



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING MINUTES

**City Hall Commission Room
Thursday, March 27, 2014
6:30 P.M.**

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

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

Absent: None

Staff Present: Nancy Kaufman, Interim Land Use Manager
Amy Million, Principal Planner/Recording Secretary
Suzanne Thorsen, Associate Planner

C. Reference to Fundamental Rights of Public

II. ADOPTION OF AGENDA

On a motion of Commissioner Delgado, seconded by Commissioner Van Landschoot, the Agenda was approved by the following vote:

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

Noes: None

Absent: None

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT – None.

B. PUBLIC COMMENT – None.

IV. PRESENTATION

A. REVIEW OF PRELIMINARY PLAN AND USE FOR THE COMMANDING OFFICER'S QUARTERS (COQ):

Ms. Million introduced Carter Rankin, founder of Carter's Biz Café and expressed the apologies of Mario Giuliani, Economic Development Manager for not being able to make it this evening.

Mr. Carter gave a presentation on his proposed use of the COQ.

The Commission asked various questions regarding the use of the buildings, the availability of the rooms for the public to rent space for presentations, interior renovations, operating details, Benicia history displays, exterior maintenance of the building and landscaping.

Chuck Maddox, resident, encouraged city staff and responsible commissions to protect the building through the process.

Donnell Rubay, resident, requested clarification on the availability of the floor plan, the naming of the "Great Room" and if there will be an opportunity for members of the community to participate in how the business will display Benicia's history.

The Commission asked if the interior changes will be brought before the Commission for approval. Staff will follow up with the Commission.

The Commission encouraged Mr. Rankin to discuss the proposal with the historic preservation community, including the Benicia Historical Museum and the Benicia Historic Society.

V. ELECTION OF OFFICERS

On a motion of Commissioner Van Landschoot, seconded by Commissioner Trumbly for the election of Commissioner Delgado as Chair and on a motion of Chair Haughey, seconded by Commissioner von Studnitz for the election of Commissioner Van Landschoot as Vice-Chair, were approved by the following vote:

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

Abstain: None

VI. CONSENT CALENDAR

On a motion of Commissioner Trumbly, seconded by Commissioner Van Landschoot, the Consent Calendar was approved by the following vote:

Ayes: Commissioners Haughey, McKee, Trumbly and Van Landschoot, von Studnitz, and Chair Delgado
Noes: None
Absent: None
Abstain: Commissioners von Studnitz and McKee (item VI. B only)

A. APPROVAL OF MINUTES OF JANUARY 23, 2014 REGULAR MEETING

B. DESIGN REVIEW TO ADD TWO WINDOWS TO THE REAR FACADE OF THE RESIDENCE AT 155 WEST J STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

14PLN-00001 Design Review
155 West J Street
APN: 0087-16-4230

RESOLUTION NO. 14-1 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW FOR THE ADDITION OF TWO WINDOWS TO THE REAR FACADE OF THE RESIDENCE AT 155 WEST J STREET (14PLN-00001)

VII. REGULAR AGENDA ITEMS

Commissioner McKee noted his work as the architect on the projects for Items VII. A and VII. B. and recused himself for the remainder of the meeting.

A. DESIGN REVIEW TO REPLACE FOUR ALUMINUM WINDOWS AND INSTALL WOOD LAP SIDING ON THE SIDE FACADES OF THE COMMERCIAL STRUCTURE AT 305 FIRST STREET; AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

14PLN-00017 Design Review
305 First Street
APN: 0089-243-14

Ms. Thorsen provided a brief presentation on the project.

Commission requested clarification on the historic status of the building.

Phil Joy, applicant, gave a brief overview and presented the Commission with large samples of the proposed building materials.

Chuck Maddox, resident, commented favorably on the previous work by Phil Joy and considered this project to be an improvement to the building.

**RESOLUTION NO. 14-2 OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW TO
REPLACE FOUR ALUMINUM WINDOWS AND INSTALL WOOD LAP SIDING ON
THE SIDE FACADES OF THE COMMERCIAL STRUCTURE AT 305 FIRST STREET
(14PLN-00017)**

On a motion of Commissioner Haughey, seconded by Commissioner Van Landschoot, the above resolution was approved by the following vote:

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

- B. DESIGN REVIEW TO CONSTRUCT A TWO-STORY, 460 SQUARE FOOT ADDITION TO THE REAR AND TWO, ONE-STORY ENCLOSED PORCHES TO THE NORTH AND EAST ELEVATIONS OF THE EXISTING BED & BREAKFAST AT 145 EAST D STREET; AFTER DETERMINING THAT THE PROJECT IS EXEMPT FROM CEQA**
14PLN-00018 Design Review
145 East D Street
APN: 0089-372-250

Ms. Million provided an overview of the project.

Carol Ruebsamen, representative of the project architect, gave a presentation of the project highlighting the design elements. She noted that not all doors associated with the porch enclosure will be functional.

Stephen David, applicant, stated that the windows will be true divided lights. He provided additional information on the work that he is doing on the building, stating that he feels this is a good design.

Commission asked if he had considered triple-pane for noise. Mr. David confirmed that he will likely need to put in double-pane for insulation purposes.

Chuck Maddox, resident, expressed his support of the project.

Bob Serrat, 1109 West K Street, expressed that the addition to the rear is

minimal. He noted he has stayed at the bed and breakfast and can see all the effort Mr. David had put into the property.

Public comment was closed.

Commission requested clarification on the review process if the building were to be a historic contributor. Staff clarified that there would have been analysis of the Secretary of the Interior Standards and a different analysis of in the Downtown Historic Conservation Plan.

Chuck Maddox, resident, provided a brief history of the building.

RESOLUTION NO. 14-3 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW FOR REAR ADDITION AND TWO ENCLOSED PORCHES AT 145 EAST D STREET (14PLN-00018)

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

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

C. DISCUSSION ITEM – HISTORIC AWARDS

Commissioner Van Landschoot provided an overview of where the City is on a plaque program. Requested that the Commission review the list of Mills Act properties and come back with suggestions of which would be good candidates for recognition.

Ms. Million provided guidance to the Commission on the next steps. City Council would have to approve a program.

Ms. Million introduced Nancy Kaufman, interim Planning Manager. Ms. Kaufman suggested using sample programs from other jurisdictions.

Commissioner von Studnitz volunteered to be a member of the work group with Commissioner Van Landshoot and Chair Delgado.

Staff provided suggestions for when the work group is developing criteria for the program.

VIII. COMMUNICATIONS FROM STAFF

Ms. Million stated that May is preservation month reminding Chair Delgado of the City Council proclamation in May and encouraged them to think about what they want to do and provide that at the April meeting.

IX. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Haughey and Commissioner Trumbly distributed a copy of the draft Historic Preservation brochure to the Commission for their review before it is presented at the April HPRC meeting.

Commissioner Haughey commented on the properties that do work without Design Review approval and those who do not maintain their properties.

Staff clarified the code enforcement process.

X. ADJOURNMENT

Chair Delgado adjourned the meeting at 8:37 p.m.