

*Historic Preservation Commission
Meeting Minutes of November 16, 2010*

The meeting was called to order at 6:00 p.m. by Chairman Wally Shidler. Present: Commissioners Barry Milofsky, Michelle Sanchez, Vice Chair Carolina Luna and Chairman Shidler. Absent: None. Also present: Director of Community Development Henry Gray, Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Historic Preservation Intern Carli Chauvin and Recording Secretary Corinna Luevano.

Minutes of the meeting held on September 21, 2010

Motion by Commissioner Milofsky, seconded by Commissioner Sanchez, to approve the minutes of the meeting held on September 21, 2010. The Commission unanimously approved the motion.

Public Appearances

None.

New Business

A. Discussion and/or action on the Residential Rehabilitation project located at 6614-6700 Middleton Street.

Planning Manager Eric Garcia reviewed staff's report and stated that the rehabilitation project is a joint project between the Huntington Park Community Development Commission and Oldtimers Development Corporation (ODC), including rehab and new construction. The ODC is now proposing revisions to the work based upon the financial feasibility assessment recommended by the consultant Keyser Marston Associates (KMA). A letter from the Oldtimers was received detailing all the revisions. Mr. Garcia stated that staff is recommending to the HPC consider the Oldtimers revisions. Mr. Garcia opened the meeting for discussion, questions or comments from the Commission. Photographs were presented by Intern Carli Chauvin.

Present to address the Commission were Sylvia Rubalcava, Oldtimers Foundation Corporation and Giulio Zavolta (Totum, 3231 Ocean Park Blvd. Suite 218 Santa Monica, Ca 90405) Managing Design Principal for the project.

Commissioner Sanchez questioned whether the fireplace and chimney were being removed due to safety issues. Mr. Zavolta replied that it is both a budget, as well as maintenance issue. Mr. Zavolta added that the top of the chimney is currently missing and has delaminated from the house, thus, needs to be removed and rebuilt. Currently, the fireplace is not functional, nor used as a fireplace. Chairman Shidler inquired if the fireplace were to be restored, is the fireplace operable. Mr. Zavolta stated that it is not the desire of the Oldtimers to have a fireplace in the home. Ms. Rubalcava stated that to restore the chimney, the contractors have presented a cost of \$9,000. Ms. Rubalcava stated that their projects are primarily rental affordable housing projects and particularly do not include fireplaces.

Commissioner Milofsky stated that this item is being brought to the Commission, however, the Commission is not the final body in the recommendation. The problem that Commissioner Milofsky has, is that the Commission is being asked to approve a series of construction items to a complex that is an important structure to the city of Huntington Park. But the work that is being done is not being done in accordance to the standards that we as a Commission have set for property owners in the City of Huntington Park and is being funded by the City.

Mr. Gray stated that the Community development staff has worked with the project developer to create recommendations from the beginning in February 2009 and since then, project costs have risen from 4 million dollars to 6 million dollars. Given the circumstances and the economy and funds that are available for the project, the goal is to achieve a suitable project for this location, at a subsidy level that is reasonable based upon the standard of affordability projects that are used. Mr. Gray added that he is very concerned about being criticized for spending too much money on this project. In other circumstances, the budget would not matter and the project would be accomplished based upon the principles of the Secretary's standards as well as City standards. The savings is not as important as to demonstrate that staff is defending the financial responsibility of the project. The recommendations fall within City guidelines, as well as within the City's Historic Preservation guidelines as the property is not a historic resource.

Ms Rubalcava reviewed the following revisions with the Commission:

- Craftsman style structure is to replace the original wood siding with James Hardie plank cement board that is more durable and has a 30 year warranty and most resembles the current siding. The old siding must be removed due to lead issues.
- Remove the driveway trellis attached to the front residential structure. Current trellis, they believe will have long term maintenance issues
- Remove fireplace and chimney from the structure which will have a cost saving of \$16,500.
- Mediterranean-style structure is to refinish the exterior with a light sand finish which will have a costs savings of \$23,000 and help to achieve a more feasible project. To use the smooth finish would cost \$89,256 and the light sand finish would cost \$65,000.

Mr. Zavolta presented a drawing of what was first presented as a six (6) unit building with parking below. At the February 3, 2009 HPC meeting, the Commission requested a change to re-work the back elevation to be more articulated. However, in order to find money for the project, changes had to be made to the new building as well. Mr. Zavolta presented drawings of those changes having reduced costs of \$50,000.

Chairman Shidler stated that he would prefer that the fireplace and trellis remain on the property. Commissioner Sanchez stated that as a historian she would like to preserve all the original elements of the home, however, she understands the developer's position to cut cost. Commissioner Luna stated that she too understands the financial crisis, however, with the changes, the craftsmen home is no longer a craftsman. Ms. Luna added that she does not approve removing the fireplace, the trellis and changing the side wood and that she does not approve the changes overall.

Commissioner Milofsky stated that as a Historic Preservation Commissioner for the City of Huntington Park, it is difficult for the Commission to approve the level of changes on this project. With that being said, it is difficult for the Commission to approve the level of changes on this project and that the HPC is not the final decision making authority, it is the City Council. Therefore, the HPC recommends to not approve the changes as requested. However, should the City Council approve the request, that they consider having the Developer explore other cost reduction options such as utilizing vinyl stucco rather than the smooth finish stucco, as well as utilizing Hardie Plank siding that does not require paint.

Motion by Commissioner Milofsky, seconded by Commissioner Sanchez, to deny the proposed revisions by the Oldtimers Foundation. The Commission unanimously approved the motion.

B. Discussion and/or action on the designated photo display.

Intern Carli Chauvin presented a power point presentation with improved photos of the designated homes that will be displayed at City Hall. During the presentation, the Commissioners selected photos to have displayed at City Hall. The Commission recommended to staff to print out the photos for display. It was further recommended that photos of the Post Office's interior be displayed.

C. Discussion and/or action on the list of potential historic resource nominations.

Mr. Garcia stated that staff worked on a list of homes that were nominated and consequently the Commission asked staff to prepare a list of potential designated resource nominations based on a previous survey for the Commission to review. The budget does allow for two nominations. Staff is recommending that the Commission review and continue this item to the next meeting to allow the Commission time to review and allow for further discussion.

Adjournment

There being no further business, Chairman Shidler adjourned the meeting at 7:25 p.m. to the regular meeting of December 21, 2010.

ATTEST:

Chairman

Secretary