

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

Arcata City Council Chamber
736 F Street, Arcata

April 28, 2010
Wednesday, 4:00 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. April 14, 2010 Historic & Design Review Commission Meeting 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. Ricord Stairs and Deck Remodel.** Review and take action on proposed construction of new exterior access stairs and a deck for a second unit that is located above a garage on the residential property. Access to the unit is via interior stairs in the garage that are proposed to be removed as part of this project. Project proposes: new exterior stairs along the garage's north building elevation; an approximately 120 square-foot deck on the garage's west elevation; a new entry door with awning to the deck, and; removal of a first-floor garage window and replacement siding to match existing siding. The second floor unit above the flat roofed garage appears to have existed as a non-conforming use since the property was first developed. The residence and two-story garage are over 50 years of age and fall within the 50-year "period of significance" and may be considered to be potential historic resources.

Location: 1620 12th Street/corner of "P" Street **Assessor Parcel Number:** 021-231-005

Owner/Applicant: Phil Ricord

File Number: 090-049-DR

Zoning & General Plan: Residential Low Density (RL)

Environmental: §15301, Existing Facilities, Class 1, and §15331 Historical Resource/Rehabilitation, Class 31, California Environmental Quality Act (CEQA) exemptions 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 project be approved subject to Draft Conditions of Approval or with conditions as proposed by the Commission. Project application materials, a Project Checklist and Staff Recommended Conditions of Approval and Findings are included for Commission review.

Recommended Findings: See Project Checklist for Recommended Findings.

Recommended Condition of Approval: Staff recommends that the Commission may approve the project subject to draft Staff Recommended Conditions of Approval and/or with conditions as proposed by the Commission. Alternatively, the Commission may wish to consider other project design options that might include retaining the interior access stairs and/or alternative stairs/deck design or location on the building.

2. **Project. Sutton Facade Modifications.** Review and take action on proposed exterior modifications to the east façade of existing office buildings located on a former industrial site/lumber mill. Proposed exterior modifications include a new front awning/overhang structure to replace a failed wood awning that was removed from the building's façade, and new energy efficient windows.

Location: 4001 West End Road

Assessor Parcel Number: 507-081-026

Owner/Applicant: Jeff Sutton

Agent: Wes Marshall/Ray Wolf Construction

File Number: 090-052-DR

Zoning & General Plan: Industrial Limited (IL)

Environmental: A §15301 Existing Facilities, Class 1, California Environmental Quality Act (CEQA) exemption may be considered for this project.

Staff Recommendation: Staff recommends that the project be approved subject to Draft Conditions of Approval or with conditions as proposed by the Commission. Project application materials, a Project Checklist and Staff Recommended Conditions of Approval are included for Commission review.

Recommended Findings: None.

Recommended Condition of Approval: Staff recommends that the Commission approve the project subject to draft Staff Recommended Conditions of Approval and/or with conditions as proposed by the Commission. Staff recommends that the Commission may wish to consider, as a design alternative, a slimmer awning using materials and proportions that are visually more similar to existing awnings in this complex, and additional trees.

3. **Project. O'Neill Accessible Ramp.** Review and take action on proposed construction of a wheelchair-accessible ramp proposed to be located at the front (south) entrance of an existing two-story single family residence. Proposed project includes: a new concrete landing between the existing driveway/walkway and ramp base; a new wooden ramp extending about 22 feet to a new 8 by 8-foot (64 square foot) landing to be constructed in front (south) of the residence's front entrance, and; new stairs from the landing to the existing front pathway to the street. The residence is over 50 years of age and falls within the 50-year "period of significance" and may be considered to be a potential historic resource. Notable elements of this residence include its Cape Cod design, river rock fireplace, original wood siding, windows, enclosed front porch entrance with 9-pane windows and front door sidelights, and low front picket fence.

Location: 1504 Buttermilk Lane

Assessor Parcel Number: 021-102-018

Owner/Applicant: Eunice O'Neill

Agent: Glenn Reed/Tri-County Independent Living

File Number: 090-053-DR

Zoning & General Plan: Residential Low Density (RL)

Environmental: §15301, Existing Facilities; Class 1, and §15331 Historical Resource/Rehabilitation, Class 31, California Environmental Quality Act (CEQA) exemptions 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 project be approved subject to Draft Conditions of Approval or with conditions as proposed by the Commission. Project application materials, a Project Checklist and Staff Recommended Conditions of Approval and Findings are included for Commission review.

Staff Recommended Findings: See Project Checklist for Recommended Findings

Recommended Conditions of Approval: Staff recommends that the Commission approve the project subject to draft Staff Recommended Conditions of Approval and/or with conditions as proposed by the Commission. Staff suggests that the Commission may wish to review ramp elevation details showing railing and post design that would be visually compatible with design elements of the residence.

