

**CITY OF ARCATA
HISTORIC AND DESIGN REVIEW COMMISSION
SPECIAL MEETING AGENDA**

**Arcata Community Center
Senior Room, 321 Community Park Way, Arcata**

**February 17, 2010
Wednesday, 4:00 P.M to 5:30 PM**

THE HISTORIC & DESIGN REVIEW COMMISSION (HDRC) MEETING REGULARLY SCHEDULED FOR WEDNESDAY, FEBRUARY 10, 2010 WAS CANCELLED DUE TO LACK OF A QUORUM.

PLEASE NOTE SPECIAL MEETING SCHEDULED FOR FEBRUARY 17, 2010 TO BE HELD AT THE ARCATA COMMUNITY CENTER, SENIOR ROOM, FROM 4:00 TO 5:30 P.M.

Persons with disabilities may request special accommodations by contacting the City Clerk at 822-5953 three working days in advance of the meeting.

I. ROLL CALL.

II. APPROVAL OF MINUTES. January 27, 2010 Historic & Design Review Commission Minutes and Actions.

III. ORAL COMMUNICATIONS. This item is provided for people to address the Commission on matters not on the agenda. Any requests that require action will be set by the Commission to a future agenda or will be referred to Staff.

IV. HEARINGS.

NOTE: Public comments relating to projects on the hearings agenda may be given until the closure of public comment period as indicated by the Historic and Design Review Commission Chair. No public comment is allowed during project deliberations, motion, or vote by the Commission.

A. New Projects.

- 1. Project. Carlin building modifications.** Review and take action on proposed exterior building modifications to the west (rear) elevation of a commercial building situated on the "H" Street (west) side of the Arcata Plaza. Project proposes: Three (3) new double-hung windows to replace three, smaller 4-pane windows, at second floor level; a new transom window; an electrical meter box enclosure with blind door and openings to read meters; replacement of existing siding with smooth-finish Hardi-plank siding and building edge trim, and; removal and relocation of exterior wiring. Proposed improvements are for offices located in the rear portion of the building, with access from Bret Harte Alley. The building was built in 1957 and is not a designated historic resource. The building does not contain original siding materials under the existing siding, according to the applicant. The property is located in the local Arcata Plaza Historic District.

Location: Rear of 860 "H" Street/Bret Harte Alley

Assessor Parcel Number: 021-102-016

Property Owners: Kelly Carlin and Alex Stillman, Carlin/Stillman Properties

File Number: 090-038-DR

Zoning: Central Commercial (CC) with a Plaza Area (:PA) Combining Zone (CC: PA).

General Plan: Commercial Central (CC); Arcata Plaza Area Historic District

Environmental: A §15301, Existing Facilities, Class 1, California Environmental Quality Act (CEQA) exemption may be considered for this project. Note: CEQA §15300.2(f) Historic Resources - a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource.

Staff Recommendation: Staff recommends that the Commission approve the project as presented, or subject to Conditions of Approval proposed by the Commission, and based on Findings made by the Commission.

Recommended Findings: The Commission finds that the proposed project will be compatible with the character of the existing building and with other commercial buildings in the Plaza Area Historic District. The Commission makes these findings based on: exterior modifications proposed to the rear (west) building elevation would not be visible from the Arcata Plaza; the subject building, built in 1957, is not identified as a historic resource and does not contain original siding materials or identified character-defining features; new double-hung windows would be similar in size and style to the existing first floor window; placement of new second-floor windows into existing window openings would maintain the building's window/wall spacing; the proposed transom window is appropriate in size and location with the existing door overhang, and; proposed modifications would be appropriate in design, materials and character with this rear portion of the property, and the local historic district.

Recommended Conditions of Approval: None, or with conditions as proposed by the Commission.

- 2. Project. McBain residence modifications.** Review and take action on proposed modifications to a single-family residence that include: raising the building height of the residence by 18-inches to a proposed height of 27 feet, 6-inches; modifications to front and rear stairs and garage doors to meet the proposed building height, and; installation of additional (larger) windows. The intention of project modifications is to increase the ceiling height of the garage/basement floor level to a standard height, to improve use of this portion of the building by the property owner. In addition, the increased building height would also provide the necessary height to install larger windows in the south and west wall elevations, to introduce more light into the garage/basement. No change is proposed to the existing footprint or setbacks of the residence, and the applicant proposes to use materials that will match and complement those of the existing residence. The property is located in the "Central" Neighborhood Conservation Area.

Location: 946 10th Street

Assessor Parcel Number: 021-102-016

Owner/Applicant: Scott and Rebecca McBain

File Number: 090-039-DR

Zoning: Central Commercial (CC) with a Neighborhood Conservation Area (:NCA) Combining Zone (CC: NCA).

General Plan: Commercial Central (CC).

Environmental: A §15301, Existing Facilities, Class 1, California Environmental Quality Act (CEQA) exemption may be considered for this project. Note: CEQA §15300.2(f) Historic Resources - a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource.

Staff Recommendation: Staff recommends that the Commission approve the project, subject to Conditions of Approval proposed by the Commission, and based on Findings made by the Commission. Staff recommends Conditions of Approval to assist project compatibility findings, including: details of exterior materials proposed for the raised foundation, retaining wall or siding materials, as applicable; proposed dimensions and details for stairs located on the building's south and east elevations (materials, handrails, skirting), and; details (materials and type) of proposed windows on the south, east and west elevations, and for the garage door.

Recommended Findings: The Commission finds that the proposed project, with conditions, will be compatible with the character of the existing building and with the character of other buildings in the surrounding "Central" Neighborhood Conservation Area. The Commission makes these findings based on: proposed increase in building height is minor in scale and would not significantly alter the height, materials and appearance of the residence; no change is proposed in building footprint or yard setbacks; project would allow more useable space to

be created for the property, and; proposed modifications would be appropriate in design, materials and character with the property and the local historic district.

Recommended Conditions of Approval: Staff recommends that the Commission approve the project subject to the following conditions, and/or with conditions as proposed by the Commission:

Prior to issuance of a building permit, approved plans shall include the following:

1. Details of additional exterior materials proposed for the building's raised foundation, retaining wall or skirting/siding materials, as applicable.
2. Provide dimensions of proposed changes in height for the south (front) and east stairs, including details of steps, handrail, and additional skirting/siding materials to be used.
3. Details of proposed type, size and materials of proposed windows, and proposed changes to the garage doors.

- 3. Project. Cypress Grove "Storm Shed" demolition.** Review and take action on proposed demolition of a collapsed historic shed located on the Cypress Grove Chevre property. The structure is identified as the "Storm Shed" in a Historic Report by historic resources consultant Susie Van Kirk (June 2001) for the property, also formerly known as the Zehndner-Gilardoni Ranch. The Storm Shed or subject property is not a designated Landmark Historic Preservation structure or site. The proposed demolition project requires noticing per General Plan: 2020 H-5 Policy Controls on Demolition of Structures.

The application states that wood and structural elements of the Storm Shed are in poor condition which, exacerbated by wind storm and earthquake events in the Fall of 2009 and Winter of 2010, contributed to the shed's collapse. Some materials from the Storm Shed fell into the underlying Janes Creek, which runs through a portion of the subject property. The demolition application proposes the following: (1) Remove shed materials that have fallen into the Janes Creek Environmentally Sensitive Habitat Area (ESHA); (2) salvage usable wood materials and burn debris considered unsalvageable; (3) salvage of re-useable redwood is to be determined by the demolition/removal team, and would be based on safety and value of wood proposed for salvage; (4) propose future possibility of rebuilding a portion, as a minimum, of the shed in its original location or close proximity when economically feasible. The project is subject to Natural Hazards (:NH) Special Flood Hazard Area and Stream Protection (:SP) Combining Zones due to the structure's location next to Janes Creek and the property's location within a FEMA 100 Year Floodplain.

Location: 1330 "Q" Street

Assessor Parcel Numbers: 021-241-005; 021-251-005; -004

Owner/Applicant: Mary Keehn/Cypress Grove Chevre

File Number: 090-040-DR

Zoning: Agricultural Exclusive (AE) with Natural Hazards (:NH) and Stream Protection (:SP) Combining Zones (AE: NH:WP:SP).

General Plan: Agricultural Exclusive (AE)

Environmental: §15301 Existing Conditions, Class 1 and/or 15331 Historical Resources Restoration/Rehabilitation, Class 31, California Environmental Quality Act (CEQA) and exemptions may be considered for this project. Alternatively, an Initial Study may be considered to review the proposed project demolition with respect to potential impacts to historic resources. Note: CEQA §15300.2(f) Historic Resources - a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource.

Staff Recommendation: Staff recommends that the Commission consider the proposed project, application materials, the Historic Report, city policies and public testimony, and consider the following project alternatives, listed below under recommended conditions of approval. In addition, the Commission may wish to consider additional environmental review to determine potential impacts to historic resources. Staff identified a number of possible project alternatives for the demolition project, with Staff preferred alternatives listed as Conditions (1) and (2) below, however the Commission may give some consideration to other alternatives, listed as (3) or (4), below, and/or other project alternatives and conditions of approval as proposed by the Commission.

Recommended Findings: The Commission makes the finding that the Storm Shed building, as identified in the Historic Report for the property (Susie Van Kirk, June 2001), could be considered a historic resource that contributes to the historical or aesthetic character of the neighborhood or city. The Commission also has to make a finding that although the Storm Shed is considered a historic resource that has historical or aesthetic merit, the shed: (a) sustained substantial damage to the building's key structural components including roof trusses, beams and posts and bracing supporting the roof, and; (2) there are no feasible alternative to demolition of the building.

The Commission finds that the Storm Shed could be considered a historic resource; however, the proposed demolition, with conditions of approval relating to salvaging of materials and use in future reconstruction of the shed, is not considered a substantial adverse change in the significance of a historical resource based on the following:

1. Dilapidated and hazardous condition of the structure and materials may pose a public hazard as an attractive nuisance, and potential environmental hazard to the Janes Creek Environmentally Sensitive Habitat Area (ESHA);
2. Current non-use of the structure due to its state of disrepair;
3. The structure is in such a state of disrepair that repair or relocation is not practical or reasonable. Reconstruction of the Storm Shed in another location using salvaged shed materials is included as a possible Condition of Approval;
4. Conditions of Approval require that the "Zehndner-Gilardoni Ranch" and documentation of the Storm Shed in the historical assessment prepared by Susie Van Kirk (June 2001) are submitted to the Humboldt State University Library for permanent storage; and
5. Conditions of Approval require documentation of the condition, design, dimensions and materials of the existing Storm Shed. Provide informational material and/or a plaque that identifies the location and history of the structure.

Recommended Conditions of Approval: As recommended by staff, or with Conditions of Approval as proposed or added to by the Commission and based on Findings made by the Commission. Recommended project Conditions of Approval to be considered by the Commission may include the following:

1. Document the condition, design, dimensions and materials of the existing Storm Shed. Recommend repair and reconstruction the existing Storm Shed structure in its current approximate location on the property using existing salvaged materials and similar, compatible new materials for the shed reconstruction, based on the shed's existing design, configuration, construction and materials. (Note that the shed's existing location is within the Janes Creek ESHA which may make this alternative unfeasible); or
2. Document the condition, design, dimensions and materials of the existing Storm Shed, and provide informational material and/or a plaque that identifies the location and history of the structure. Provide and design a reduced-sized, partially reconstructed Storm Shed, using salvaged materials and similar, compatible new materials for the shed reconstruction, based on the shed's existing design and configuration, construction and materials. The smaller, reconstructed shed would be located in approximately the same location on the property, but outside the Janes Creek ESHA and buffer area; or

