

**UNOFFICIAL MINUTES  
OF THE  
SALINAS HISTORIC RESOURCES BOARD  
May 5, 2025**

The meeting was called to order at 2:03 p.m. in the City Hall Rotunda.

**ROLL CALL**

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

**ABSENT:** Callander

**STAFF:** Planning Manager, Grant Leonard, Management Analyst, Kirstie Zehring, and Assistant Planner, Yesenia Segovia

**COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Opened for public comment at 2:08 p.m.

Closed for public comment at 2:08 p.m.

**CONSENT:**

**APPROVAL OF THE MINUTES:** April 7, ID#25-174

Board Member Munoz identified errors on the agenda, including that the time should be 2 PM (not 12 PM), and District 1 is incorrectly listed as vacant. Chair Hirahara agreed the corrections were needed. Board Member Shim noted the minutes misstated attendance—Wadsworth was listed as absent, but she believed he was present. Board Member Wadsworth was unsure if he attended and chose to abstain from voting. Chair Hirahara suggested verifying the video. Chair Hirahara also submitted spelling corrections for “Ahtye” and “Yee.” Board Member Mazgai moved to approve the minutes; Munoz seconded.

**AYES:** Chair Hirahara, Vice Chairperson Mazgai, Board Members Munoz, Shim

**NOES:** None

**ABSTAIN:** Wadsworth

**ABSENT:** Callander

The motion passed with a 4-0

#### CONSIDERATIONS:

ID#25-175 2025 Historic Resources Certificates of Appreciation Program

**Chair Hirahara:** Introduced the consideration of the Historic Resources Certificate of Appreciation and asked staff to provide details.

**Grant Leonard:** Explained the process of preparing the certificate program, including the call for nominations, which closed on April 25th. He introduced **Yesenia Segovia**, the assistant planner, who organized and reviewed the nominations.

**Yesenia Segovia:** Summarized the nominations received, noting that 16 of the 19 nominations met the program guidelines, including individuals, organizations, programs, activities, and projects.

**Yesenia Segovia:** Reviewed the nominations, beginning with **Kathy Kolpert**, who was nominated for her leadership at the Steinbeck House, where she played a crucial role in revitalizing the nonprofit. She then mentioned **Lisa Josephs**, who was nominated for her efforts in preserving the legacy of John Steinbeck and the broader history of Salinas. **The Salinas City Heritage Center** was nominated for its educational exhibit about the development of California through the Southern Pacific Railroad. **Larry Smith** was nominated for his 20 years of dedication to the First Mayor's House, serving as a groundskeeper, docent, and curator. **Ruth Anderson**, who passed away, was nominated for her lifetime of service in historic preservation and civic engagement. **Denise Estrada** was nominated for her work on the Heritage Park project, which includes the First Mayor's House and other historical sites. The **First Mayor's House** itself was nominated for its preservation as the oldest Victorian home in Salinas, which has been transformed into a local history museum. In addition, **The Asian Culture Experience of Salinas** was nominated for its preservation of Chinatown's history, and **Tom and Gail Spencer** were nominated for their volunteer-driven preservation efforts at the Monterey Historical Society Library.

**Yesenia Segovia:** Also highlighted some notable programs, such as the **Steinbeck House**, which offers educational tours to the public, and the **Salinas Valley Guild**, a group of volunteers who support the Steinbeck House through donations, tours, and a youth volunteer program. For projects, **Ken Slama** was nominated for his restoration of the Salinas National Bank building and its conversion into housing and commercial spaces. The **300 Main Street** building, nominated for adaptive reuse as a mixed-use property, also followed the program guidelines. Additional nominations included **Mark Edwin Norris**, who designed a new residence that complements the historic Spanish Colonial Revival homes in the area, and **Eric Michael**, who added a gate to a Spanish

Colonial Revival residence, thoughtfully enhancing the property while respecting its historical design.

**Yesenia Segovia:** Concluded by noting that some nominations did not meet the program guidelines or demonstrate sufficient historical preservation efforts.

**Yesenia Segovia:** Presented nominations that did not meet program guidelines for historical preservation, starting with the Taylor Building. While the Taylor Building fit well with its historic neighborhood and contributed to revitalization, it was not eligible for recognition according to the Secretary of the Interior Standards for Reconstruction, as it did not accurately duplicate the original Camino Hotel. The next non-qualifying nomination was for Justin Rosilio, whose nomination focused more on his character rather than his preservation work in Salinas. The Agricultural Labor Relations Board and the Salinas Rotary Club's Arch were also discussed; neither qualified under the program's preservation criteria, as they did not involve physical historical resource preservation or interpretation.

The Historic Resources Board would proceed to select the nominees for the Certificate of Appreciation Award, contact recipients, and present them to the city council.

**Board Member Mazgai:** Questioned the nomination of Bruce Taylor, suggesting that it may have been misinterpreted. Board Member Mazgai suggested that Bruce Taylor deserved recognition for his multiple restoration projects in Salinas, not just the Taylor Building.

**Grant Leonard:** Recommended broadening the nomination to include all of Taylor's projects, which would reflect his commitment to preserving Salinas' history.

**Board Member Wadsworth:** Agreed with staff recommendations but noted the Taylor Building itself was not a historic resource.

**Chair Hirahara:** Suggested addressing the other nominations first, then revisiting the Taylor Building nomination later.

**Board Member Munoz:** Highlighted Mark Norris' contributions to historical preservation, recommending his recognition as an individual, not just for a specific project.

**Board Member Shim:** Expressed concern over replicating historical designs in new buildings.

**Board Member Mazgai:** suggested expanding the criteria to recognize efforts that honor historic designs.

The board further discussed the Taylor nomination and agreed to approve the certificate based on Taylor's collective work in Salinas Historic downtown. After further discussion,

the board agreed to vote on the staff recommendations and passed them unanimously, with some members suggesting modifications or exceptions in the future. Chair Hirahara, Vice Chairperson Mazgai, Board Members Wadsworth, Shim and, Munoz agreed to vote on staff recommendations.

AYES: 5

NOES: NONE

#### **OTHER BUSINESS:**

##### ***Mills Act Application Period Open (May 1- July 31)***

**Grant Leonard:** Announced that the Mills Act application period is now open from May 1st to July 31st. He reminded the board that the city adopted a permanent Mills Act program last year and noted that outreach materials will be prepared to promote it.

##### ***Status of 34-38 Soledad Street preservation/Demolition and Report on Community Open House for 34-38 and 45 Soledad Street***

**Chair Hirahara:** Praised TEF for their presentation on 34-38 Soledad St., noting it was well done despite the need for more definitive audience feedback. Asked about the demolition status and acknowledged the inclusion of "45 Soledad St" in the presentation, which was new to many. Mentioned there will likely be at least two more public opportunities for feedback and invited comments from attendees.

**Grant Leonard:** Reported no updates yet on the potential demolition of 34-38 Soledad St., stating it is still under his review.

##### ***CPF Conference Presentation***

**Chair Hirahara:** Shared about the upcoming California Preservation Foundation Conference presentation.

**Grant Leonard:** Confirmed that he and Chair Hirahara will present alongside TEF Design in Sacramento this Friday at 10:30 AM. The presentation will cover the history of the city's Chinatown and TEF's design work for 34-38, and 45 Soledad Street.

##### ***Historic Survey Workshop May 7***

**Chair Hirahara:** Noted the upcoming historic survey workshop on May 7th led by Paige & Turnbull, expressing concern about the short notice. Confirmed it would take place Wednesday in the same room.

**Grant Leonard:** Confirmed the workshop date and location, explaining it will be the consultant's first community event for the historic survey update. The focus is on

gathering input for the historic context statement, including neighborhood histories and context. Community members are encouraged to bring articles, photographs, or specific addresses they believe have historic value.

**Chair Hirahara:** Clarified that the workshop is an opportunity for the public to provide input on potential historic resources.

**Board Member Mazgai:** Asked whether the consultants are seeking specific addresses or general neighborhood-level input.

**Grant Leonard:** Reiterated that both general comments and specific contributions like addresses, articles, and photos are welcome.

### ***FUTURE AGENDA ITEMS***

#### ***Audit and Flagging of Historic Resources***

**Chair Hirahara:** Raised concern about oversight of auditing and flagging historic resources.

#### ***Election Officers***

**Chair Hirahara:** Confirmed officer elections will occur at the next meeting; joked that attendance is key to avoiding election.

**Grant Leonard:** Clarified nominations can be made at the meeting, with an optional reminder sent in advance.

#### ***Rehab Right***

Board Member Mazgai discussed the need for homeowner resources related to rehabilitating historic structures and requested the topic of Rehab Right be added to a future agenda.

Board member Munoz agreed with the need to inform owners of historic buildings about existing resources and programs that assist with the preservation of their historic structures.

**Board Member Shim:** shared information about upcoming events in May.

**Chair Hirahara:** noted that the City Council would have a proclamation on May 13<sup>th</sup>, 2025 in honor of Historic Resources Month. Board Members are encouraged to attend.

### ***ADJOURNMENT***

Confirmation of attendance for next regular meeting on June 2, 2025.

The meeting was adjourned at 3:10 p.m.

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Larry Hirahara  
Chairperson

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Grant Leonard  
Executive Secretary