

**UNOFFICIAL MINUTES
OF THE
SALINAS HISTORIC RESOURCES BOARD
February 3, 2025**

The meeting was called to order at 12:00 p.m. in the City Hall Rotunda.

ROLL CALL

PRESENT: Chairperson Hirahara, Vice Chairperson Mazgai, Board Members Wadsworth, Shim and Callender

ABSENT:

STAFF: Planning Manager, Grant Leonard, and Community Outreach Assistant, Bianca Arizmendi

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Opened for public comment at 12:01 p.m.

Closed for public comment at 12:01 p.m.

APPROVAL OF THE MINUTES: January 6, 2025 ID #25-011

Board Member Wadsworth noted that the minutes should be amended to reflect the that he said building and permit, planning permit applicants instead of just “applicants”. Board Member Mazgai noted that he stated the explained history of the Dr. Roland Reeves home and its significance not Board Member Munoz. Board Member Shim motioned to approve the amended minutes for the January 6, 2025, meeting. Board Member Wadsworth seconded this motion to approve them as amended

AYES: Chairperson Hirahara, Vice Chairperson Mazgai, Board Members Wadsworth, Shim and Callender

NOES: None

ABSTAIN: None

ABSENT: None

This motion passed with a 5-0 vote.

CONSIDERATIONS:

38 Soledad St. Historic Structures Report ID #25-012

Lindsay Moder, Gretchen Boyce, Sheila Foss, and Jennifer Frank presented their findings for the draft historic structure report that they recently completed for 38 Soledad Street.

Board Member Wadsworth: Inquired if the wall is wood-framed.

Jennifer Frank: Clarified the back wall is concrete-framed, and differing materials may require structural steel for stiffening, pending a full analysis.

Board Member Wadsworth: Asked if it's the only concrete wall.

Jennifer Frank: Noted part of the north wall is also concrete, but it's unclear how much adjacent buildings support this one. She rated the building's lateral performance as poor, with more details in the report.

Board Member Wadsworth: Asked if the handout is from the presenters.

Board Member Shim: Confirmed it's from her.

Board Member Wadsworth: Inquired if the handout refers to 38.

Chair Hirahara: Clarified it's for 37.

Board Member Shim: Confirmed it's 37, related to Republic Cafe.

Lindsay Moder: Explained 37 is designed by the same architect as Republic Cafe, with similar architectural features, and is on the National Register.

Board Member Shim: Asked if 37 is designed by the same architect as Republic Cafe.

Lindsay Moder: Suggested it's likely but not confirmed.

Board Member Mazgai: Inquired if there's more research into the architect of 38 Soledad.

Gretchen Boyce: Stated no confirmed architect, but design suggests a connection to Butner.

Board Member Mazgai: Questioned if 38 could qualify for B2 based on the architect connection.

Gretchen Boyce: Recommended qualifying under C for the architect's association but suggests B might also be an option.

Board Member Mazgai: Mentioned Butner's extensive work in Salinas and its potential connection to 38.

Gretchen Boyce: Acknowledged the possibility, but no clear evidence has been found.

Board Member Mazgai: Questioned how the 1948 construction date for 38 was determined.

Gretchen Boyce: Explained it's based on aerial photos, but the building was completed between 1948 and 1949.

Board Member Mazgai: Expressed doubt about the blurry photos.

Gretchen Boyce: Promised to review the photo more closely for accuracy.

Chair Hirahara: Asked if the neon sign must remain for historic purposes.

Gretchen Boyce: Stated the sign is a key feature but can be negotiated in future design.

Chair Hirahara: Inquired if the building will stay intact or just the facade.

Gretchen Boyce: Explained the facade may remain, but the rest of the building could be rebuilt or repurposed.

Lindsay Moder: Suggested the building might need significant rebuilding, but they aim to retain the facade and key elements.

Board Member Mazgai: Asked if a community room was part of the design.

Lindsay Moder: Confirmed plans for a community space on the ground floor, with apartments above.

Board Member Wadsworth: Asked if the project is part of a larger development.

Chair Hirahara: Confirmed it's part of a larger project involving adjacent lots.

Board Member Mazgai: Explained the design is still in early stages.

Lindsay Moder: Stated they will return with updated designs soon.

Board Member Wadsworth: Inquired how many stories the new building will have.

Lindsay Moder: Suggested the new building could be four to five stories.

Grant Leonard: Explained the concept is to preserve the existing two-story building and add new structures around it.

Chair Hirahara: Inquired if there are any further questions.

Lindsay Moder: Thanked everyone and encourages sharing additional historical information.

Chair Hirahara: Explained complicated property ownership and record changes due to historical partnerships.

Lindsay Moder: Acknowledged and thanks for the historical clarification

Certificate of Appreciation Program ID #25-013

Grant Leonard: Acknowledged Bianca's hard work on the new certificate designs, including input from former Board Member Munoz.

Bianca Arizmendi: Presented new certificate designs, incorporating Munoz's feedback on the golden seal, city logo, and customizable building images. Discussed examples for residential and commercial buildings with different color schemes and layouts.

Board Member Wadsworth: Asked if Sal will still be on the board, referencing a previous set of certificates he had received and printed. Mentioned Sal's version with a blue sky background and gold seal.

Board Member Shim: Inquired about Sal's district.

Grant Leonard: Confirmed Sal was not reappointed, with vacancies in District 1 and District 6.

Chair Hirahara: Mentioned it's up to the district representative.

Board Member Callender: Inquired if others were reappointed, not just Sal.

Grant Leonard: Explained current appointees are all present, but there are two vacancies.

Board Member Shim: Mentioned that during the last council meeting, Margaret D'Arigo chose Larry Hirahara for her district's historic resources.

Chair Hirahara: Clarified he is from District 4, and mentioned Gloria De La Rosa spoke with him.

Chair Hirahara: Stated they will move forward with the certificate process and agrees the certificate is the priority.

Board Member Wadsworth: Supported Sal's version of the certificate with the building images, gold seal, and blue sky hint, but agrees with moving forward.

Chair Hirahara: Asked about preferences for the certificate.

Board Member Callender: Preferred Sal's version but suggests seeing the designs in color first before making a decision. Proposed a delay to compare the versions.

Chair Hirahara: Acknowledged there are two options, Sal's version in color and the designs presented. Asked if incorporating building images is feasible.

Board Member Mazgai: Suggested they select a certificate template now, emphasizing the need to move forward. Preferred Template 5 for its versatility and colorful approach, combining residential and commercial images.

Board Member Wadsworth: Agreed with Mazgai's suggestion for Template 5, noting the flexibility it offers for future use.

Board Member Mazgai: Proposed Template 7 as a backup for site-specific certificates with unique images of buildings.

Board Member Wadsworth: Acknowledged the work involved in getting individualized photographs but supports Template 7 for its customization.

Board Member Mazgai: Stated Template 7 gives a more artistic perspective with detailed images and suggests it's a good backup.

Grant Leonard: Explained that in the nomination guidelines, people can submit photos for certificates, making Template 7 a workable option. Recommended using recognizable buildings like the Steinbeck House as stock images for future use.

Board Member Callender: Agreed with Mazgai's point about using both templates 5 and 7 as options, confirming the motion.

Chair Hirahara: Moved to motion for templates 5 and 7 to be approved.

Board Member Callender: Seconded the motion to accept templates 5 and 7.

AYES: Chairperson Hirahara, Vice Chairperson Mazgai, Board Members Wadsworth, Shim and Callender

NOES: None

ABSTAIN: None

ABSENT: None

This motion passed with a 5-0 vote.

OTHER BUSINESS:

Follow-up on Goal Setting and Training

Grant Leonard: Mentioned that Chair Hirahara sent information about the California Preservation Membership Board, which aligns with board priorities for the year. Asked the board for feedback on whether this type of membership is appropriate for the board, noting benefits like training and conference access.

Board Member Shim: Clarified the membership is through the California Foundation.

Chair Hirahara: Mentioned the foundation offers certified continuing education webinars that are typically free for members and that the board is required to complete two hours of continuing education annually.

Board Member Shim: Inquired about how their own research fits into continuing education requirements.

Chair Hirahara: Explained that continuing education usually requires certification, which can be fulfilled through webinars, some of which may have a fee for non-members but are free for members.

Board Member Mazgai: Added that credits are awarded for these webinars.

Board Member Shim: Acknowledged the explanation.

Chair Hirahara: Explained the process for getting credits for the webinars, which includes filing certain forms, and confirms members can attend for free.

Board Member Wadsworth: Asked how they would receive the necessary membership details.

Grant Leonard: Clarified the membership will be organized through the city, and information and links will be sent out to the board members.

Board Member Wadsworth: Responded positively to the plan.

Chair Hirahara: Stated this membership will fulfill one of the board's goals for the year.

Board Member Shim: Asked whether the city will pay for the membership or if they have to pay individually.

Chair Hirahara: Confirmed that the city will pay for the local government nonprofit membership.

Board Member Wadsworth: Inquired if individual members are joining or if it's as a group.

Chair Hirahara: Clarified that the group will utilize the membership as a whole.

Chair Hirahara: Asked if there are any objections to joining the California Preservation Foundation. Since there are none, assumed Grant will proceed to find funding and report back.

Chair Hirahara: Moved to the next agenda item regarding updates on the Empire House and Bonadelli House.

Grant Leonard: Updated on the historic survey, noting that the consultant will attend the meeting on March 4th to present, and that community outreach is being planned. Mentions that they are working on the historic context statement for the city.

Board Member Mazgai: Asked for clarification on what is happening in March.

Grant Leonard: Confirmed the consultant, Paige and Turnbull, will present the survey update in March.

Board Member Shim: Expressed interest in the upcoming presentation.

Grant Leonard: Provided an update on the Empire House, mentioning it is under construction with an ADA accessible ramp and rear modifications. He is still gathering details but will bring more information soon. Noted that a new staff member will handle this project.

Board Member Mazgai: Asked if the Empire House will be included in next month's agenda.

Grant Leonard: Confirmed the Empire House may be included in the agenda for the next month, pending the schedule.

Chair Hirahara: Suggested that the Chinatown presentation might be scheduled for April.

Board Member Shim: Agreed, adding that he will pare down the extensive information on Chinatown to avoid overwhelming the agenda. Mentioned the focus will be on the history of Chinatowns in California, including Mendocino and San Francisco.

Chair Hirahara: Asked if the presentation will cover all Chinatowns.

Board Member Shim: Confirmed that it will cover several, including Mendocino and San Francisco, highlighting the importance of the history of Chinatowns.

Chair Hirahara: Expressed interest in the presentation and thanks board member Shim.

ADJOURNMENT

Confirmation of attendance for next regular meeting on March 3, 2025.

The meeting was adjourned at 1:09 p.m.

Larry Hirahara
Chairperson

Grant Leonard
Executive Secretary