

**STATE HISTORICAL RESOURCES COMMISSION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov

www.ohp.parks.ca.gov

Julianne Polanco

.....*Chairperson*

Bryan K. Brandes

.....*Vice Chairperson*

ALBERTO BERTOLI, AIA

TRISH FERNANDEZ, M.A.

DONN GRENDA, Ph.D.

FERNANDO GUERRA, Ph.D.

DAVID PHOENIX

RICK MOSS

RICHARD SHEK, Ph.D

MILFORD WAYNE DONALDSON, FAIA

.....*Executive Secretary*



Quarterly Meeting
of the
STATE HISTORICAL RESOURCES COMMISSION
State Resources Building
Auditorium, First Floor
1416 9th Street
Sacramento, California 95814

November 7, 2008
9:00 a.m.

COMMISSIONERS PRESENT

Donn Grenda, Ph.D. Chair, Prehistoric Archaeology
Julianne Polanco, Vice Chair, Architectural History
Alberto Bertoli, AIA, Architecture
Bryan K. Brandes, Public Member
Trish Fernandez, M.A., Historic Archaeology
Fernando Guerra, Ph.D., Folklife*
Rick Moss, History
Richard Shek, Ph.D., Ethnic History*

COMMISSIONER ABSENT

David Phoenix, Public Member

STAFF PRESENT

Stephen Mikesell, Deputy State Historic Preservation Officer
Jay Correia, State Historian III, Registration Unit Supervisor
Cynthia Toffelmier, State Historian II
Twila Willis-Hunter, Executive Secretary
Tara Lynch, Senior Staff Counsel

*Commissioner Guerra arrived at 9:50 a.m.

*Commissioner Shek arrived at 12:00 p.m.

I.

CALL TO ORDER

Legal notice having been duly given and a quorum being present, the State Historical Resources Commission (Commission) meeting was called to order at 9:00 a.m. by Chairman Grenda.

II. PLEDGE OF ALLEGIANCE

Chairman Donn Grenda led the Pledge of Allegiance.

III. INTRODUCTION OF COMMISSIONERS AND STAFF

The Commissioners introduced themselves; Deputy SHPO Stephen Mikesell introduced himself and the Office of Historic Preservation (OHP) staff.

IV. WELCOME

Michael Harris, Acting Chief Deputy Director of State Parks welcomed the Commission.

V. RESOLUTION

Natalie Birk, Old Sacramento Historic District Manager, accepted the resolution for the City of Sacramento for becoming a Preserve America City.

Copy of the resolution is attached to the original minutes.

VI. APPROVAL OF APRIL 23, 2008 MINUTES

Chairman Grenda asked for a motion to approve the draft minutes of the July 25, 2008 meeting. Commissioner Moss moved to approve the minutes. Commissioner Fernandez seconded the motion. **Action:** Motion carried unanimously.

VII. COMMISSION AND STAFF REPORTS

A. Chairman Grenda reported on his activities since the July 25, 2008 Commissions meeting.

Chairman Grenda gave thanks to those who assisted the Commission during the previous day: Clarence Chu and Albert Yee at Locke Boarding House who gave the Commission the tour of the town of Locke; and also John Perez, Sharon Fong and Charlene Andersson of Isleton Brannan-Andrus Historical Society gave the Commission tour of Isleton's Main Street.

Chairman Grenda attended a conference that was dealing with economic issues in Anchorage, Alaska early August.

In September, Chairman Grenda attended the European Association of Archaeologist in Malta. Chairman Grenda presented a paper: *Changing Faces of Archaeology*.

- B. Deputy SHPO Stephen Mikesell reported that OHP's computer system is being upgraded. Deputy SHPO Mikesell mentioned two changes in personnel; Patricia Ambacher who left to work in the private sector and the passing of David Byrd.
- C. Deputy SHPO Stephen Mikesell presented a PowerPoint presentation on the 2008 Governor's Historic Preservation Awards.

VIII. POWERPOINT PRESENTATION OF NOMINATED PROPERTIES

Cynthia Toffelmier, State Historian II and Jay Correia, Registration Unit Supervisor, gave a PowerPoint presentation on the nominated properties.

IX. CONSENT ACTION ITEMS

Chairman Grenda asked the Commissioners if any wanted to recuse themselves from voting on the consent calendar.

Commissioner Trish Fernandez announced she would recuse herself from voting on the Brockman Building and New York Cloak and Suit House (Annex), and Cultural Resources of the Recent Past, City of Pasadena Multiple Property Submission because her firm, ICF Jones & Stokes, had prepared the nominations.

Chairman Grenda asked the Commission for a motion to approve the Consent Calendar. Commissioner Brandes moved to approve the following: Dewella Apartments, Earl and Virginia Young House, Marquerita Lane Historic District, Philomathean Clubhouse, San Juan Bautista Third Street Historic District, DDH-by-the-Sea, Edson House, Casita Flores and Olivina Gate and Winery Ruins. Commissioner Fernandez seconded the motion. **Action:** Motion carried unanimously.

Chairman Grenda asked the Commission for a motion to approve the remaining Consent Calendar. Commissioner Brandes moved to approved the following: Brockman Building and New York Cloak and Suit House (Annex), Cultural Resources of the Recent Past, City of Pasadena Multiple Property Submission; Frank House, Gill House, Mello House, Norton House, Pike House Poppy Peak Historic District. Commissioner Moss seconded the motion. **Action:** Motion carried unanimously.

Joanna Herz thanked the Commission for approving her house, the Earl and Virginia Young House.

Vicrim Chima, with City of Pasadena thanked the Commission for approving the City of Pasadena Multiple Property Submission.

Alice van Ommeren, Stockton Cultural Heritage Board, thanked the Commission for approving the Philomathean Club nomination, and thanked Patricia Ambacher for her work on the nomination.

Commissioner Fernandez recognized Patricia Ambacher, who was sitting in the audience.

X. National Register of Historic Place Discussion and Action Items

A. Pegfair Estates Historic District

Chairman Grenda asked the commissioners if any wished to recuse themselves from voting on this item.

Commissioner Fernandez recused herself because the nomination had been prepared by ICF Jones & Stokes, her employer.

Chairman Grenda opened the meeting for public discussion.

Jay Correia stated there were five letters of objections to the nomination.

Mitzi Mogul, West Adams Heritage Association spoke in support of the nomination.

There being no other public speakers, Chairman Grenda closed the public discussion and opened the Commission's discussion.

Commissioner Bertoli asked how many total properties are in the proposed district.

Jay Correia answered they are 22 contributing building and 3 non-contributing properties in the district.

Commissioner Bertoli asked if the five objection letters were from the owners of contributing or non-contributing buildings.

Jay Correia replied that he would need to review the materials.

Commissioner Polanco inquired whether the letters of objection represented enough property owners to prevent listing of the district, under federal regulations. Chairman Grenda and Deputy SHPO Mikesell stated that more than 50 percent of owners would need to object to prevent listing, and that far fewer than 50 percent had so objected.

Commissioner Guerra asked what was the main objection raised by the property owners.

Chairman Grenda stated the letters did not state the specific nature of the objection; only that the owners object.

Commissioner Brandes asked about the periods of significance for the proposed district.

Commissioner Polanco stated the period of significance was from 1961 to 1967.

Commissioner Guerra stated he is not willing to support the nomination but willing to look at the nomination at another time. Commissioner Guerra felt uncomfortable about the nomination meeting the minimum criteria.

Commissioner Polanco read from National Register Bulletin 15, Criterion G, pertaining to properties that achieved significance within the last 50 years.

Commissioner Guerra ask the staff if the three non-contributing homes replaced existing homes constructed during the period of significance or were they built on vacant land.

Jay Correia said he would research the question.

Commissioner Polanco asked Jay Correia if portion of the original development was nominated as part of a district.

Jay Correia answered he would research the question.

Chairman Grenda wanted to know if the objecting property owners represented contributing or non-contributing properties. Staff responded that most are from owners of contributing buildings.

Commissioner Polanco observed that one of the challenges in reviewing properties of the recent past is the small numbers of nominations that have been approved previously, forcing the Commission to make a decision based on a narrow scope of available studies.

Commissioner Bertoli asked do we know the extent of the original development and its relationship to the proposed district.

Commissioner Polanco stated the nomination specified that the original tract was larger but does not specify exactly how much larger.

Chairman Grenda asked Jay Correia if there is a map that is readable.

Jay Correia reported on his research as to the location of contributing and non-contributing properties.

Commissioner Guerra move to reject the staff recommendation. Commissioner Bertoli seconded the motion. **Action:** Motion carried five to one.

Commissioner Bertoli – yes
Commissioner Polanco – yes
Commission Brandes – yes
Commissioner Guerra – yes

XI. California Register of Historical Resources Discussion and Action

- A. Central Fire Station
Riverside, Riverside County
Local Level of Significance

Commissioner Fernandez recused herself from voting on this matter, due to her work with the City of Riverside.

Commissioner Polanco asked if the City of Riverside owns the Central Fire Station and is planning to close the station.

Jay Correia answered yes.

Commissioner Polanco asked if the Commission can list the property with staff recommendation.

Jay Correia stated that the Commission can list the property over the objections of the local government [Public Resources Code 5024.1(f)(3)].

Tanya Sorrell, the preparer of the nomination, spoke in support of the nomination.

There being no other public speakers, Chairman Grenda closed the public discussion and opened the Commission's discussion.

Commissioner Bertoli asked Ms. Sorrell why the City of Riverside opposed to the nomination.

Ms. Sorrell stated the city had recently gone through a redevelopment plan for the area and is exploring mixed use development of the site and is not, in her opinion, looking seriously at an adaptive reuse alternative for the fire station building.

Chairman Grenda clarified that the opposition letter is a timing issue for the City of Riverside, and that the city does not actually oppose to the nomination, but opposes action at this time while it is going through an EIR process. Chairman Grenda stated that if the Commission lists the nomination right now, it might affect the EIR process for the City.

Commissioner Bertoli asked if there is a map of the parcel that shows the size of the property.

Staff stated that there is a sketch map, but it does not clearly show the size of the property.

Ms. Sorrell indicated that the fire station sits on a larger parcel that may be included in future development plans.

Chairman Grenda asked staff if the report includes findings. Chairman Grenda also stated that the building is over 50 years old.

Staff indicated that they prepared findings for the nomination.

Commissioner Moss asked how rare this type of building is and if there are any other examples.

Ms. Sorrell stated she did an evaluation of other fire station in the Riverside area and concluded that this was the only example that was designed in the International Style. She also concluded that there are few institutional buildings in the area in the International Style.

Commissioner Bertoli explained how the International style came to America and how it is significant in California, and that it would be a major set-back if this particular style be demolished.

Commissioner Polanco stated this particular style is still functioning and the city should modify the building for a different use.

Commissioner Moss move to approve the Central Fire Station nomination of the City of Riverside, Riverside County to the National Register of Historic Places. Commissioner Bertoli seconded the motion. **Action:** Motion carries unanimously.

B. Driftwood Drive- Thru Dairy
El Monte, Los Angeles County
Local Level of Significance

Chairman Grenda opened the public discussion.

The preparer, Teresa Grimes of Christopher Joseph & Association, spoke in support of the nomination.

Mike Buhler, Director of Advocacy, Los Angeles Conservancy, spoke in support of the nomination.

Chris Nichols, Los Angeles Conservancy Modern Committee, spoke in support of the nomination.

Charlene Nichols, archivist, Jet Propulsion Laboratory, spoke in support of the nomination. Ms. Nichols spoke about the historic significance of the Space Age Architecture.

Chairman Grenda closed the public discussion and opened the Commission's discussion.

Commissioner Brandes spoke in support of the nomination but announced his intention to move for continuance of the item. Commissioner Brandes said he was acquainted with the owner of the property and would like an opportunity to speak with the owner in an attempt to convince him to withdraw his objection.

Commissioner Brandes moved to continue this nomination until the next meeting so he can have the opportunity to speak with the owner because he would like the nomination to be uncontested. Commissioner Fernandez seconded the motion.

Commissioner Fernandez asked how a continuance would affect the nomination.

Chairman Grenda stated it will not affect the nomination; it will give Commissioner Brandes time to speak with the owner.

Chairman Grenda commended Commissioner Brandes for his recommendation for this positive step to educate the property owner.

Commissioner Fernandez mentioned she grew up in Orange County and was familiar with drive-thru dairies. She said it was important to have full support from the owner.

Commissioner Guerra asked if there were any pending developments.

Michael Buhler stated that while there are no demolition permits pending, the dairy was sold last year to an investment group and the new investor has planned to demolish the dairy to build a strip mall. Mr. Buhler also stated he tried to contact the owner to let him know about the significance of the property.

Commissioner Guerra asked Mr. Buhler to clarify. Mr. Buhler stated the Driftwood Dairy Inc, and the president James Dolan no longer own the property, but they still operate the dairy.

Deputy SHPO Mikesell mentioned that the certified letter objection lists Driftwood Dairy, Inc. and the president James Dolan as the owner of Driftwood Dairy.

Commissioner Bertoli asked about the size of the property. Jay Correia responded that the total dairy property was about ten acres but that the corner being nominated was much smaller.

Chairman Grenda stated his concern that continuing the nomination would leave the property unprotected.

Commissioner Fernandez stated the Commission's goal is to preserve and she suggested not continuing the motion because the property is in danger.

Chairman Grenda asked Counsel Tara Lynch what would happen regarding the ownership issue if the Commission determined the property to be eligible, over the objection of the owner.

Ms. Lynch clarified that for many purposes a determination of eligibility is equivalent to listing in the California Register.

Commissioner Bertoli stated his concern if the Commission continued the matter to the next meeting, the investors can bulldoze the property the next day. Chairman Grenda stated you will need a permit.

Mike Buhler, Los Angeles Conservancy, commented that demolition would not necessarily be a discretionary action but the replacement project would. He continued that given the owner's announced intent to build a project at the site it would be useful to have a determination of eligibility which would be certain to lead to a CEQA analysis. Mr. Buhler also stated the City of El Monte is aware of the opposition (to demolition) of the Los Angeles Conservancy.

Commissioner Guerra stated he supports staff recommendation but he needs clarity about how the property will be protected.

Counsel Lynch clarified if the Commission determines the property meets the criteria the will property be protected. Ms. Lynch stated if the Commission supports the nomination, under CEQA it automatically protects the property.

Commissioner Brandes asked for a vote on his earlier motion to continue the matter to the next meeting so he can continue to contact the owner.

Chairman Grenda called for a vote on the motion.

Action: Motion failed.

Commissioner Brandes moved to determine the Driftwood Dairy in El Monte to be eligible for listing in the California Register of Historical Resources. Commissioner Polanco seconded the motion. **Action:** Motion carried unanimously.

The Commission recessed for lunch at 11:45 a.m. and reconvened at 12:37 p.m.

C. Flower Drive Historic District Request for Redetermination, California Register of Historical Resources

Cynthia Toffelmier presented the staff report regarding the request to redetermine the earlier finding of the Flower Drive Historic District's eligibility for listing in the California Register of Historical Resources.

Chairman Grenda opened the public discussion.

Chairman Grenda stated he was contacted by Rusty Areias on October 29, 2008.

Commissioner Polanco stated she was contacted by Rusty Areias.

Commissioner Fernandez stated she was contacted by Rusty Areias on October 29, 2008.

Commissioner Moss stated he was contacted by Rusty Areias.

Commissioner Bertoli was contacted this morning by Rusty Areias.

Commissioner Brandes was contacted by Rusty Areias.

Commissioner Guerra was contacted by Rusty Areias but did not talk to him, message was left.

Commissioner Shek was contacted by Rusty Areias.

Deputy SHPO Mikesell asked Counsel Lynch to go over the redetermination process.

Ms. Lynch outlined the redetermination process for the Commission spelling out that two decisions are required: to grant a redetermination hearing and if a hearing is granted, to decide whether or not to reverse the earlier finding.

Rusty Areias spoke in support of the request for redetermination, and presented the Commission with new information.

Charles "Chuck" Reece spoke in support of redetermination of the nomination. Mr. Reese read a letter of support from Mr. Reeves.

Ulysses J. Montgomery, Kwangza Systems LLC spoke in support of the request for redetermination.

Mitzi Mogul, West Adams Heritage Association, spoke in opposition to the request. Ms. Mogul spoke about how the district was cut in half by the Harbor freeway and how the district is a landmark.

Michael Buhler, Director of Advocacy, Los Angeles Conservancy, spoke in opposition to request for redetermination.

Rusty Areias rebutted and reiterated his support for the request for redetermination.

Mitzi Mogul rebutted and reiterated her opposition to request for redetermination.

Chairman Grenda closed the public discussion.

Commissioner Fernandez asked about the original condition of the Flower Drive neighborhood before the Harbor freeway was built.

Ms. Mogul stated it was mostly residential with some commercial.

Chairman Grenda asked staff to clarify its position as to whether there is new information to support redetermination.

Ms. Lynch stated that it is the role of the Commission to decide whether there is new information sufficient to grant a determination hearing.

Commissioner Guerra moved to approve the staff's recommendation for reconsideration. Commissioner Brandes seconded the motion.

Commissioner Bertoli asked what staff to clarify the new issues.

Cynthia Toffelmier read the addendum report to the Commission.

Commissioner Fernandez stated that she disagrees that there is enough new information to grant a rehearing and intends to vote no on the motion.

Commissioner Guerra stated he is familiar of the location and he is in favor of the motion to grant a new hearing.

Commissioner Polanco stated the new information is substantial and the Commission should hear the nomination again.

Commissioner Shek stated he will vote to grant a redetermination hearing.

Commissioners voted on the staff's recommendation to reconsider the nomination. Commissioner Fernandez voted no. **Action:** Motion carried six to one.

- a. Flower Drive Historic District
Los Angeles, Los Angeles County
Local Level of Significance

Cynthia Toffelmier presented the staff report the Flower Drive Historic District.

Chairman Grenda opened the public discussion.

Mitzi Mogul, West Adams Heritage Association, spoke in support of the nomination. Ms. Mogul mentioned that there are other districts in Los Angeles that are in full view of freeways and that it was unfair to single out Flower Drive in the regard. Ms. Mogul stated Flower Drive District is unified geographically, and in terms of its architecture, form, and history, and should be regarded as significant.

Rusty Areias spoke in opposition to the nomination. Mr. Areias stated the property does not meet to the standard of integrity because so much of the district was destroyed by the freeway and other factors. Mr. Areias argued that there is no sense of place there because the integrity of the district was compromised by the Harbor Freeway. Mr. Areias showed the Commission a PowerPoint to illustrate how the integrity was compromised.

Charles "Chuck" Reese, property owner, spoke in opposition to the nomination. Mr. Reese stated to decline the recommendation of Flower Drive District. Mr. Reese stated as one of the property owner, this property is a burden and asked that the Commission consider the perspective of the property owners because they invested a life time on this property.

Rusty Areias stated Mary Jo Winder, a preservation expert, would be available to answer any questions.

Ms. Mogul rebutted and reiterated her support for the nomination. Ms. Mogul mentioned she will be happy to give information to the property owner's about preservation-related financial assistance that is available.

Mr. Areias rebutted and reiterated his opposition to the nomination and asked the Commission not to put additional burdens on the property owners.

Chairman Grenda closed the public discussion and opened the Commission's discussion period.

Commissioner Polanco stated the Commission must make its decision by looking at what the law allows by looking at the integrity and significance of these buildings and the proposed historic district.

Commissioner Moss stated the proposed district must be judged on its own merit. Commissioner Moss also stated that the proposed district maintains integrity to its historic appearance and illustrates the type of housing that was built in Los Angeles in the 1920s, and appears to meet Criteria 1 and 3 of the California Register.

Chairman Grenda mentioned how he struggle with the impact of the group of houses that are shown as non-contributing.

Commissioner Guerra mentioned he had two issues; one, with the high degree of alteration within the proposed district, and two, with the 100% opposition of property owners within the proposed district. Commissioner Guerra does not support staff's recommendation.

Commissioner Shek stated he was torn in his reaction to both side of the issue and expressed his sympathy for the concerns of the property owners. Commissioner Shek stated, however, that the arguments were not convincing enough for him to change his original vote.

Commissioner Fernandez stated that, in her opinion, the presence of the Harbor Freeway adjacent to the proposed district does not destroy the significance of the district or make it ineligible for the California Register.

Commissioner Bertoli stated that one of the jobs of the Commission is to protect what remains of California's historic resources.

Commissioner Guerra asked for the definition of a historic district.

Ms. Lynch read the definition of a historic from the regulations for the California Register.

Commissioner Fernandez moved that the Commission find that Flower Drive meets the criteria for listing in the California Register of Historical Resources and that the Commission adopts the proposed findings. Commissioner Bertoli seconded the motion.

Chairman Grenda stated that he thought there were a couple of issues; integrity and significance. Chairman Grenda mentioned the alterations to individual buildings were relatively minor. He also thought the freeway was not a problem. Chairman Grenda stated he felt good about his decision to affirm his earlier vote.

Deputy SHPO Mikesell suggested having a roll call vote.

Commissioner Shek – yes
Commissioner Bertoli- yes
Commissioner Moss- yes
Commissioner Fernandez- yes
Commissioner Polanco- yes
Commissioner Grenda- yes
Commissioner Brandes- no
Commissioner Guerra- no
Action: Motion carried six to two.

XII. PUBLIC COMMENT

No public comment.

XIII. CLOSED SESSION OF THE COMMISSION

The Chairman cancelled the proposed closed session on the advice of Counsel Tara Lynch that there was nothing new to report on the case AIMCO VENEZIA, LLC v. State of California, State Historic Resources Commission, et al., Los Angeles Superior Court Case Number BS 103 594.

XIV. COMMISSIONERS' REPORTS

No committee reports.

XV. COMMISSION DISCUSSION AND ACTION ITEMS

A. Election of 2009 Chair and Vice- Chair

Chairman Grenda announced that Commissioners Brandes and Polanco were appointed to the election Committee.

Commissioner Moss nominated Commissioner Fernandez Chair of the Commission. Ms. Fernandez declined the nomination.

Commissioner Fernandez nominated Commissioner Brandes Chair of the Committee. Mr. Brandes declined the nomination.

Commissioner Polanco stated that she is honored to sit on the State Historical Resources Commission and that the Commission's work is important. She further stated that she would be honored to sit as chair.

Commissioner Brandes made a motion to elect Commissioner Polanco Chair of the Commission. Commissioner Fernandez seconded the motion.

Commissioner Polanco was unanimously elected Chair of the State Historical Resources Commission for 2009.

Commissioner Fernandez nominated Commissioner Brandes Vice-Chair of the Commission. No action was taken.

Commissioner Shek nominated Commissioner Fernandez Vice-Chair. Ms. Fernandez declined the nomination.

Commissioner Polanco made a motion to elect Commissioner Brandes Vice-Chair. Commissioner Fernandez seconded the motion.

Commissioner Brandes was unanimously elected Vice-Chair of the State Historical Resources Commission for 2009.

XVI. COMMISSIONERS' COMMENTS

No Comments.

XVII. ADJOURNMENT

Chairman Grenda adjourned the regular meeting of the Commission at 3:40 p.m.

Respectfully submitted,

Milford Wayne Donaldson FAIA
State Historic Preservation Officer

Date

RESOLUTION NO. 2008-10

**RESOLUTION OF RECOGNITION
City of Sacramento**

WHEREAS, Preserve America is a White House initiative in cooperation with the Advisory Council on Historic Preservation that encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage; and,

WHEREAS, the goals of the initiative include a greater shared knowledge about our nation's past, strengthened regional identities and local pride, and increased local participation in preserving the country's cultural and natural heritage; and,

WHEREAS, On Monday, August 11, 2008, Deputy Secretary of the Interior Lynn Scarlett presented the Mayor of the City of Sacramento with the City's official Preserve America Community designation certificate signed by First lady Laura Bush; and,

WHEREAS, Designation as a Preserve America Community provides national recognition for the community's achievements in preserving its historic and cultural resources; and,

NOW, THEREFORE BE IT RESOLVED that official recognition on behalf of the State Historical Resources Commission is given to the City of Sacramento for its outstanding efforts to preserve Sacramento's historic, architectural, archaeological, cultural, and aesthetic heritage; and,

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the State Historical Resources Commission and a suitable copy presented to the City of Sacramento.

November 7, 2008

STATE HISTORICAL RESOURCES COMMISSION

Donn R. Grenda, Ph.D.
Chairperson

Milford Wayne Donaldson, FAIA
Executive Secretary