



**Council Chambers
Few Memorial Hall of Records
Monterey, California**

HISTORIC PRESERVATION COMMISSION

Annotated Agenda

Regular Meeting
November 8, 2007

4:00 – 6:30 PM

Commissioners:

Bob Petty, Chair
Carol O'Neil, Vice-Chair
John Castagna
Donald Edgren
Maria Lucido
Virginia McLain
Jean O'Brien

(Non-voting):

Dennis Hodgkin
Vacant
Honorary
Marcia DeVoe

CALL TO ORDER

Chair Petty called the meeting to order at 4:04 p.m.

ROLL CALL

Commissioners Present: Castagna, Edgren, Hodgkin, Lucido, O'Brien, O'Neil, Petty

Commissioners Absent: McLain

Staff Present: Senior Planner Kim Cole, Associate Planner Ebbs, Recording Secretary Jaci Abadilla

PUBLIC COMMENT

PUBLIC COMMENTS allows the public to speak for a maximum of three minutes on any subject which is not on the agenda. Any person or group desiring to bring an item to the attention of the Historic Preservation Commission may do so by addressing the Commission during Public Comments or by addressing a letter of explanation to: Community Development Director, City Hall, Monterey CA 93940. The appropriate staff person will contact the sender concerning the details.

None.

APPROVAL OF ANNOTATED AGENDA

September 5, 2007, Joint Session Item 1 with ARC

ACTION: Approved the Annotated Agenda of September 5, 2007, Joint Session Item 1 with ARC as submitted. 6-0-1(Absent-McLain).

September 13, 2007

ACTION: Approved the Annotated Agenda of September 13, 2007 as submitted. 6-0-1(Absent-McLain).

REVIEW OF CONSENT ITEMS

REVIEW OF AGENDA AND CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc. CONSENT ITEMS consists of those items which are routine and for which a staff recommendation has been prepared. A member of the public or a Commissioner may request that an item recommended for approval on consent be heard on the regular agenda for further discussion.

PUBLIC HEARINGS/PUBLIC APPEARANCE

PUBLIC HEARINGS 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, Historic Application 07-399; Applicant/Owner Warren Dewey; C-2-H-1 Zoning District; Exempt from CEQA Requirements.

Consideration of a Mills Act contract (property tax savings program for historic structures).

ACTION: Recommended approval of the Mills Act contract as submitted based on staff Conditions of Approval. 6-0-1(Absent McLain).

Staff Presentation/Commissioners Questions:

Associate Planner Ebbs presented the staff report.

Applicant:

Consultant Bill Wojtkowski stated, that State Theatre owner Warren Dewey accepts all conditions of the report. He added that the State Theatre has applied for a historic grant for the installation of an elevator and will be applying for a facade grant for the restoration of the mural. The theatre has applied for non-profit status but the process is taking longer with state and federal regulations.

Public Comments:

None.

Commissioner Comments:

Commissioner Edgren moved to recommend approval of the application as submitted based on staff Conditions of Approval. Commissioner Lucido seconded the motion.

MOTION:

On a motion by Commissioner Edgren, seconded by Commissioner Lucido, the Mills Act contract was recommended for City Council approval as submitted based on staff Conditions of Approval. The motion passed by the following vote:

| | | |
|-----------|----------------|--|
| AYES: 6 | COMMISSIONERS: | Castagna, Edgren, Lucido, O'Brien, O'Neil, Petty |
| NOES: 0 | COMMISSIONERS: | None |
| ABSENT: 1 | COMMISSIONERS: | McLain |

2. 681 Madison Street; Historic Application 07-371; Applicant/Owner Richard Mayer; R-1-6 Zoning District; Exempt from CEQA Requirements.

Consideration of an application to rezone property as a City Historic Resource from R-1-6 to R-1-6-H-2 and a Mills Act contract (property tax savings program for historic structures).

ACTION: Recommended approval of the application to rezone property and Mills Act contract as submitted based on staff Findings and Conditions. 6-0-1(Absent McLain).

Staff Presentation/Commissioners Questions:

Associate Planner Ebbs presented the staff report.

Applicant:

None.

Public Comments:

None.

Commissioner Comments:

Commissioner Edgren moved to recommend approval of the application to rezone property and Mills Act contract as submitted based on staff Findings and Conditions. Commissioner O'Brien seconded the motion.

MOTION:

On a motion by Commissioner Edgren, seconded by Commissioner O'Brien, the application to rezone property and Mills Act contract was recommended for approval as submitted based on staff Findings and Conditions. The motion passed by the following vote:

| | | |
|-----------|----------------|--|
| AYES: 6 | COMMISSIONERS: | Castagna, Edgren, Lucido, O'Brien, O'Neil, Petty |
| NOES: 0 | COMMISSIONERS: | None |
| ABSENT: 1 | COMMISSIONERS: | McLain |

3. Upper Old Town Historic Survey; Applicant City of Monterey; Property Owner - Various; Exempt from CEQA Requirements.

The Historic Preservation Commission will be considering the draft Historic Reconnaissance Survey of the Upper Old Town Neighborhood, consisting of potentially historic properties that are generally located uphill of Clay Street, south and west of the Presidio of Monterey, and north of Madison Street. The list will be considered as a whole, though individual identified properties may be independently considered for inclusion or omission at the discretion of the Commission and upon request of the public

ACTION: Adopted the Upper Old Town Historic Survey with omission of recommended properties as submitted based on staff Findings for Decision. 6-0-1(Absent McLain).

Staff Presentation/Commissioners Questions:

Associate Planner Ebbs presented the staff report and answered Commissioners' questions.

Public Comments:

Catherine Compagno, owner of 282 High Street, Duffy's Tavern, stated that she did not agree with the report. The building is not sound or attractive but in disrepair. She wants to submit additional records to show that the property should not be included on the list.

Lina Campo, owner of 940 Hellam, asked if a property was on the survey and does the property owner have any control or does the City of Monterey take over. Associate Planner Ebbs stated that no new restrictions would be in place and that Ms. Camp's residence was recommended to be taken off of the survey.

Todd Porteous, owner of 530 Franklin, commended staff on the preparation of the survey. He stated that the process is not a curse and identifies your residence for the future. By keeping historic houses, it adds character to Old Town. This survey identifies a property and it doesn't mean you have to do anything now. This survey supports Old Town.

William Taylor, speaking for the owner of 283 High Street, stated that the cleaners have been closed for two years and the owners are trying to sell the property. He added the building was built in 1964 and asked why it was on the survey. Associate Planner Ebbs stated that this address was removed.

Paul Fingerote, owner of 989 Madison Street, stated that he does not want to be included due to future ramifications and submitted a letter to be excluded.

Nick Hazdovac, owner of 920 Roosevelt, said that he needed more information on what regulations he would encounter if he decided to add on.

Mrs. Baird, stated that each house should have a plaque installed stating when it was built. She added that the Mills Act application did not work for her since she had to make a list of the repairs needed and she couldn't predict what would need fixing in the future.

Commissioner Comments:

After a discussion regarding the purpose and process of the survey, rules and regulations and letting staff decide if a property would be included on the survey once additional information was submitted by the owner and having this information would be reviewed at a higher level, Commissioner O'Neil moved to recommend adoption of the Upper Old Town Historic Survey with omission of the recommended properties as submitted based on staff Findings for Decision. Commissioner O'Brien seconded the motion.

MOTION:

On a motion by Commissioner O'Neil, seconded by Commissioner O'Brien, the Upper Old Town Historic Survey was recommended for adoption with omission of recommended properties as submitted based on staff Findings for Decision. The motion passed by the following vote:

| | | |
|-----------|----------------|--|
| AYES: 6 | COMMISSIONERS: | Castagna, Edgren, Lucido, O'Brien, O'Neil, Petty |
| NOES: 0 | COMMISSIONERS: | None |
| ABSENT: 1 | COMMISSIONERS: | McLain |

DISCUSSION ITEMS

4. 761 Jefferson Street; Applicant/Owner Bob Bluth; Exempt from CEQA Requirements.

Review of proposed historic plaque.

ACTION: Denied the application and directed staff to meet with the applicant to work on content and format. 6-0-1(Absent McLain).

Staff Presentation/Commissioners Questions:

Associate Planner Ebbs presented the staff report.

Applicant:

Applicant Bob Bluth stated the text submitted for the plaque was prepared by Julianne Burton-Carvajal. He felt that his format flowed better and carried more weight than the approved City format.

Public Comments:

None

Commissioner Comments:

After a discussion regarding the text and keeping with the approved format for historic plaques, Commissioner Castagna moved to deny the application and directed staff to meet with the applicant to work on content and format. Commissioner O'Neil seconded the motion.

MOTION:

On a motion by Commissioner Castagna, seconded by Commissioner O'Neil, it was moved to deny the

application and direct staff to meet with the applicant to work on content and format. The motion passed by the following vote:

AYES: 6 COMMISSIONERS: Castagna, Edgren, Lucido, O'Brien, O'Neil, Petty
NOES: 0 COMMISSIONERS: None
ABSENT: 1 COMMISSIONERS: McLain

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).

Senior Planner Cole said that she would like to cancel the December meeting, since the Historic Preservation Commission has their joint meeting with the City Council. She added that there would be a Preservation event on January 25th regarding the Marsh building located at 700 Camino El Estero. She would be sending an e-mail with the time and cost to attend.

Chair Petty said that he drove by the new plaque installed at the Mary Corning Winslow Black Studio located at 556 Abrego Street and that it turned out great.

Commissioner Castagna commended staff on their work regarding the Upper Old Town Reconnaissance Survey and questioned the ad in the paper asking for applications to serve on the Historic Preservation Commission.

Commissioner O'Brien asked if the Planning Department has received an application to replace the door at the bank on Alvarado Street.

Senior Planner Cole stated that she would check with the City Clerk regarding the newspaper ad and if any applications were received for the bank door and report back at the next meeting.

ADJOURNMENT

There being no further business the meeting adjourned at 5:45 p.m.

Bob Petty, Chair

Kimberly Cole, Principal Planner