

CITY OF VENTURA

HISTORIC PRESERVATION COMMITTEE MINUTES

Laura O'Neill, Chair
Rachel Perzel, Vice-Chair
Ann Huston, Member
Dena Mercer, Member
Paul Muller, Member

Peter Gilli, Community Development Director
Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney
Antoinette Mann, City Clerk

REGULAR MEETING
THURSDAY, JANUARY 21, 2021 – 6:00 P.M.
ZOOM MEETING

Chair O'Neill called the meeting to order at 6:00 PM.

ROLL CALL

Present: Members Mercer, Muller, Perzel, Vice-Chair Huston, and Chair O'Neill

Absent: None

Staff: Neda Zayer, Assistant Community Development Director
Andy Heglund, Senior Assistant City Attorney
Jared Rosengren, Principal Planner
Monique Gil, Associate Planner

PUBLIC COMMUNICATIONS – None.

NEW BUSINESS

1. Election of Historic Preservation Committee Chair and Vice-Chair for 2021.

Chair O'Neill opened the floor for the nomination of the 2021 Historic Preservation Committee Chair.

Committee member Perzel nominated Chair O'Neill to serve as Chair of the Historic Preservation Committee for the 2021 calendar year.

There being no further nominations presented, Committee member Perzel made a motion to close the nomination. Seconded by Committee member Mercer.

Upon call of the roll, the vote was as follows:

AYES: Members Mercer, Muller, Perzel, Vice-Chair Huston, and Chair O'Neill

NOES: None

ABSTAIN: None

RECUSE: None

ABSENT: None

Assistant Community Development Director Zayer declared the motion carried 5 – 0.

Chair O’Neill opened the floor for the nomination of the 2021 Historic Preservation Committee Vice-Chair.

Committee member Mercer nominated Committee member Perzel to serve as Vice-Chair of the Historic Preservation Committee for the 2021 calendar year.

There being no further nomination presented, Chair O’Neill made a motion to close the nomination for Vice-Chair. Seconded by Committee member Muller.

Upon call of the roll, the vote was as follows:

AYES: Members Mercer, Muller, Perzel, Vice-Chair Huston, and Chair O’Neill

NOES: None

ABSTAIN: None

RECUSE: None

ABSENT: None

Assistant Community Development Director Zayer declared the motion carried 5 – 0.

CONSENT ITEM

2. Approval of the Historic Preservation Committee December 2, 2020 Meeting Minutes.

Recommended Action: Approve, as presented.

Committee member Huston has corrections on page 3 of the December 2, 2020 minutes related to the HPC’s feedback and comments to the Emergency Streamlining Ordinance Status Report. The corrections are as follows:

- Would like to ensure the City’s Historic **Landmark Criteria Guidelines** and the Secretary of the Interior’s Standards are **followed protected**.

- Would like to know **whether** recommendations made on historic projects are **adopted preserved**, i.e., the recent Ivy Lawn mausoleum project.
- Would like to ensure in some way that the HPC will be able to retain some power or control on projects or situations where historic or potentially historic properties **are were** involved.

Chair O'Neill made a motion to approve the December 2, 2020 Historic Preservation Committee Meeting Minutes as corrected.

Committee member Mercer seconded the motion.

Upon call of the roll, the vote was as follows:

AYES: Members Huston, Mercer, Muller, Vice-Chair Perzel and Chair O'Neill

NOES: None

ABSTAIN: None

RECUSE: None

ABSENT: None

Assistant Community Development Director Zayer declared the motion carried 5 – 0.

FORMAL ITEMS

3. PROJ-14665 – Historic Resources Assessment of the property located at 1691 East Main Street.

Request for Historical Resource Assessment to determine the historic significance of a 1939 commercial building and a 1952-1958 commercial building on a 0.2-acre site in the General Urban (T4.5) zone within the Midtown Corridor Specific Plan.

Recommendation: The Historic Preservation Committee determine:

- The 1939 commercial building (Building 1) is historically significant; and
- The 1952-1958 commercial building (Building 2) is not historically significant.

Case Planer: Monique Gil, Associate Planner

Applicant: Jay Ross

SPEAKERS:

Staff: Monique Gil, Associate Planner

Applicant: Troy White, applicant's representative

Member of the Public: Kathleen Manos

Documents: PowerPoint by staff

Ex Parte Communication: None

Chair O'Neill stated for the record that an error of the wrong Criterion was cited on page 2 of the staff report. The Criterion D of the National Register of Historic Places listing is related to archeological sites.

Chair O'Neill made a motion to determine that the 1939 commercial building (Building 1) is historically significant under the City of Ventura Landmark Criterion D and the 1952-1958 commercial building (Building 2) is not historically significant under any Criteria.

Committee member Huston seconded the motion.

Upon call of the roll, the vote was as follows:

AYES: Members Mercer, Muller, Perzel, Vice-Chair Huston, and Chair O'Neill

NOES: None

ABSTAIN: None

RECUSE: Vice-Chair Perzel (*worked for the firm who prepared the Historic Resources Assessment Report*)

ABSENT: None

Assistant Community Development Director Zayer declared the motion carried 4 – 1 with Vice-Chair Perzel recused.

4. PROJ-14889 – Pierpont Inn, Historic Landmark No. 8, Conceptual Design Study located at 550 Sanjon Road.

Presentation of a Conceptual Design Study for the Pierpont Inn, Historic Landmark No. 8, in the Commercial Tourist Oriented (CTO) zone within the Downtown Specific Plan.

Recommendation: The Historic Preservation Committee provides feedback or guidance on the Conceptual Design Study.

Case Planer: Jared Rosengren, Principal Planner

Applicant: Pierpont Inn

SPEAKERS:

Staff: Jared Rosengren, Principal Planner

Applicants: Sashant Patel of Three Thrones Hospitality, Wendy Dunnam Tita, Bill Huei, and Jessica Sager of Page Sutherland Page, Ruth Todd of Page and Turnball Architecture

Member of the Public: Cynthia Thompson

Documents: PowerPoint by staff

Ex Parte Communication: Committee member Huston disclosed that she had communication with Tyson Cline about the project.

The Historic Preservation Committee provided the following comments:

- Would like to make sure that when the applicant team develops its design that the historic character of the buildings can be clearly identified and distinguished from one another.
- The applicant team should be careful in selecting buildings to remains true to the era that each building represents, i.e., trellis and the vines that are defining features of the main building should be like its original look and material.
- Overall, the Committee is happy with the project team's comprehensive approach to the property rather than the piece meal type of studies that have been done in the past.
- The project team does not need to come back until there are schematic plans for the project for better discussion.

STAFF & COMMITTEE COMMUNICATIONS – Assistant Community Development Director Zayer mentioned that a project at 701 Santa Clara Street was reviewed by the Design Review Committee. The HPC will review the historic report for the existing building on this site.

She also provided HPC's meeting schedule for February: February 4 – is cancelled, February 18 – next meeting.

Chair O'Neill asked about updates on recruitment for new HPC member. Assistant Community Development Director Zayer confirmed that it is still on going.

Committee member Huston asked for update on historic survey. Assistant Community Development Director Zayer stated that staff still working with the consultant.

ADJOURNMENT – The meeting adjourned at 7:40 P.M.