



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING MINUTES

**City Hall Commission Room
Thursday, February 26, 2015
6:30 P.M.**

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Haughey, Macenski, McKee, Trumbly,
Van Landschoot, and von Studnitz

Absent: Chair Delgado

Staff Present: Suzanne Thorsen, Associate Planner
Amy Million, Principal Planner/Recording Secretary

C. Reference to Fundamental Rights of Public

II. ADOPTION OF AGENDA

On a motion of Commissioner von Studnitz, seconded by Commissioner Macenski, the Agenda was approved by the following vote:

Ayes: Commissioners Haughey, Macenski, McKee, Trumbly, Van
Landschoot, and von Studnitz

Noes: None

Absent: Chair Delgado

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT– None.

B. PUBLIC COMMENT– None.

IV. PRESENTATION

A. BILL TUIKKA, ASSOCIATE PLANNER FOR CITY OF VALLEJO, REGARDING TECHNICAL SUB-COMMITTEE OF THE VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

Mr. Tuikka, Associate Planner for the City of Vallejo introduced himself and Brenden Riley, Chair of the Architectural Heritage and Landmarks Commission. He provided two historic brochures and photographs of historic properties in Vallejo.

Mr. Tuikka provided information on the City of Vallejo's process including workshops, guidance on projects, Vallejo's National Register Districts and the City's design review process.

Mr. Riley provided an overview of his background, his role on the Design Assistance sub-committee and examples of projects where he worked with the applicant on exterior modifications.

Mr. Tuikka discussed the various sub-committees of the Architectural Heritage and Landmarks Commission, as well as projects initiated and completed by commissioners.

The Commission and asked various questions regarding the City of Vallejo's process and thanked Mr. Tuikka and Mr. Riley for their time.

V. CONSENT CALENDAR

On a motion of Commissioner Haughey, seconded by Commissioner von Studnitz, the Agenda was approved by the following vote:

Ayes: Commissioners Haughey, McKee, Trumbly, Van Landschoot, and von Studnitz
Noes: None
Absent: Chair Delgado
Abstain: Commissioner Macenski (absent on January 22, 2015 meeting)

A. APPROVAL OF MINUTES OF JANUARY 22, 2015 REGULAR MEETING

VI. REGULAR AGENDA ITEMS

A. DESIGN REVIEW FOR ALTERATIONS TO THE SITE AND THE NON-HISTORIC BUILDING AT 141 EAST D STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

15PLN-00004 Design Review
141 East D Street
APN: 0089-372-170

Ms. Million provided an overview of the project.

Scott Jaye, project representative, gave a brief overview of the project.

Steve, neighbor, commented on the status of the property, the proposed parking spaces, requested clarification on a commercial use on the property and wished the applicant luck on the development.

The Commission discussed the appropriateness of the proposed French doors to the style of the “Alcove” accessory building, the color of the windows and trim and the rear door.

**RESOLUTION NO. 15-3 OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA APPROVING EXTERIOR ALTERATIONS
TO THE SITE AND ACCESSORY “ALCOVE BUILDING” AT 141 EAST D STREET
(15PLN-00004)**

On a motion of Commissioner Macenski, seconded by Commissioner Haughey, the above resolution with a modification to add the following condition of approval “The glazing on the proposed French doors shall have grids”, was adopted by the following vote:

Ayes: Commissioners Haughey, Macenski, Van Landschoot, and von Studnitz
Noes: Commissioner McKee and Trumbly
Absent: Chair Delgado
Abstain: None

B. ALTERATION OF DESIGN REVIEW FOR REPLACEMENT OF WINDOWS 283 WEST H STREET; AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

12PLN-00053 Design Review
283 West H Street
APN: 0089-042-160

Ms. Thorsen provided a brief overview of the project.

Mr. Brent Anderson from Renewal by Anderson provided a brief presentation on the proposed windows and presented a sample of the fiberglass window.

The Commission asked various question about the window.

The project representative provided additional information on the fiberglass window product.

**RESOLUTION NO. 15-4 OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA APPROVING ALTERATION OF DESIGN
REVIEW FOR WINDOW REPLACEMENT AT 283 WEST H STREET**

On a motion of Commissioner Trumbly, seconded by Commissioner Macenksi, the above resolution was adopted by the following vote:

Ayes: Commissioners Haughey, Macenski, McKee, Trumbly, Van Landschoot, and von Studnitz
Noes: None
Absent: Chair Delgado
Abstain: None

Commissioner Van Landschoot noted his abstention from the next item due to owning property within 500 feet.

Commissioner McKee noted his abstention from the next item due to participating in the project as the project architect.

C. DESIGN REVIEW TO MODIFY THE FRONT AND SIDE FACADES OF THE COMMERCIAL STRUCTURE AT 901-903 FIRST STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

14PLN-00079 Design Review
901-903 First Street
APN: 0089-043-140

Ms. Thorsen provided an overview of the project.

The Commission asked various questions regarding the existing sign and the material of the proposed awning.

Carol Ruebsamen, project representative, provided an overview of the project, the history of the building relating to the earthquake damage and structural components and highlighted some of the project's design features.

The Commission requested clarification on the stucco siding, existing door on the front façade, air conditioner units on the south wall, trim on storefront panels, and the storefront entryway.

Public comment was opened.

A member of the public requested clarification on what will happen to the sidewalk adjacent to the subject property.

Ryan Houseman, neighbor at 117 West I Street, requested clarification about the sidewalk repairs along West I Street, the drainage issues and the existing awning along the rear of the building that fronts West I Street.

The Commission discussed this issue.

Commissioner Macenski made a motion, seconded by Commissioner Trumbly, which was discussed and rescinded.

**RESOLUTION NO. 15-5 OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW TO
MODIFY THE FRONT AND SIDE FACADES OF THE COMMERCIAL STRUCTURE AT
901-903 FIRST STREET (15PLN-00079)**

On a motion of Commissioner Trumbly, seconded by Commissioner Macenski, the above resolution with a recommendation that staff look into any public safety issues associated with the entire property and correct as necessary and add a condition of approval: " If in the future, the property owner wishes to modify the rear portion of the building along West I Street, including the awning, the modification may be subject to staff-level approval as long as the design is consistent with the characteristics and style approved for the front façade.", was adopted by the following vote:

Ayes: Commissioners Haughey, Macenski, Trumbly, and von Studnitz
Noes: None
Absent: Chair Delgado
Abstain: Commissioner McKee and Van Landschoot

Commissioner Haughey called for a brief recess.

Commissioner Van Landschoot returned to the meeting.

VII. COMMUNICATIONS FROM STAFF

Ms. Thorsen provided a copy of the letter from the Office of Historic Preservation on the nomination of the Von Pfister General Store building. She asked the Commission to review the letter and provide input to staff for discussion at the next meeting. She stated the goal is to prepare a report to the Office of Historic Preservation using the Commission's input, which will be agendized for the Commission's review on March 26, 2015.

She also requested that the Commission provide a notice to staff of their attendance at the March 26, 2015 meeting since we will have a number of Commissioner conflicts.

VIII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Haughey provided information on her research on the issue of providing notification on the title report.

Commissioner Macenski noted that three Commissioners attended the historic preservation workshop in San Francisco.

IX. ADJOURNMENT

Vice-Chair Van Landschoot adjourned the meeting at 9:12 p.m.