

*Historic Preservation Commission
Meeting Minutes of October 7, 2008*

Minutes of the Huntington Park Historic Preservation Commission meeting held on October 7, 2008.

The meeting was called to order at 6:05 p.m. by Chairman Barry Milofsky. Present: Commissioners Michelle Sanchez, Wally Shidler, Avygail Sanchez and Chairman Milofsky; Absent: Vice Chair Carolina Luna. Also present: Director of Community Development Henry Gray, Planning Manager Eric Garcia, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

Minutes of the meeting held on September 16, 2008

A motion was made by Commissioner Shidler, seconded by Commissioner A. Sanchez, to approve the minutes of the meeting held on September 16, 2008. The motion was unanimously approved.

Public Appearances

None.

Continued Public Hearings

None.

New Business

- A. Discussion and/or action on the Residential Rehabilitation project located at 6822 Malabar Street.

Planning Manager Eric Garcia reviewed staff's report. Mr. Garcia stated that at the meeting of September 16, 2008, the Commission suggested modifications to the proposed rehabilitation project. The Commission also requested that the Developer, Oldtimers Housing Development Corporation – IV, provide more detail of the proposed exterior improvements to the structures, specifically, the proposed windows and light fixtures, and the staircase and guardrails. Assistant Planner Gabriela Silva distributed revised elevation plans and detailed Elevation Keynotes, Window, Door, and Light Fixture Schedules submitted by the Developer.

Mr. George Cole and Mr. Guillermo Urias, of the Oldtimers, were present to conduct a presentation of the proposed improvements. Following is a summary of Mr. Urias' review of the proposed structure improvements and the Commission's comments/recommendations:

Door and Light Fixture Schedules: Chairman Milofsky stated that the lamps labeled "A" and "E" in the Schedule were a "better match" and recommended that the post lamps and wall-mounted lamps for the entire project be of the same style.

Window Schedule: Chairman Milofsky expressed preference for solid wood, single-lite window replacements and recommended that the Developer investigate further the availability and cost of solid wood windows. The Developer's architect stated that two-panel wood windows would increase the cost of windows from 30 to 40%; however, they would research solid wood windows as well as windows with mullions and their respective costs. Chairman Milofsky stated that although solid wood windows without mullions are preferred, vinyl windows without mullions would be acceptable if the solid wood windows are cost-prohibitive to the rehabilitation project.

Roof Tile: Mr. Urias reviewed the proposed roof tile. The Commission recommended that the roof tile be one color in the traditional stack tile edge. Mr. Urias stated that the original roof tile color would remain the same.

Landscape: Mr. Urias reviewed the landscape plan and stated that the existing hardscape at the north end of the property would be demolished. Chairman Milofsky recommended that the south walkway be of colored concrete complimentary in color to the roof tile.

(Commissioner Carolina Luna arrived and took her seat at 6:25 p.m.)

Garage Doors: Mr. Urias stated that they were exploring the installation of see-through roll-up doors to discourage graffiti and encourage tenants to use the garages for parking only. Chairman Milofsky recommended that wrought iron garage doors with minimal ornamentation be installed.

Commissioner M. Sanchez asked if the wooden verandas would be changed from wood to wrought iron. Mr. Urias stated that they had not yet determined what type of material would be used. Mr. Gray added that if the Developer decides to go with wooden verandas, they would be similar to what is currently in place.

Mr. Urias reviewed the additional proposed improvements including the replacement of the wooden staircase guardrail, a refurbished decorative iron guardrail, and the building stucco and accent colors.

Mr. Urias introduced Mr. Guilio Zavolta, Project Architect. The Commission thanked the Oldtimer's team for their presentation.

B. Discussion and/or action on the photographs of Designated Historic Resources.

Commissioner Shidler recommended that staff contact the Margaret Herrick Library of the Academy of Motion Picture Arts and Sciences to inquire if the Library has archived and/or present day photographs of City Hall, which the City would be able to reproduce to include in the City Hall display of Designated Historic Resources.

After a discussion, the Commission and staff agreed that the same size and type frame be used for all photographs and that a plan depicting the mounting of the photographs be presented to the Commission for their consideration. Director Gray stated that staff would investigate the feasibility of contracting a professional photographer versus the City investing in a camera with a wide lens and having staff photograph the designated properties.

Subjects Presented by Historic Preservation Commissioners

Commissioner Shidler recommended that staff look into having the piano in the City Hall lobby refinished and tuned, and suggested that City Hall visitors could be greeted with piano music during their arrival to City Council meetings.

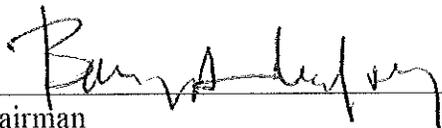
Chairperson Milofsky requested that the discussion of historic plaques be placed on the next Commission meeting agenda.

Information Items

None.

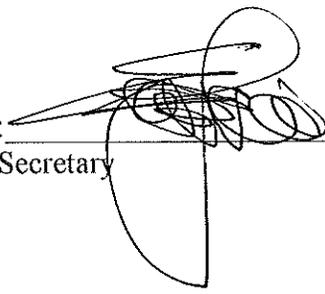
Adjournment

There being no further business, Chairman Milofsky adjourned the meeting at 6:59 p.m. to the regular meeting of October 21, 2008.



Chairman

ATTEST:



Secretary