

**CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE**

MINUTES

April 17, 2006
Tape #06-02
4:00 p.m.
Council Chambers, Pacific Grove City Hall

1. ROLL CALL

Present: Darlene Billstrom, Ken Hinshaw, Fran Horvath, Pete Houser,
Michael Puckett, Rebecca Riddell

Absent: None

Vacancies: One

Staff: Barbara Nelson, Senior Planner

Chairperson Darlene Billstrom welcomed Fran Horvath as the new member to the Historic Resources Committee.

2. APPROVAL OF MINUTES

On a motion by Pete Houser-Ken Hinshaw **the Committee voted 6-0 to approve the minutes of the March 8, 2006 site review and regular meetings.**

3. COMMENTS FROM THE PUBLIC

None

4. ITEMS TO BE CONTINUED OR WITHDRAWN

None.

5. CONSENT AGENDA

None.

6. REGULAR AGENDA

6.A A PUBLIC HEARING TO DETERMINE WHETHER TO INITIATE THE PROCESS AND TO DETERMINE WHETHER THE PROPERTY AT 837 OCEAN VIEW BOULEVARD SHOULD BE ADDED TO THE CITY'S HISTORIC RESOURCES INVENTORY (Staff: Barbara Nelson)

Senior Planner Barbara Nelson summarized the agenda packet materials for this item.

Chairperson Darlene Billstrom opened the public hearing.

Eddie Hurt, Architect, represented the property owners, Gerald and Judith Butler, informed Committee members that the owners are opposed to adding the property to the historic resources inventory. Mr. Hurt provided background regarding the history of the current project and reviewed the alterations and additions to the residence that have occurred over the years. Mr. Hurt noted that there is no evidence that the property meets any of the evaluation criteria required by the City's ordinance to add a property to the historic resources inventory. Mr. Hurt commented that the residence is not a good example of the Spanish Eclectic style and noted that the architect that currently serves on the City's Architectural Review Board also commented that the residence is not a good example of the Spanish Eclectic style.

Rosie Edwards, asked a general question regarding the age of historic resources.

There being no other speakers the public hearing was closed.

Committee members made the following comments during deliberation.

Ken Hinshaw – Most of the front elevation is intact. Supports adding the property to the historic resources inventory.

Rebecca Riddell – Agrees with Ken Hinshaw. Supports adding the property to the historic resources inventory and commented that her family has always considered the property to be a landmark location. Noted that the historic resources inventory is not date specific.

Pete Houser – Does not support adding the property to the historic resources inventory because there is no evidence that supports designating this property as historic.

Michael Puckett – There is no evidence to support adding this property to the historic resources inventory. The residence has been significantly altered and the original exterior characteristics are not known. Does not support adding the property to the historic resources inventory based on speculation.

Fran Horvath – The property has not been well maintained. There is a lack of information regarding the footprint and exterior characteristics of the original residence.

Darlene Billstrom – The residence has been in its present location since 1930 and is an established visual feature. Although it is not an exemplary example of the Spanish Eclectic style there are not many examples of this style in the city. The additions to the residence can be removed and the residence can be rehabilitated. Supports adding the property to the historic resources inventory.

On a motion by Ken Hinshaw-Rebecca Riddell, **the Committee voted 4-2 (Pete Houser, Michael Puckett) to initiate the process to add the property to the Historic Resources Inventory.**

On a motion by Ken Hinshaw-Fran Horvath, **the Committee voted 4-2 (Pete Houser, Michael Puckett) to add the property to the Historic Resources Inventory** finding that the residence on the subject property meets the following evaluation criteria:

1. The property has a unique location and physical characteristics that represent an established and familiar visual feature in the neighborhood, community, and the City of Pacific Grove (Municipal Code Section 23.76.025 (h)); and,
2. The subject residence retains the integrity of the original design (Municipal Code Section 23.76.025 (i)); and,
3. The property contributes to the architectural aesthetics and continuity of the street (Municipal Code Section 23.76.025 (j)).

6.B A PUBLIC HEARING TO DETERMINE WHETHER TO INITIATE THE PROCESS AND TO DETERMINE WHETHER THE PROPERTY AT 182 LAUREL AVENUE SHOULD BE ADDED TO THE CITY'S HISTORIC RESOURCES INVENTORY (Staff: Barbara Nelson)

Senior Planner Barbara Nelson summarized the agenda packet materials for this item.

Chairperson Darlene Billstrom opened the public hearing.

There were no speakers, the public hearing was closed.

Committee members made the following comments during deliberation.

Michael Puckett – The property should be added to the historic resources inventory.

Pete Houser – No comments.

Rebecca Riddell – The residence meets the evaluation criteria for addition. The residence represents the Craftsman style.

Ken Hinshaw – The property meets evaluation criteria (d), (i), and (j). The residence has retained its original integrity and contributes to the aesthetic of the street.

Fran Horvath – Agrees with comments made by Ken Hinshaw.

Darlene Billstrom – Agrees with comments made by Ken Hinshaw.

On a motion by Michael Puckett-Ken Hinshaw, **the Committee voted 6-0 to initiate the process to add the property to the Historic Resources Inventory.**

On a motion by Michael Puckett-Rebecca Riddell, **the Committee voted 6-0 to add the property to the Historic Resources Inventory** finding

1. The residence is a good example of the California Bungalow style (Municipal Code Section 23.76.025 (d)); and,
2. The subject residence retains the integrity of the original design (Municipal Code Section 23.76.025 (i)); and,
3. The property contributes to the architectural aesthetics and continuity of the street (Municipal Code Section 23.76.025 (j)).

6.C RECEIVE AND DISCUSS HISTORIC PRESERVATION ORDINANCE REVISION SUBCOMMITTEE REPORT (Darlene Billstrom)

Darlene Billstrom reported regarding the status of draft ordinance revisions that will be presented to the Committee at a later date.

6.D RECEIVE AND DISCUSS HISTORIC PRESERVATION PUBLIC INFORMATION SUBCOMMITTEE REPORT (Billstrom)

Michael Puckett reported regarding on-going efforts to contact professionals in the real estate industry.

7. REPORTS OF OTHER COMMITTEES

None

8. REPORTS OF COMMITTEE MEMBERS

Rebecca Riddell reported regarding an upcoming AMAP event on the economics of historic preservation. The event is scheduled for May 19th, additional information will be distributed as it becomes available.

9. REPORTS FROM STAFF

None

10. AGENDA FORECAST

- **ELECTION OF OFFICERS**
- **SUBCOMMITTEE APPOINTMENTS (BILLSTROM)**
- **DISCUSSION OF EVALUATION CRITERIA (HOUSER)**
- **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION TRAINING (NELSON)**

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:25 p.m.

BARBARA NELSON
Secretary