

**City of San Juan Bautista**  
**Historic Resources Board Meeting**  
**Minutes**  
**July 7, 2009**

1. **Call to Order** at 7:01 p.m. by Chairman Wanda Guibert

**Roll Call**

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

**Members Absent:** Erika Spencer

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

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

No public comment.

3. **Informal Project Review**

Sharon Johnson of the Native Daughters of the Golden West presented a proposal to renovate the grounds where their parlor is located on Fourth Street in San Juan Bautista, to include removal of a tree, changes to the fence and brick, and addition of an el Camino Real bell.

4. **Consent Items**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Minutes of April 7, 2009 Meeting**

**C. Approve Minutes of May 5, 2009 Meeting**

A motion was made by Board Member Gularte and seconded by Board Member Garza to approve all Items on the consent agenda with corrections to the minutes noted by the Deputy City Clerk. The motion passed 4-0-0-1 with Board Member Spencer absent.

5. **Discussion Items – No Action Required**

**A. Status of Mom & Pop's and Chamber of Commerce Building Rehabilitation Project**

City Planner Sundt provided an update on efforts to rehabilitate the building on Third Street that houses Mom & Pop's Saloon and the Chamber of Commerce, stating work is progressing steadily in the attic, and underground to secure the foundation.

6. **Action Items**

**A. 27 Monterey Street – Storage facility signs, exterior color, doors. No report. Review applicant samples and proposals and make selection.**

Board Member Bagley recused himself and left the meeting stating he lives near the property.

No written staff report was provided. City Planner Sundt reported the applicant has a change in plans since the project was discussed at the May 2009 Historic Resources Board Meeting. What was approved at that meeting will be irrelevant.

David Elliott, applicant and architect for the project was present and explained the new project, stating corrugated doors will be added that will match the exterior of the building. Access on Second Street will house storage for RV's and boats; the signage will be wrought iron like the existing "Adobe" sign. He then presented paint samples and drawings.

When Chairman Guibert asked what Mr. Elliot would do about the ghost sign he responded that he was going to contact someone experienced in preserving ghost signs. Board Member Gularte offered she has knowledge of someone who can suggest how to restore ghost signs.

During public comment Cara Vonk stated the building has character and suggested that the building not be painted, but rather leave the hodgepodge of colors that currently exists. She informed the Board that "Nyland Thoroughbred", painted on the side of the building, is an original sign.

Board Member Garza stated he would like to see the ghost signs maintained, but the building will look shabby if it is not painted. The paint used to cover up graffiti, and creating the hodgepodge of color, has acid and is not good for the building. Painting the building in one color will make it uniform.

Board Member Gularte commented that she considers Monterey Street a gateway although it is not designated as a gateway; this building is the largest in town and was built in sections; would like to see that brought back; suggested a sign program; and is not comfortable with the name and suggested "Nyland Warehouse".

Chairman Guibert agreed that the building should not be painted, and would like the ghost writing preserved.

Cara Vonk further suggested keeping the front of the building in its original state, and painting the back and sides of the building.

No action was taken.

Whereupon, Board Member Bagley returned to the meeting at 7:40 p.m.

## **7. Future Agenda Items**

Board Member Gularte commented that the Native Daughter parlor grounds renovation should come back to the Board because it involves replacement of brick and fence which should be "in kind" materials.

## **8. Comments**

### **A. Historic Resources Board**

When Board Member Garza asked if the new sign at the Harley Used Clothing Store was permitted, City Planner Sundt stated he would look into it.

Board Member Gularte commented on a building on Third Street where half the building was painted, resulting in a vertical separation. City Planner Sundt stated he would address this with the business owner and the property owner.

When Chairman Guibert commented that the Land Office paint colors are quite different from what they were, City Planner Sundt stated he interprets the design guidelines and gave permission to use that color.

When Chairman Guibert asked how the Board could regain control of the Historic District, City Planner Sundt Matt explained the process.

City Planner Sundt provided the Board with information about a workshop in Oakland on historic building code and another in Grass Valley.

### **B. City Manager**

No comments were received.

### **C. City Planner**

No comments were received.

## **9. Adjournment**

A motion to adjourn the meeting at 7:58 p.m. passed unanimously.