

City of San Juan Bautista
Historic Resources Board Meeting

Minutes

October 7, 2008

1. **Call to Order** at 7:00 p.m. by Chairman Wanda Guibert

Roll Call

Members Present: Wanda Guibert, Reuben Garza, and Jeff Bagley.

Members Absent: Dan McMath and Erika Spencer.

Staff Present: Matthew Sundt, City Planner; Steve Julian, City Manager and Trish Paetz, City Clerk.

2. **Public Comment (limited to items not on the agenda)**

No comments were made.

3. **Informal Project Review**

Nothing was presented.

4. **Consent Items**

A. Approve Affidavit of Posting Agenda

B. Approval of Minutes for May 6, 2008 Historic Resources Board Meeting

A motion was made by Board Member Garza and seconded by Board Member Bagley to approve all items on the consent agenda. The motion passed 3-0-0-2.

5. **Action Items**

A. Nomination of San Juan Bautista Commercial District to the National Register of Historic Places

City Planner Sundt presented the staff report stating a meeting was held today at 2:00 p.m. with representatives of the State Office of Historic Preservation to discuss the ramifications of inducting the City's Commercial District into the National Register of Historic Places. Only structures built in the Commercial District between 1850 and 1938 would be affected.

During public comment Cara Vonk urged the Board to support the nomination. She explained that the City obtained a grant to prepare the Historic Register a couple years ago, and this would give the City additional recognition.

Emily Renzel spoke in support of a National Historic District; presented corrections to the listing of her property, Casa de Anza; and stated she hopes that edits would be made before the matter is brought before the City Council on October 21, 2008.

In an addendum to his staff report, City Planner Sundt stated that the nomination process was originally discussed at a community meeting on November 16, 2007. Since that meeting, substantial volunteer hours have been invested to make this nomination successful. The national Register of Historic Places Registration package previously submitted to the HRB/Planning Commission was submitted to the State Office in July for their review and approval. It defined the project. Volunteers include Cara Vonk, Emily Renzel, Wanda Guibert, Sheila Prader, Georgana Gularte, Christopher Lee, who all worked with Christeen Taniguchi of Galvin Preservation Associates (CLG Grant Contractor). The grant amount is \$10,000. The in-kind contribution by City staff and volunteers is \$6,667.00. It is the intent of the City to control costs by focusing the City Planner's work effort on grant administration only. Therefore, reliance on volunteers is necessary and it has been very successful

A motion was made by Board Member Garza and seconded by Board Member Bagley to recommend to the Planning Commission that the proposed nomination application and recommendations therein be approved as presented. The motion passed 3-0-0-2.

6. Informational Items

A. 31 Polk Street New Roof

City Planner Sundt provided an update stating the new roof is of Class B shingles (cedar/shake roof).

During public comment Sheila Prader questioned the validity of classifying this project as a minor repair, and that it should have been evaluated by the HRB and followed Secretary of the Interior Standards. She stated she does not want to discourage repairs by owners, but that is not the of the Historic Resources Board.

City Planner Sundt stated the repairs are reversible and the new roof will protect the contents of the building.

Georgeana Gularte stated she was concerned with the City Planner making these decisions, and not following the public hearing process is problematic.

Sheila Prader stated the Mission Café is de-listed on account of recent changes made to it.

Commissioner Garza responded that proposed changes to the Mission Café were covered during two meetings.

Board Member Bagley stated the roof on the property at 31 Polk Street was brought back to the way it was in 1850.

Chairperson Guibert stated staff must follow the guidelines of the Historic Resources Board ordinance.

B. 318 Third Street Restoration

City Planner Sundt updated the Board on current renovations to the building at 318 Third.

C. Consequences of New Historic Resources Preservation Ordinance

Chairperson Guibert stated she wants to change the wording in the Historic Resources Board ordinance dealing with “minor alterations”.

D. Historic Resources Training for Commissioners

Chairperson Guibert reported on CEQA training available to Board members.

E. 104 The Alameda Historic Resource Report

City Planner Sundt stated that Andrea Galvin was hired to evaluate the property, and her report would be posted on the City website. No application has been submitted at this point.

7. Future Agenda Items

Commissioner Guibert requested that, since Commissioner McMath has resigned, the process for selecting a new Board Member/Commissioner should be placed on the agenda for discussion.

8. Comments

A. Historic Resources Board

There were no additional comments from the Board.

B. City Manager

City Manager Julian commented that historic preservation is important but renovating historic buildings is expensive for the property owner.

C. City Planner

The City Planner clarified that the Mission Café is not de-listed, the City Building Inspector approves plans for structural integrity, the roof at 30 Polk Street does not ruin the building but rather takes it back to a time before asphalt paper was used, and the HRB ordinance was changed to streamline the process.

9. Adjournment

A motion to adjourn the meeting at 8:42 p.m. passed unanimously.