



AGENDA SUMMARY
HISTORICAL RESOURCES COMMITTEE MEETING
FRIDAY, APRIL 15, 2016
10:00 A.M.
CITY HALL - 2ND FLOOR CONFERENCE ROOM
300 EAST BRANCH STREET, ARROYO GRANDE

1. CALL TO ORDER

2. ROLL CALL

3. FLAG SALUTE

4. AGENDA REVIEW:

The Committee may revise the order of items depending on public interest and/or agenda overload (inadequate time per item).

5. COMMUNITY COMMENTS AND SUGGESTIONS:

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions. Comments should be limited to those matters that are within the jurisdiction of the Historical Resources Committee. The Brown Act restricts the Committee from taking formal action on matters not published on the agenda.

6. WRITTEN COMMUNICATIONS:

Correspondence or supplemental information for the Historical Resources Committee received after Agenda preparation. In compliance with the Brown Act, the Committee will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7. APPROVAL OF MINUTES:

7.a. CONSIDERATION OF APPROVAL OF MINUTES

Recommended Action: It is recommended the Historical Resources Committee approve the minutes of the December 11, 2015, January 15, 2016, and March 11, 2016 meetings.

Documents: [HRC 07.a. Draft Minutes 2015-12-11.pdf](#), [HRC 07.a. Draft Minutes 2016-01-15.pdf](#), [HRC 07.a. Draft Minutes 2016-03-11.pdf](#)

8. REGULAR BUSINESS:

8.a. HISTORICAL RESOURCE SURVEYS

9. NEW BUSINESS:

9.a. CONSIDERATION OF HISTORIC RESOURCE DESIGNATION NO. 16-001; DESIGNATING THE ARROYO GRANDE METHODIST CAMPGROUND AND TABERNACLE AS A LOCAL HISTORIC RESOURCE; LOCATION – 250 WESLEY STREET; APPLICANT – ARROYO GRANDE HISTORICAL RESOURCES COMMITTEE

Recommended Action: It is recommended that the Historical Resources Committee review the designation criteria identified and make a recommendation to the Community Development Director.

Documents: [HRC 09.a. HRD Methodist Camp and Tabernacle.pdf](#)

10. DISCUSSION ITEMS

11. COMMITTEE COMMUNICATIONS:

Correspondence/Comments as presented by the Historical Resources Committee.

12. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by staff.

13. ADJOURNMENT

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Historical Resources Committee within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 E. Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

This agenda was prepared and posted pursuant to Government Code Section 54954.2. Agenda reports can be accessed and downloaded from the City's website at www.arroyogrande.org. If you would like to subscribe to receive email or text message notifications when agendas are posted, you can sign up online through our [Notify Me](#) feature.

ACTION MINUTES

REGULAR MEETING OF THE HISTORICAL RESOURCES COMMITTEE FRIDAY, DECEMBER 11, 2015

1. CALL TO ORDER

Vice Chair Allen called the Historical Resources Committee to order at 10:03 a.m.

2. ROLL CALL

HRC Members: Committee Members Chuck Fellows, Norma Harloe, and Vice Chair Vincent Allen were present. Shirley Gibson and Chair Bill Hart were absent.

City Staff Present: Associate Planner Matt Downing was present.

3. FLAG SALUTE

Committee Member Fellows led the flag salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None.

7. APPROVAL OF MINUTES

Due to lack of a quorum of members present from the September 18, 2015 meeting, consideration of minutes from that meeting were continued to the January meeting.

8. REGULAR BUSINESS

8.a. HISTORICAL RESOURCE SURVEYS

There were no updates on the historic resource surveys.

9. NEW BUSINESS

9.a. CONSIDERATION OF HISTORICAL RESOURCES COMMITTEE APPOINTMENT TO THE COMMUNITY SERVICE GRANT PANEL

Associate Planner Downing provided the staff report for the project.

The Committee asked questions regarding the Grant Panel.

Chuck Fellows made a motion, seconded by Vincent Allen, to appoint Bill Hart to serve on the Community Service Grant Panel, with Shirley Gibson as the alternate, subject to their acceptance of those positions.

The motion passed on a 3-0 voice vote, with Shirley Gibson and Bill Hart absent.

10. DISCUSSION ITEMS

None.

11. COMMITTEE COMMUNICATIONS

Chuck Fellows provided an update on the proposed Branch Street Hotel project

12. STAFF COMMUNICATIONS

Staff provided an update on the transition of staff liaisons and discussed meeting procedures for the Committee.

13. ADJOURNMENT

The meeting was adjourned at 10:22 am to a regular meeting on January 8, 2015.

Prepared by: Matt Downing, Associate Planner
(Approved at HRC Mtg. _____)

ACTION MINUTES

SPECIAL MEETING OF THE HISTORICAL RESOURCES COMMITTEE FRIDAY, JANUARY 15, 2016

1. CALL TO ORDER

Chair Hart called the Historical Resources Committee meeting to order at 10:00 a.m.

2. ROLL CALL

HRC Members: Committee Members Chuck Fellows, Norma Harloe, Shirley Gibson and Bill Hart were present. Vincent Allen was absent.

City Staff Present: Associate Planner Matt Downing was present.

3. FLAG SALUTE

Committee Member Gibson led the flag salute.

4. AGENDA REVIEW

Chair Hart recommended the Committee hear Items 10 before other items on the agenda. The Committee unanimously concurred.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None.

7. APPROVAL OF MINUTES

7.a. CONSIDERATION OF APPROVAL OF MINUTES

Chuck Fellows made a motion, seconded by Bill Hart, to approve the minutes of September 18, 2015 as amended. The motion carried on a 4-0 voice vote.

Due to lack of quorum, the minutes of December 11, 2015 were continued.

10. DISCUSSION ITEMS

10.a. MEETING DATE FOR THE FEBRUARY 2016 MEETING

Due to holidays in February, the Committee confirmed a special meeting for Friday, February 19, 2016.

9. NEW BUSINESS

9.a. CONSIDERATION OF LOT MERGER 15-004 AND CONDITIONAL USE PERMIT 15-007; CONSTRUCTION OF A 54-ROOM BOUTIQUE HOTEL; LOCATION – 325 EAST BRANCH STREET; APPLICANT – NKT COMMERCIAL; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS

Committee member Gibson recused herself from the meeting due to an adult child owning property in the vicinity of the project and left the meeting.

Associate Planner Downing provided the staff report for the project.

The Committee asked questions regarding the proposed project.

Steve Puglisi and Michael Dammeyer, project architects, and Nick Tompkins, property owner, spoke in support of the project.

The Committee asked questions of the applicant regarding the project.

Chair Hart opened the project for public comment.

Speaking from the public were Steve Loomis and Terry Fowler-Payne.

Hearing no further speakers, Chair Hart closed public comment.

The Committee provided comments on the project.

Chair Hart made a motion to recommend to the Planning Commission approval of the project due to the location of the building on the site is consistent with the Village, that the cottage look of the building is compatible with the Village, and that the color scheme shown for the building is consistent with the Village. Due to lack of a second, the motion failed.

Chuck Fellows made a motion, seconded by Norma Harloe, to recommend to the Planning Commission approval of the project due to the location of the building on the site being consistent with the Villlage, that the design of the structure is improved but is too busy at the covered entryway and should be simplified like the balancing end of the building to make it a better fit in the Village.

The motion passed on a 2-1 voice vote, with Bill Hart dissenting and Shirley Gibson and Vincent Allen absent.

9.b. CONSIDERATION OF ARCHITECTURAL REVIEW 16-001; COMMERCIAL FACADE MODIFICATIONS; 303 EAST BRANCH STREET; APPLICANT – WILLIAM HALES; REPRESENTATIVE – TEN OVER STUDIO

Associate Planner Downing provided the staff report for the project.

Joel Snyder and Greg Crabtree, architects, William Hales and Frank Schiro, applicants, and Nick Tompkins, property owner, all spoke in support of the project.

The Committee asked questions of the applicant regarding the project.

Chair Hart opened the project for public comment.

Speaking from the public was Terry Fowler-Payne.

Hearing no further speakers, Chair Hart closed public comment.

The Committee provided comments on the project.

Chair Hart made a motion, seconded by Norma Harloe, to recommend to the Community Development Director approval of the project due to the transoms, windows and central entrance being consistent for the building, that the eyebrow overhang is consistent with the building, and that adding the window on the Mason Street facade is consistent with rehabilitation of the building, and recommending the following conditions:

1. Make the window on the Mason Street facade three (3) panes instead of four (4);
2. Connect the awning around the corner;
3. Require the window on the Mason Street facade to be fixed and not operational; and
4. Continue the top band detail along the Mason Street facade.

The motion passed on a 2-1 voice vote, with Chuck Fellows dissenting and Shirley Gibson and Vincent Allen absent.

8. REGULAR BUSINESS

8.a. HISTORICAL RESOURCE SURVEYS

There were no updates on the historic resource surveys and the item was continued to the next meeting.

11. COMMITTEE COMMUNICATIONS

Bill Hart provided an update on the Bridge Street Bridge project.

12. STAFF COMMUNICATIONS

None.

13. ADJOURNMENT

The meeting was adjourned at 12:00 pm to a special meeting on February 19, 2016.

MATTHEW DOWNING,
ASSOCIATE PLANNER

BILL HART, CHAIR

(Approved at HRC Mtg _____, 2016)

ACTION MINUTES

REGULAR MEETING OF THE HISTORICAL RESOURCES COMMITTEE FRIDAY, MARCH 11, 2016

1. CALL TO ORDER

Chair Hart called the Historical Resources Committee meeting to order at 10:00 a.m.

2. ROLL CALL

HRC Members: Committee Members Norma Harloe, Shirley Gibson and Bill Hart were present. Chuck Fellows and Vincent Allen were absent.

City Staff Present: Associate Planner Matt Downing was present.

3. FLAG SALUTE

Associate Planner Downing led the flag salute.

4. AGENDA REVIEW

Chair Hart recommended the Committee hear Item 9.a. before Item 8.a. The Committee unanimously concurred.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None.

7. APPROVAL OF MINUTES

7.a. CONSIDERATION OF APPROVAL OF MINUTES

Due to lack of quorum, the minutes of December 11, 2015 were continued.

9. New Business

9.a. CONSIDERATION OF PROCEEDING WITH AN APPLICATION FOR THE DESIGNATION OF A HISTORIC RESOURCE

Associate Planner Downing provided the staff report for the project.

The Committee asked questions regarding the designation process and the current owner.

Chair Hart opened the item for public comment.

Speaking from the public was Ken Miles, Camp Fire.

Hearing no further speakers, Chair Hart closed public comment.

The Committee provided comments on the project, including support for proceeding with the designation process due to the Tabernacle and grounds being possibly the most historically significant resource in the City and South County and discussion on the designation criteria the Tabernacle and grounds meet.

Chair Hart made a motion, seconded by Shirley Gibson, that the Historical Resources Committee nominates the Methodist Tabernacle and grounds as a historic resource, and to create a working committee to strengthen the HRC's position that these items are the most historic resource in Arroyo Grande and possibly South County.

The motion passed on a 3-0 voice vote.

8. REGULAR BUSINESS

8.a. HISTORICAL RESOURCE SURVEYS

There were no updates on the historic resource surveys and the item was continued to the next meeting.

10. DISCUSSION ITEMS

None.

11. COMMITTEE COMMUNICATIONS

None.

12. STAFF COMMUNICATIONS

None.

13. ADJOURNMENT

The meeting was adjourned at 11:02 am to a meeting on April 8, 2016.

MATTHEW DOWNING,
ASSOCIATE PLANNER

BILL HART, CHAIR

(Approved at HRC Mtg _____, 2016)



MEMORANDUM

TO: HISTORICAL RESOURCES COMMITTEE

FROM: MATTHEW DOWNING, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF HISTORIC RESOURCE DESIGNATION NO. 16-001; DESIGNATING THE ARROYO GRANDE METHODIST CAMPGROUND AND TABERNACLE AS A LOCAL HISTORIC RESOURCE; LOCATION – 250 WESLEY STREET; APPLICANT – ARROYO GRANDE HISTORICAL RESOURCES COMMITTEE

DATE: APRIL 15, 2016

RECOMMENDATION:

It is recommended that the Historical Resources Committee (HRC) review the designation criteria and make a recommendation to the Community Development Director.

BACKGROUND:

Location



HISTORICAL RESOURCES COMMITTEE
CONSIDERATION OF HISTORIC RESOURCE DESIGNATION NO. 16-001
APRIL 15, 2016
PAGE 2

On March 11, 2016, the HRC voted to initiate the designation process to designate the Tabernacle and Methodist Campground property as a local historic resource. The Methodist Campground property has a long tradition in the City. John F. Beckett is the name largely associated with the Campground property, having donated more than fifteen (15) acres for the development of the grounds and the Tabernacle, which will be 120 years old next year. The Campground was the host of many revivals in the following years. The property was also the site of chautauquas, which was an adult education movement started in the 1880s in New York. These events drew many locals and visitors, helping to shape the community in early years.

ANALYSIS OF ISSUES:

The purpose of the Minor Use Permit-Historic Resource Designation is to promote the City's general welfare by providing for the identification, protections, enhancement, perpetuation and use of improvements, building, structures, signs, features, sites, places and areas within the City that reflect special elements of the City's historical, architectural, archaeological, cultural or aesthetic heritage. The goals of this protection are to encourage public knowledge, understanding, appreciation, and use of the City's past, enhance the visual character of the City, and protect property values, among others.

The HRC is authorized to make recommendations to the Community Development Director on Historic Resource Designation applications if the historic resource meets any one (1) of eight (8) criteria. These criteria include:

1. It is the site of a significant local, county, state or national historic event;
2. It is strongly identified with a person who, or an organization, which significantly contributed to the culture, history or development of the community of Arroyo Grande, the county of San Luis Obispo, the state of California or the United States;
3. It is a particularly good example of a period of history or architectural style and a structure of significant character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation;
4. It is one of the best or few remaining examples in the area possessing distinguishable characteristics of an architectural type or specimen;
5. It is a notable work of an architect or master builder whose individual works have significantly influenced the development of the city, county, state or nation;
6. It embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;
7. It has a unique location or singular physical characteristic representing an established and familiar visual feature of a district, community, county, state or nation; or
8. The structure or location is located in a geographically definable area possessing a concentration of historic resources that visually contribute to each other and are unified aesthetically.

**HISTORICAL RESOURCES COMMITTEE
CONSIDERATION OF HISTORIC RESOURCE DESIGNATION NO. 16-001
APRIL 15, 2016
PAGE 3**

At the March 11, 2016 meeting, the HRC determined to focus on providing justification for designation based on criteria numbers 1, 2, and 4.

The process of designation includes notification of the property owner and all interested parties that the designation process is being considered. The Community Development Director is authorized to approve an application for Historic Resource Designation unless the property owner does not consent to the application for a proposed designation. In such cases, a public hearing by the Planning Commission is scheduled. The City Council will operate in an appellate role, if necessary.

ATTACHMENT:

1. DRAFT Minutes of the March 11, 2016 Historical Resources Committee meeting

ACTION MINUTES

**REGULAR MEETING OF THE HISTORICAL RESOURCES COMMITTEE
FRIDAY, MARCH 11, 2016**

1. CALL TO ORDER

Chair Hart called the Historical Resources Committee meeting to order at 10:00 a.m.

2. ROLL CALL

HRC Members: Committee Members Norma Harloe, Shirley Gibson and Bill Hart were present. Chuck Fellows and Vincent Allen were absent.

City Staff Present: Associate Planner Matt Downing was present.

3. FLAG SALUTE

Associate Planner Downing led the flag salute.

4. AGENDA REVIEW

Chair Hart recommended the Committee hear Item 9.a. before Item 8.a. The Committee unanimously concurred.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None.

7. APPROVAL OF MINUTES

7.a. CONSIDERATION OF APPROVAL OF MINUTES

Due to lack of quorum, the minutes of December 11, 2015 were continued.

9. New Business

9.a. CONSIDERATION OF PROCEEDING WITH AN APPLICATION FOR THE DESIGNATION OF A HISTORIC RESOURCE

Associate Planner Downing provided the staff report for the project.

The Committee asked questions regarding the designation process and the current owner.

Chair Hart opened the item for public comment.

Speaking from the public was Ken Miles, Camp Fire.

Hearing no further speakers, Chair Hart closed public comment.

The Committee provided comments on the project, including support for proceeding with the designation process due to the Tabernacle and grounds being possibly the most historically significant resource in the City and South County and discussion on the designation criteria the Tabernacle and grounds meet.

Chair Hart made a motion, seconded by Shirley Gibson, that the Historical Resources Committee nominates the Methodist Tabernacle and grounds as a historic resource, and to create a working committee to strengthen the HRC's position that these items are the most historic resource in Arroyo Grande and possibly South County.

The motion passed on a 3-0 voice vote.

8. REGULAR BUSINESS

8.a. HISTORICAL RESOURCE SURVEYS

There were no updates on the historic resource surveys and the item was continued to the next meeting.

10. DISCUSSION ITEMS

None.

11. COMMITTEE COMMUNICATIONS

None.

12. STAFF COMMUNICATIONS

None.

13. ADJOURNMENT

The meeting was adjourned at 11:02 am to a meeting on April 8, 2016.

MATTHEW DOWNING,
ASSOCIATE PLANNER

BILL HART, CHAIR

(Approved at HRC Mtg _____, 2016)