue (Greene Mansion); Status Report; Applicant – Jim McCord / Property Owner – Rick Barnett; Exempt from CEQA requirements.** Update on painting contract.

Kent Seavey verified that the dome and the backside of the building have been painted.

**Action: Chair Lucido requested that another update be put on the next meeting agenda.**

## **DISCUSSION ITEMS**

### **8. Presentation on Historic Surveys**

Senior Planner Cole gave a presentation on the two types of Historic Surveys that will be done in the City. She discussed the difference between the Reconnaissance Survey and the Intensive Survey.

Kent Seavey discussed the State of California survey requirements. He said Carmel did an intensive survey to meet requirements of their Local Coastal Plan.

## **STAFF / COMMISSION COMMENTS**

Staff or Commissioners may make a brief report, ask a question for clarification, or make a brief announcement. The Commission may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any City matter, or direct staff to place a request to agendaize a matter of business on a future agenda (G.C. 54954.2).

Commissioner McLain said she attended a training session on surveys and was told that Monterey has the best Historic Preservation Ordinance in the state.

Commissioner Jacoubowsky commented that the City should have uniform bronze plaques for the buildings that have been recognized as historic resources by the City. Kent Seavey said the Pacific Grove Heritage Society presents a wood plaque to property owners of newly designated buildings, but allows the owner to decide if they want to use it. He recommended that Monterey History and Art Association work with the City to design a plaque. Senior Planner Cole said she would work on a plaque program.

### **9. FYI Items**

- Senior Planner Cole reminded the Commission of the Historic Monterey Fourth Annual History Fest from October 14 through October 23, 2005 and encouraged members to attend the events.
- Senior Planner Cole informed the Commission that the Parmelee Victorian was for sale with an asking price of approximately \$1.8 million.

## **ADJOURNMENT      5:50 PM**

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Maria Lucido, Chair

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Kimberly Cole, Senior Planner

***Historic Preservation Commission decisions may be appealed to Planning Commission within ten days from the date of the decision on forms available in the Planning Department during business hours. When the tenth day falls on a weekend or a***

*holiday, the appeal deadline date is the next working day following the holiday or weekend.*