

**AGENDA SUMMARY**  
**HISTORICAL RESOURCES COMMITTEE MEETING**  
**FRIDAY, APRIL 14, 2017**  
**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 March 11, October 14, and December 9, 2016 meetings.

Documents:

[Draft\\_HRC\\_Minutes\\_03-11-2016.pdf](#)  
[Draft Minutes 10-14-16.pdf](#)  
[Draft Minutes 12-09-16 Revised.docx](#)

**8. REGULAR BUSINESS:**

**8.a. HISTORICAL RESOURCE SURVEYS**

Recommended Action : It is recommended the Historical Resources Committee review the historic resource map and discuss a potential property to begin the survey process.

Documents:

[HRC 08.a. Historical Resource Surveys.pdf](#)

**9. NEW BUSINESS:**

**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.

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## **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.

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**MATTHEW DOWNING,**  
**ASSOCIATE PLANNER**

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**BILL HART, CHAIR**

**(Approved at HRC Mtg \_\_\_\_\_, 2016)**

## **ACTION MINUTES**

### **REGULAR MEETING OF THE HISTORICAL RESOURCES COMMITTEE FRIDAY, OCTOBER 14, 2016**

#### **1. CALL TO ORDER**

Vice Chair Allan called the Historical Resources Committee to order at 9:59 a.m.

#### **2. ROLL CALL**

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

City Staff Present: Planning Manager Matt Downing and Planning Intern Patrick Holub were present.

#### **3. FLAG SALUTE**

Committee Member Chuck Fellows led the flag salute.

#### **4. AGENDA REVIEW**

None.

#### **5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

#### **6. WRITTEN COMMUNICATIONS**

None.

#### **7. APPROVAL OF MINUTES**

##### **7.a. CONSIDERATION OF APPROVAL OF MINUTES (Downing)**

Due to lack of quorum, the minutes of March 11, 2016 were continued.

Chuck Fellows made a motion, seconded by Shirley Gibson, to approve the minutes of April 15<sup>th</sup>, 2016, with the following correction:

1. Change the spelling of Vice Chair Allan's surname from "Allen," to "Allan."

The motion carried on a 4-0 voice vote.

Chuck Fellows made a motion, seconded by Norma Harloe, to approve the minutes of July 8<sup>th</sup>, 2016, with the following correction:

1. Change the date from "July 8<sup>th</sup>, 2015," to "July 8<sup>th</sup>, 2016."

The motion carried on a 4-0 voice vote.

## **8. REGULAR BUSINESS**

### **8.a. HISTORICAL RESOURCE SURVEYS**

Planning Manager Downing updated the Committee on the previous meeting's decision to process the Historical Resource Surveys one at a time.

Committee Member Fellows identified the EC Loomis Grain Mill as the Committee's first priority for Historical Resource Surveys.

## **9. NEW BUSINESS**

### **9.a. CONSIDERATION OF ARCHITECTURAL REVIEW 16-008; WINDOW RETROFIT AND RELOCTATION OF FRONT DOOR AND PORCH; LOCATION – 512 IDE STREET; APPLICANT – GAMBRIL DEVELOPMENT; REPRESENTATIVE – RICK GAMBRIL (Holub)**

Planning Intern Holub presented the staff report for the project.

The Committee asked questions regarding window treatments and whether the original front door would be preserved.

In response to the Committee's questions, Mr. Buttery responded that demolition is not a foregone conclusion, that he is unaware if the structure can be moved as his client is offering, and that the December 31, 2016 deadline to move the structure is flexible if progress is being made with the City.

City Attorney Whitham advised the Committee of their legal options in regards to designating the Tabernacle a historic structure. City Attorney Whitham stated that in accordance with State law, the City does not have the legal authority to force a historic designation upon the Church.

The Committee commented on the building's eligibility to qualify as a historic building.

## **10. DISCUSSION ITEMS**

### **10.a. CONSIDERATION OF HISTORICAL RESOURCES COMMITTEE APPOINTMENT TO THE COMMUNITY SERVICE GRANT PANEL (Downing)**

## **11. COMMITTEE COMMUNICATIONS**

None.

## **12. STAFF COMMUNICATIONS**

Planning Manager Downing stated his appreciation for the HRC's work on the Tabernacle. He also thanked City Attorney Whitham for her work advising staff and the Committee.

## **13. ADJOURNMENT**

The meeting was adjourned at 10:31 am to a date uncertain in November.

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**PATRICK HOLUB,  
PLANNING INTERN**

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**BILL HART, CHAIR**

**(Approved at HRC Mtg. \_\_\_\_\_)**

**DRAFT**

## **ACTION MINUTES**

### **REGULAR MEETING OF THE HISTORICAL RESOURCES COMMITTEE FRIDAY, DECEMBER 9, 2016**

#### **1. CALL TO ORDER**

Chair Hart called the Historical Resources Committee to order at 10:01 a.m.

#### **2. ROLL CALL**

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

City Staff Present: Planning Manager Matt Downing and Planning Intern Lindsey Klein were present.

#### **3. FLAG SALUTE**

Chuck Fellows led the flag salute.

#### **4. AGENDA REVIEW**

Staff 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 (Downing)**

Due to lack of quorum, the minutes of March 11, 2016 were continued.

Due to lack of quorum, the minutes of October 14, 2016 were continued.

#### **9. NEW BUSINESS**

##### **9.a. CONSIDERATION OF ARCHITECTURAL REVIEW 16-013; CONSTRUCTION OF A SECONDARY DWELLING UNIT AND RESIDENTIAL ADDITION; LOCATION-301 SOUTH MASON STREET; APPLICANT - MARK VASQUEZ (Downing)**

Planning Manager Downing presented the staff report for the project.

The Committee asked questions regarding the reasoning for the improvements on the home, the visual differentiation between the original home and the secondary dwelling unit, and the three (3) proposed phases.

In response to the Committee's questions, Mr. Vasquez stated that he is doing these home improvements to return the historical home to its original appearance to preserve the integrity of the Historic Village of Arroyo Grande. He explained the phasing of the development in three parts is justified because he intends to move his mother into the secondary dwelling unit as quickly as possible.

Chuck Fellows made a motion to recommend approval of the project to the Community Development Director with the following conditions:

1. Lower the roof pitch of the connection built in Phase Three.
2. Change the siding to a different width on the second dwelling unit
3. Use a different shade of paint on the secondary dwelling unit than the original home.
4. Street trees shall be installed as required and it is recommended that these trees be Oak trees.

The motion was not seconded and failed.

Bill Hart made a motion, seconded by Vincent Allan, to recommend approval of the project to the Community Development Director with the following conditions:

1. Lower the roof line of the connection built in Phase Three.
2. Install new siding on the front house in Phase Two that is compatible with the historic time (1900).
3. Install new siding on the secondary dwelling unit in Phase One that is compatible with the historic time, which can include lap siding.
4. The secondary dwelling unit shall be painted a lighter shade of paint than the original home.
5. Street trees shall be installed as required and it is recommended that these trees be Oak trees.

The motion carried on a 3-0 voice vote.

**9.b. CONSIDERATION OF BRIDGE STREET BRIDGE SIDEWALK MATERIAL; LOCATION – BRIDGE STREET BRIDGE; APPLICANT – CITY OF ARROYO GRANDE** (Downing)

Planning Manager Downing presented the staff report for the project.

The Committee discussed the pros and cons of natural wood timbers and composite timbers for sidewalk materials.

Vincent Allan made a motion, seconded by Chuck Fellows, to recommend use of natural wood timbers as sidewalk materials for the Bridge Street Bridge.

The motion carried on a 3-0 voice vote.



**10. DISCUSSION ITEMS**

**10.a. DISCUSSION OF HISTORIC PRESERVATION CONFERENCE SESSIONS FROM THE 2016 APA CALIFORNIA CONFERENCE (Downing)**

Planning Manager Downing shared his findings from his recent trip to the APA Conference in Pasadena, California with the Committee. He shared recommendations towards historic preservation regarding the Mills Act and suggested ways for the Committee to grow. He recommended that the Committee members create goals for their progress and focus on centralizing their information collection in the upcoming year.

**8. REGULAR BUSINESS**

**8.a. HISTORICAL RESOURCE SURVEYS (Downing)**

Planning Manager Downing reviewed the discussion the Committee had at a previous meeting regarding focusing on one (1) structure at a time instead of doing several surveys at once.

Chair Hart voiced his opinion that the Committee needs training and dedication to working on the surveys.

**11. COMMITTEE COMMUNICATIONS**

None.

**12. STAFF COMMUNICATIONS**

None.

**13. ADJOURNMENT**

The meeting was adjourned at 11:59 am.

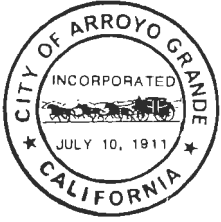
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LINDSEY KLEIN,  
PLANNING INTERN

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BILL HART, CHAIR

(Approved at HRC Mtg. \_\_\_\_\_)



## MEMORANDUM

**TO: HISTORICAL RESOURCES COMMITTEE**

**FROM: MATTHEW DOWNING, PLANNING MANAGER**

**DATE: APRIL 14, 2017**

**SUBJECT: HISTORICAL RESOURCE SURVEYS**

The City has undertaken a number of surveys of local properties over the years. Recently, the City has produced a map identifying those properties that are either designated as a historic resource (National, State, or Local), and those with the potential to be designated a local resource (Attachment 1). The Committee has previously considered focusing on a single property to review for historic designation purposes rather than surveying multiplier properties at the same time. The Committee made the determination that focusing on a single property is the preferred method to continue the historic resource survey process. Based upon this previous direction, it is recommended that the Committee review the historic resource map and discuss potential properties to begin the surveys. The historic designation process outlined in the Municipal Code requires property owners to be notified when the City considers the historic designation process. Therefore, it is recommended that an individual property not be identified, allowing for owner notification to be provided to the highest priority properties before the Committee proceeds with the designation process on a single property.

Attachment:

1. Village Historic Property Survey Map

# VILLAGE HISTORIC PROPERTY SURVEY

- |   |  |
|---|--|
| 1. I.O.O.F. Hall                            | 19. Phillips Brothers' Furniture Store |
| 2. Lino Giacomino House                     | 20. Swall's Central Meat Market        |
| 3. Santa Manuela School House               | 21. A Glance Into the Past             |
| 4. Ruby's House                             | 22. Branch Street Deli                 |
| 5. Heritage House                           | 23. 201 E Branch St                    |
| 6. Paulding History House                   | 24. Bank of America Building           |
| 7. E.C. Loomis & Son Grain Warehouse        | 25. 134 E Branch St                    |
| 8. Arroyo Grande Methodist Episcopal Church | 26. teVelde School of Music            |
| 9. Former City Hall                         | 27. Mineau & Loomis Lumber Company     |
| 10. Conrad House                            | 28. Dental Office of Dr. Noble         |
| 11. Office at 139 W Branch                  | 29. 133 E Branch St                    |
| 12. Swinging Bridge                         | 30. 113-117 E Branch St                |
| 13. Bridge Street Bridge                    | 31. Olohan Building                    |
| 14. Council Chambers                        | 32. 124-126 E Branch St                |
| 15. Brisco Building                         | 33. 308-320 E Branch St                |
| 16. 114-116 W Branch St                     | 34. Rice House                         |
| 17. Bank of Arroyo Grande                   |  |
| 18. 102 E Branch St                         |  |

■ Federal Designation   
 P Local Designation   
 N North Arrow   
 0 100 200 Feet

P State Designation   
 P Potential Designation

