BENICIA HISTORIC PRESERVATION REVIEW COMMISSION
REGULAR MEETING MINUTES

City Hall Commission Room
Thursday, January 27, 2011
6:30 P.M.

I. OPENING OF MEETING

A. Pledge of Allegiance
B. Roll Call of Commissioners

Present: Commissioners Crompton, Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey
Absent: None

Staff Present:
Melissa Morton, Land Use & Engineering Manager
Lisa Porras, Senior Planner
Doug Vu, Associate Planner
Gina Eleccion, Management Analyst
Harvey Higgs, Building Official
Rick Knight, Parks & Building Maintenance Superintendent

C. Reference to Fundamental Rights of Public - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

II. ADOPTION OF AGENDA:

On motion of Commissioner Crompton, seconded by Commissioner White, the agenda was adopted by the following vote:

Ayes: Commissioners Crompton, Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey
Noes: None

Absent: None
Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT
None.

B. PUBLIC COMMENT
Jack MacCoun, 251 West G – Façade renovation is complete. He commented on the windows he installed for his living room.

IV. PRESENTATIONS
None.

V. CONSENT CALENDAR
On motion of Commissioner White, seconded by Commissioner Taagepera, the Consent Calendar was approved by the following vote:

Ayes: Commissioners Crompton, Mang, Taagepera, Van Landschoot, White and Chair Haughey
Noes: None
Absent: None
Abstain: Commissioner McKee

A. Approval of Minutes of December 16, 2010

VI. REGULAR AGENDA ITEMS

A. CITY HALL WINDOW REPLACEMENT – 200/250 EAST L STREET
11PLN-1 Design Review
APN 88-141-060

PROPOSAL:
The applicant requests design review approval to replace existing aluminum windows with wood windows at the City Hall Complex, which is designated as a Landmark to the Downtown Historic Overlay District and makes it subject to the Downtown Historic Conservation Plan design guidelines for Commercial Building Types, Historic Structures. Due to the cost of the windows, replacement would be phased and completed over time.

Recommendation: Approve a window replacement program to an existing civic complex, based on the findings and subject to the conditions identified in the proposed resolution.

Gina Eleccion, Management Analyst, gave an overview of the replacement program. Rick Knight, Parks & Community Services Superintendent, provided a sample of the window for the commission's review. He noted that the cost is over $200,000 to replace the front façade windows. He further noted that due to the custom windows, they would be installed professionally. He noted that they would require painting every five to seven years. He noted that the windows proposed are per the exact specifications of the windows installed in 1927. He further noted that staff is required to go out to bid for projects over a certain threshold.

The public hearing was opened. There was no public comment. The public hearing was closed.

Commissioners discussed the proposal. There was a comment about the cost of maintenance. In addition, it was noted that professional installation is beneficial. Commissioners are pleased that the window policy and Secretary of the Interior Standards are being followed.

RESOLUTION NO. 11- (HPRC) A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A WINDOW REPLACEMENT PROGRAM TO AN EXISTING CIVIC COMPLEX LOCATED AT 200 AND 250 EAST L STREET

On motion of Commissioner White, seconded by Commissioner Van Landschoot, the above Resolution was adopted by the following vote:

Ayes:	Commissioners Crompton, Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey
Noes:	None
Absent:	None
Abstain:	None

B. VERBAL UPDATE - RELOCATION OF FORMER BENICIA HIGH SCHOOL SCOREBOARD

PROPOSAL:
As part of the City Hall parking lot upgrade project, the former Benicia High School scoreboard will have to be moved. Staff is proposing to relocate the scoreboard within the existing parking lot to preserve the historic feature in its original location.

Recommendation: Discuss relocation of the scoreboard to the eastern fence of the parking lot, adjacent to the Benicia Post Office.
Gina Eleccion, Management Analyst, gave an update that the scoreboard is currently proposed to be moved to the fence on the eastern side of the property.

Karen Burns, 1330 East 3rd Street, noted that she has a petition to relocate the scoreboard to the slope near the City Attorney's office. She commented on Dr. Sanborn and his contribution to the community. In addition, she noted that the Quonset huts are historic as well.

The public hearing was closed.

Commissioners questioned staff on the location. Melissa Morton, Land Use & Engineering Manager, noted that staff could look at the location proposed to see if it's feasible. Commissioners would not like to see this fall through the cracks.

C. 832 FIRST STREET – MINOR ALTERATIONS TO FRONT AND REAR ELEVATIONS, INCLUDING INSTALLATION OF ACCESSIBILITY RAMP
10PLN-83 Design Review
APN 089-052-300

PROPOSAL:
The applicant requests design review approval to alter an existing commercial building. Alterations consist of reconfigured doors at the front and rear elevations, and installation of a new access ramp along the primary storefront.

The existing building is located along First Street in Downtown Benicia, which makes it subject to the Downtown Historic Conservation Plan design guidelines for Upper First Street, Type 1 structures. In addition, the project is subject to the Downtown Mixed Use Master Plan's Town Core zone designation and accompanying development standards.

Recommendation: Approve alterations to an existing commercial building, consisting of reconfigured doors at the front and rear elevations, and installation of a new access ramp along the primary storefront, located at 832 First Street based on the findings and subject to the conditions listed in the proposed resolution.

Commissioner McKee recused himself due to being the architect on the project.

Lisa Porras, Senior Planner, gave an overview of the project. She noted that the applicant is proposing to modify the façade for ADA compliance. She noted that this project is in compliance with the Downtown Mixed Use Master Plan.

Commissioners questioned the sidewalk projection. It was noted that the sidewalk needs to be repaired. There was a question as to why the ADA ramp is proposed in the front. Harvey Higgs, Building Official, noted that the elevation in the rear drops a full story, so it is not feasible to install a ramp in the rear. He noted that the California Building Code requires an ADA ramp be installed. He noted that based on the valuation of the project, there is a requirement for at least $12,000 of ADA accessibility upgrades. There were questions about other ADA ramps. Harvey Higgs noted that on the other historic buildings downtown, they met the requirements or did not exceed the valuation to require these improvements. The code is designed to increase accessibility. The entryway is given priority for ADA improvements. There was a question if a ramp could be sloped. It can't exceed 1:12 and requires a 5' square landing.

The public comment was opened.

Mark Stevens, Business Owner – He gave an overview of the proposal. He would like to see the sidewalk fixed. There are major interior improvements. He noted that the ramp was reviewed by Public Works.

Lisa Porras noted that the Engineering Division is not requiring improvements of the sidewalk. She also noted that a revised resolution was submitted that includes a condition for an encroachment agreement, rather than just an encroachment permit. Melissa Morton noted that this is required in a public right-of-way.

Melissa Morton conferred with the architect on the project. She noted that the ADA accessibility is in the single northern door. The existing double doors on the south will remain. If the grade could be brought down to less than 6", then the handrails would not be required.

Kathy Stevens, Business Owner – Noted they just want to do what's right.

The public hearing was closed.

Commissioners discussed the project. There was a suggestion to add a condition to the resolution regarding the 6" threshold and the handrail. The applicant would like to open as soon as possible. It was noted that the

ramp is not a City requirement, but an ADA requirement. There is no ability to get rear access. Commissioners would like to revise the conditions so that a railing is not required.

It was noted that in Berkeley and Napa there are not ramps and railings.

The Commission added the following condition:

1. Applicant/Architect redesign so that a railing is not required. If a rail is required, the final design would come back to the Commission for approval.

Commissioner Van Landschoot would like to see no rail. Commissioners noted that if a rail is required, that it be more simplistic.

RESOLUTION NO. 11-2__ (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING MINOR MODIFICATIONS TO AN EXISTING COMMERCIAL BUILDING LOCATED AT 832 FIRST STREET

On motion of Commissioner White, seconded by Commissioner Crompton, the above Resolution was adopted by the following vote:

Ayes:	Commissioners Crompton, Mang, Taagepera, Van Landschoot, White and Chair Haughey
Noes:	None
Absent:	None
Abstain:	Commissioner McKee

D. WORKSHOP - REHABILITATION OF OFFICERS QUARTERS DUPLEX AT BENICIA ARSENAL – 963 JEFFERSON STREET

08PLN-28 Design Review
APNS 80-150-020-01 AND 80-150-030-01

PROPOSAL:

The applicant requests design review approval to make the following exterior changes to the building for future use as a bed and breakfast facility: 1) Demolish the existing brick moat retaining wall, expand the moat area and construct a new moat with a concrete-masonry unit retaining wall; 2) Reconstruct the east-facing veranda, replacement of porch elements including the Corinthian columns and balustrades; 3) Reconstruct and enlarge the south entry porch; and 4) Construct a new sunken courtyard at the northwest corner of the building.

The building is designated as a Contributing Property to the Local Historic Arsenal District, which makes it subject to the Arsenal Historic Conservation Plan design guidelines for Historic Buildings. The building is also listed as a contributor to the Benicia Arsenal National Register Historic District and the Arsenal is listed as California State Landmark No. 176. The California Environmental Quality Act (CEQA) compels historic projects to be consistent with the Secretary of Interior Standards for the Treatment of Historic Properties.

Recommendation: Review the preliminary proposal and provide feedback to applicant.

Commissioner McKee rejoined the meeting.

Doug Vu, Associate Planner, gave an overview of the project. He noted that the applicant and property owner is requesting preliminary review of this project. He noted that the applicant is available to answer questions.

Mark Mitchell, Attorney, gave a presentation on the project. He noted that Stephen David has owned the property for a number of years. He noted that a number of features have been repaired on the property. Page & Turnbull prepared an analysis of the property and the proposal. He noted that Mr. David would like to retain the historic character of the building, and is sensitive to the Secretary of the Interior's Standards for Rehabilitation. Plans were reviewed. He submitted a copy of his presentation notes to the Commission. They are requesting the Commission's input.

Commissioners had specific questions about the project. Mr. Mitchell and Mr. David reviewed the plans. They noted that the restaurant is proposed to be in the basement. It was noted that the moat is collapsing.

Karen Burns, 1330 East Third – She noted that the Arsenal was listed on the National Register. She wants to safeguard the historic integrity of the building.

The following comments were provided to the applicants:

1. Railing - The Historical Building Code can be used. Section 8504 addresses this issue.
2. Front porch expanding in width is not desirable.
3. Moat along the northwest corner (rear of property) can be extended to create a courtyard for the restaurant.
4. Replace corbels.

5. East side – new CMU wall out. Don't fill in with concrete block. Could use a secure lattice.
6. Replacement Corinthian columns should be wood in material, and not polymer unless evidence can be shown where they have been appropriately used in historic buildings.
7. Page & Turnbull report was comprehensive. Report notes features that do not comply with the Standards. Recommendations to comply should be followed.
8. All changes must comply with the Secretary of the Interior Standards.
9. Concrete wall should not be constructed. Concrete piers clad with sandstone are preferable.
10. Area behind lattice should remain open.
11. Moat on east side okay. Issues with west side. Material for rail should be reviewed.
12. Mang – Lattice/concrete okay. No change to front porch size. Look at moat and columns.
13. Front doors – will be replaced.
14. Pool fence – will be replaced.
15. Replace keys in corners.
16. Streetscape is important, therefore no changes to the front façade of the building should be made.

A site visit will be scheduled for Commissioners to view the property. Karen Burns would like notification of this.

E. PRIORITY LIST OF DISCUSSION ITEMS

Staff and Commission will discuss and review the Commission's discussion items, including ranking of topics.

It was the consensus of the Commission to continue this item to the next meeting.

VII. COMMUNICATIONS FROM STAFF

A. VERBAL UPDATE ON 251 WEST G STREET

Commissioners Taagepera recused herself due to property ownership within 500'.

Gina Eleccion noted that based on Mr. Maccoun's comments, staff is not prepared to discuss this item. A memo will be prepared for the next meeting.

Commissioner Taagepera rejoined the meeting.

Gina Eleccion advised the Commission that the Historic Context Statement is going to the City Council on February 15th for acceptance. Once the document is accepted, copies will be provided to the Commission.

VIII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner White questioned what is going on in the space adjacent to the Rellik. Melissa Morton noted that a design review application was submitted, but could not be discussed as it is not on the agenda.

Commissioner Taagepera recommended Commissioners look at CLG requirements for the priority list of discussion items. She requested an update on the Mills Act information. She noted that she attended the CPF workshop in Berkeley. It was informative and she will share the information with the Commission.

IX. ADJOURNMENT

Chair Haughey adjourned the meeting at 9:56 p.m.