

August 25, 2011

BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

REGULAR MEETING AGENDA

City Hall -- Commission Room

Thursday, August 25, 2011

6:30 P.M.

I. OPENING OF MEETING:

A. Pledge of Allegiance

B. Roll Call of Commissioners

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:

III. OPPORTUNITY FOR PUBLIC COMMENT

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject matter jurisdiction of the Historic Preservation Review Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda. Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on commissioners, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

A. WRITTEN COMMENT

B. PUBLIC COMMENT

IV. PRESENTATIONS

V. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Historic Preservation Review Commission or a member of the public by submitting a speaker slip for that item.

*Any Item identified as a Public Hearing has been placed on the Consent Calendar because it has not generated any public interest or dissent. However, if any member of the public wishes to comment on a Public Hearing item, or would like the item placed on the regular agenda, please notify the Community Development Staff either prior to, or at the Historic Preservation Review Commission meeting, prior to the reading of the Consent Calendar.

Approval of [Minutes of July 28, 2011](#)

VI. REGULAR AGENDA ITEMS

301 & 305 First Street – DESIGN REVIEW

11PLN-00039 – Design Review

301 & 305 First Street, APN: 089-243-140

PLEASE NOTE: if viewing online, the oversize attachments to this item are not posted to the website -- however, they are available at the Public Works & Community Development Office or in the Benicia Public Library in the August 25, 2011 Historic Preservation Review Commission Packet.

PROPOSAL:

On October 23, 2008, the HPRC approved Design Review to modify an existing single-story structure at 301 First Street by raising it and adding a story underneath. Design Review approvals are valid for two years unless made permanent by issuing a Building Permit. Because no building permits have been issued, approval for this project has expired. The applicant is requesting Design Review approval once again based on the same submission presented to the Commission on October 23, 2008. In addition, the applicant requests installation of a service delivery ramp and door to an adjacent single story structure, which is a Contributing structure to the Downtown Historic District and located at 305 First Street.

Recommendation: Approve proposed modifications to an existing structure at 301 First Street to accommodate new retail and office uses, and a new service ramp and door at 305 First Street, based on the findings and subject to the conditions listed in the proposed resolution.

VII. COMMUNICATIONS FROM STAFF

VIII. COMMUNICATIONS FROM COMMISSIONERS

IX. ADJOURNMENT

Public Participation

The Benicia Historic Preservation Review Commission welcomes public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Historic Preservation Review Commission allows speakers to speak on agendized and non-agendized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Historic Preservation Review Commission.

Should you have material you wish to enter into the record, please submit it to the Commission Secretary.

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting Procedures

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action the Commission may take.

The Historic Preservation Review Commission may not begin new public hearing items after 11 p.m. Public hearing items, which remain on the agenda, may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Historic Preservation Review Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Historic Preservation Review Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Historic Preservation Review Commission decisions that are final actions, not recommendations, are considered by the Planning Commission. Appeals must be filed in the Public Works & Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

Public Records

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Public Works & Community Development Department during regular working hours. The Public Works & Community Development Department is open Monday through Friday (except legal holidays), 8:30 a.m. to 5 p.m. (closed from noon to 1 p.m.). Technical staff is available from 8:30 - 9:30 a.m. and 1:00 - 2:00 p.m. only. If you have questions/comments outside of those hours, please call 746-4280 to make an appointment. To the extent feasible, the packet is also available on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Public Works & Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Commission Room. If you wish to submit written information on an agenda item, please submit to Lisa Porras, Senior Planner, as soon as possible so that it may be distributed to the Historic Preservation Review Commission.

 [July 28, 2011 Draft Minutes](#)

 [Staff Report for 301 and 305 First Street](#)



**BENICIA HISTORIC PRESERVATION REVIEW COMMISSION
REGULAR MEETING MINUTES**

**City Hall Commission Room
Thursday, July 28, 2011
6:30 P.M.**

I. OPENING OF MEETING:

- A. Pledge of Allegiance**
- B. Roll Call of Commissioners**

Present: Commissioners Haughey, McKee, Taagepera, Van Landschoot, and Chair Crompton

Absent: Commissioner Mang (excused) and Commissioner White

Staff Present:

Charlie Knox, Director
Mike Roberts, Senior Civil Engineer
Doug Vu, Associate Planner
Gina Eleccion, Management Analyst

- 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 Haughey, seconded by Commissioner Taagepera, the agenda was adopted, as presented, by the following vote:

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

Absent: Commissioners Mang and White

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT

None.

B. PUBLIC COMMENT

None.

IV. PRESENTATIONS

None.

V. CONSENT CALENDAR

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

Ayes: Commissioners Haughey, McKee, Taagepera, Van Landschoot and Chair Crompton

Noes: None

Absent: Commissioners Mang and White

Abstain: None

A. Approval of Minutes of June 23, 2011

VI. REGULAR AGENDA ITEMS

A. 963 JEFFERSON STREET – DESIGN REVIEW

08PLN-00028 – Design Review

963 Jefferson Street, APNs: 0080-150-020 and 0080-150-030

PROPOSAL:

The property owner requests design review approval to rehabilitate the Officers Quarters Duplex located at 963 Jefferson Street in the Benicia Arsenal Historic District for future use as a Bed and Breakfast Inn and Restaurant. The primary elements of the proposed project include:

- 1) Demolition of the existing brick moat retaining wall and enlargement of the moat on the east, south and west facades that includes the construction of a new moat with a concrete-masonry unit (CMU) retaining wall;
- 2) Reconstruction of the east veranda, including replacement of the existing sandstone piers with a CMU wall that will also serve as the expanded moat retaining wall, restoration of the original wood

balustrades and replacement of the wood Corinthian columns with polymer replicas;

- 3) Reconstruction and enlargement of the moat at the northwest corner of the building that will function as a sub-grade courtyard and be used for restaurant dining. The new courtyard will span approximately 35-feet at its widest area and extend approximately 80-feet along the west-facing façade. The removal of a mature sycamore tree will be necessary to construct this element; and
- 4) Reconstruction and enlargement of the south-facing entry porch that includes constructing the base with CMU and cladding with stucco or covered with wood lattice, constructing new stairs, new polymer Corinthian columns to support the roof, restoring the original pilasters, constructing a new porch roof and replacing wood tongue-and-groove decking.

Recommendation: Approve a design review request for exterior modifications to the existing Officers Quarters Duplex located at 963 Jefferson Street, based on recommended modifications by staff, the findings and subject to the conditions of approval set forth in the proposed resolution.

Doug Vu, Associate Planner, gave an overview of the project. He summarized the above four points related to the rehabilitation. He noted the following:

1. Existing moat be retained/preserved where moat is not being enlarged.
2. Where east veranda is being reconstructed, staff is recommending the wall be constructed of concrete piers faced in sandstone or that the proposed windows be substantially enlarged to give the appearance of an open underside, providing the basement with light and air.
3. Regarding the sunken courtyard, staff recommends that historic materials from other parts of the building are not used so as to not create an false sense of history.
4. Regarding the wood columns, staff recommends a professional conservator be consulted to determine if the columns could be preserved.
5. Regarding the original entry, staff recommends an extension along the perimeter to be designed/constructed so that the original porch could be restored in the future.

Doug Vu noted that the applicant agreed to revise the project description.

Commissioners asked questions of staff. Doug Vu noted that the existing porch depth is 5', and applicant wishes to extend the deck to 8'6". Only the depth of the porch would be increased, not the width. The Page & Turnbull report was referenced related to the columns. Doug Vu noted that the form and design of the columns are important, particularly if it is economically infeasible to use original materials. There was a question about the moat. Doug Vu noted that the Secretary of the Interior (SOI) Standards acknowledge that rehabilitation allows for modern accommodations. Regarding the bricks, there was a comment that possibly the bricks could be used for a path or on another part of the property. The height of the rail was discussed. The Historical Building Code applies, so the rail height can be original. The restrooms were discussed. The location of the bathrooms was changed based on the March site visit.

Mark Mitchell, Attorney for Applicant – He noted that his client is prepared to make changes to comply with staff's recommendations. He noted that the corner moat will still retain all of the original materials. He noted that he submitted a letter to the Commission. He noted that the top of the columns are wood. He further noted that wood columns are twice the cost of polymer.

There were questions about the wood columns related to how the columns were done at the Commanding Officer's Quarters. The applicant noted that with the drains, there was no room for interior supports on many of the columns. Much of the wood was very deteriorated. The bathrooms were moved to provide more visibility from the lower windows.

The public hearing was opened.

Dana Dean, Attorney for Amports – She raised procedural issues regarding CEQA. She challenged the Categorical Exemption. She stated that the project would need to be pulled back and redefined. She does not believe that an 11th hour modification of project description is acceptable. She believes this should be continued. She stated that there are inaccuracies in the letter written by Mark Mitchell.

Curt Hoffman, resident – he commented that there are too many roadblocks being put up for this project. There should be common sense used. We should be promoting businesses and tourism.

A resident stated that she does not understand why anyone would object to this project. We need the business in this town.

Reed Robbins, Jefferson Street Mansion owner – She noted that she has been attending meetings related to this project. She is concerned with some of the comments that have been made. She commented on her efforts at the

Mansion. She noted that there had been inappropriate uses in the past. She noted that her project is a rehabilitation. Tourism is important to this town. She asked for no loud construction on the weekends.

Pat Lopes, resident – She commented that this is a wonderful enhancement to the community. She thinks the project is worth it.

Karen Burns, resident – She hopes that the Commission continues to work to have the best possible project and does not feel pressured to make a decision. She does not understand the need to widen the porch.

Mark Mitchell, Attorney – provided a rebuttal. He noted that there was a workshop in January. The applicant had hired Page & Turnbull, who made a series of recommendations. A site visit was held after the report was reviewed and the workshop was held. Staff's analysis incorporated recommendations that were made. He referenced the SOI Standards, which allow for new construction to be differentiated from the original. He noted that Dana Dean had requested deed restrictions on the property on behalf of Amports.

The public hearing was closed.

Commissioners discussed the project and the process. Charlie Knox stated that if the Commission has to add conditions of approval to mitigate potential environmental impacts, the project would not be exempt; however, since the applicant has revised the project description, this is not an issue.

Commissioners commented they would like to have revised plans to take action on. Commissioners would like to discuss all of the elements. The bathrooms are an issue. Material samples would be appreciated. More detail on the fence and lattice detail on the east elevation are needed. The railing along the perimeter should be the original height. The Historical Building Code applies on this property. The sandstone veneer was discussed.

Commissioners noted that the process is the same as all projects. If the project is consistent with the SOI Standards, then the project is exempt. The Commission has previously added conditions to projects to comply with the SOI Standards. A cost analysis of polymer vs. wood was requested. It was also requested to determine if polymer has been used on any National Register properties. There was a request to have a conservator look at the south porch to determine if any elements could be used on other portions of the property. Analysis of the bathrooms should be done for consistency with the SOI Standards. Rehabilitating this building is an extremely important project.

Commissioners requested more information/gave direction on the following:

1. Design of bathrooms
2. Details of lattice wall, dimensions, materials.
3. Railings to be constructed per the Historical Building Code
4. Consensus reference is to reconstruct front porch at original size
5. More information on columns, cost analysis, precedent on National Register properties
6. Wrought iron rail details
7. Revised plans showing above changes

It was noted by one commissioner that the Page & Turnbull report did not state that the south porch could not be widened.

Commission recommended this item be continued until the above items have been addressed.

A recess was called at 8:20 p.m. The meeting was reconvened at 8:25 p.m.

B. STREETLIGHT IMPROVEMENTS FOR THE BENICIA INTERMODAL FACILITIES PROJECT AT FIRST AND MILITARY

PROPOSAL:

As part of the Intermodal Facilities Project, streetlight improvements are proposed in the vicinity of First and Military. The proposed streetlight improvements implement a number of Benicia Main Street's recommendations to the maximum extent allowable by the grant, which requires that improvements be constructed within the defined project area and provide connectivity to the transit stop. The Commission is being asked to review the locations and styles of the proposed historic-style streetlights. No other aspects of the project will be reviewed or discussed.

Recommendation: Recommend that, as part of the downtown Intermodal project, existing streetlights be replaced with the historic gooseneck streetlights along Military West and First Street between West 2nd and West K and historic lantern pedestrian streetlights be installed in the planter strip along West 2nd between West K and Military West.

Mike Roberts, Senior Civil Engineer, gave a brief overview. He noted that there are existing lights proposed for replacement, as well as new, pedestrian-scaled lantern lights proposed for installation on West 2nd between Military and K. It was noted that the existing traffic signal at Military and First Street will be replaced. It was proposed to paint the new hardware Benicia Blue. It was noted that this will also go to the Parks, Recreation and Cemetery Commission with HPRC's comments. It was further noted that the gooseneck lights are

primarily for streets and the lanterns are for sidewalk lighting. Mike Roberts stated that construction will take place Spring 2012.

Carl Lusted, resident – He questioned if the lights on West 2nd Street would be placed between the sidewalk and curb. Staff confirmed that this was true. He suggested removing the trees to install the lights and then replanting trees in relation to the light poles. He would like lights on West K as well.

Karen Burns, resident – She is glad to see consistency with the lights on First Street. She questioned if the light bulbs were changed. Charlie Knox stated that the bulbs have not been replaced, but he would have someone look at the lights to see if there is an issue.

VII. COMMUNICATIONS FROM STAFF

A. CALIFORNIA PRESERVATION FOUNDATION DESIGN AWARD – HISTORIC CONTEXT STATEMENT

Gina Eleccion noted that the City is proud to have received a Preservation Design Award. She thanked the Commissioners and Committee Members (Toni Haughey, Leann Taagepera, Jerry Hayes, and Bonnie Silveria). This project was truly a team effort. In addition, Charlie Knox noted that Gina Eleccion received an exceptional achievement award from the City for her work on this project.

Charlie Knox noted that the solar installation work is beginning.

VIII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Van Landschoot commented that the Historic Context Committee should get to go to the award ceremony.

Commissioner Haughey questioned the status of the Captain Walsh House. Gina Eleccion noted that all issues have been resolved except the dormer on the western porch. The property owner would need design review approval to leave this alteration.

Commissioner Taagepera questioned the issue of a citizen attending last month and asking for a window discussion. Staff noted that he was directed by the Mayor to talk to the HPRC Chair. Staff is working on direction from the City Manager.

IX. ADJOURNMENT

Chair Crompton adjourned the meeting at 8:59 p.m.

AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION: AUGUST 25, 2011
REGULAR AGENDA ITEMS

DATE : August 18, 2011

TO : Historic Preservation Review Commission

FROM : Lisa Porras, Senior Planner

SUBJECT : **EXPAND EXISTING LUMBER DRYING SHED TO ACCOMMODATE RETAIL AND OFFICE USES AT 301 FIRST STREET AND INSTALL NEW SERVICE RAMP AND DOOR AT 305 FIRST STREET**

PROJECT : 11PLN-39 Design Review
301 & 305 First Street
APN 089-243-140

RECOMMENDATION:

Approve proposed modifications to an existing structure at 301 First Street to accommodate new retail and office uses, and a new service ramp and door at 305 First Street, based on the findings and subject to the conditions listed in the attached resolution.

EXECUTIVE SUMMARY:

On October 23, 2008, the HPRC approved Design Review to modify an existing single-story structure at 301 First Street by raising it and adding a story underneath. Design Review approvals are valid for two years unless made permanent by issuing a Building Permit. Because no building permits have been issued, approval for this project has expired. The applicant is requesting Design Review approval once again based on the same submission presented to the Commission on October 23, 2008. In addition, the applicant requests installation of a service delivery ramp and door to an adjacent single story structure, which is also a Contributing structure to the Downtown Historic District and located at 305 First Street.

BUDGET INFORMATION:

No fiscal impacts to the City are anticipated as a result of this project.

ENVIRONMENTAL ANALYSIS:

This project is Categorically Exempt under Sections 15331 and 15332 of the State CEQA Guidelines, which applies to projects that are consistent with the Secretary of Interior Standards for the Treatment of Historic Properties and to infill development projects, respectively.

BACKGROUND:

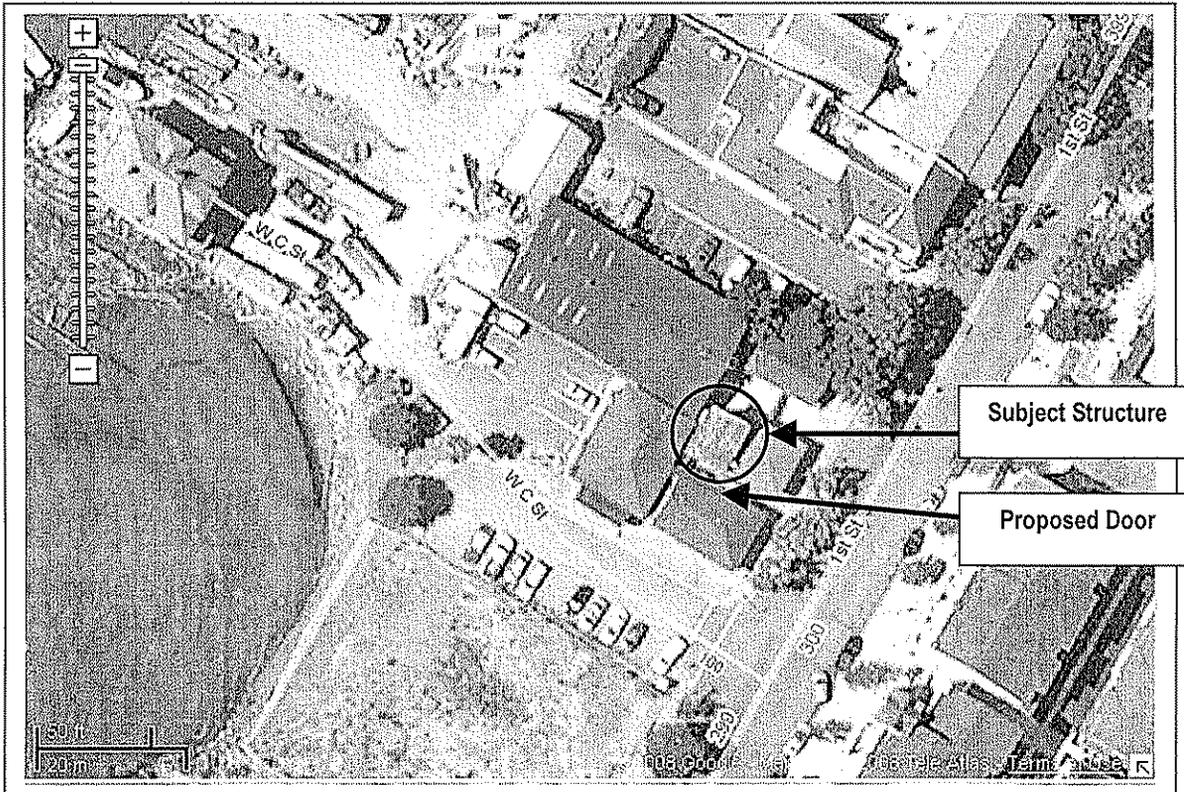
Applicant/Owner:	Steve McKee / Phil and Celeste Joy
General Plan Designation / Zoning:	Commercial Downtown / Town Core
Existing use:	previous lumber drying shed (301 First Street); previous retail antique shop (305 First Street)
Proposed use:	ground floor retail and second story office (301 First Street); retail bakery (305 First Street)
Adjacent zoning and uses:	
North:	Town Core / retail
East:	Town Core / First Street; residential & retail (Harbor Walk)
South:	Town Core / C Street, and mixed use at 221 First Street
West:	Town Core Open / historic boatyard

SUMMARY:

Project Location

The project site is located on the 300 block of First Street, between Von Pfister Alley and West C Street. (as shown in Figure 1 below).

Figure 1. Aerial photo showing the project site.



Existing Conditions and Site Context

The single-story building at 301 First Street, which had previously been used as a lumber drying shed, is situated in the interior courtyard and faces north. Previously home to Benicia Antiques, the single-story historic building at 305 First Street fronts onto First Street. All structures located on this parcel are described below in Table 1.

Table 1. Description of All Buildings Located on APN 089-243-140.

Address	Description	Historic Status
111 West C Street	Two-story office building. Located west of existing shed.	Not designated.
*301 First Street	Single-story shed.	Not designated.
*305 First Street	Single-story retail - previously home to Benicia Antiques.	Designated as a "Contributor".
307 First Street	Single story retail building. Located east of existing shed. Now an art gallery.	Designated as a "Landmark".
309 First Street	Single story retail building, home to Be Chic clothing.	Designated as a "Contributor".
Located behind shed and 309 First Street.	Two-story metal shed. Located west of existing shed.	Not designated.

*Subject structures as part of this Design Review request.

This 1.2-acre parcel has historically been used as an industrial and shipping location, as shown on a Sanborn map dated 1886. Around 1958 Joe Garske, Sr. began operating the site for marine services with boatyard and berthing facilities. In April of 2005, the property (and everything on it) was sold to Phil and Celeste Joy.

Today, the Joys maintain the historic boatyard operations but concentrate this activity on the western end of the lot. With a lot configuration of 100 feet wide by 450 feet deep, the lot provides separation between the boatyard functions and the retail uses that front First Street at the eastern end of the site.

The lumber drying shed has been in its present location for at least 50 years and is not designated as a historic resource. However, the structure at 305 First Street (built circa 1910) is designated as a Contributor to the Historic District.

Project Description

301 First Street

Modifications include raising the existing 371 sq. ft. building, constructing an additional 371 square feet below it, adding a new covered balcony on the second story and a new covered porch

on the first story, and reconfiguring the primary façade to accommodate a “gallery” frontage type.

The proposed expansion would provide for ground floor retail, while the second story would be set aside for services (e.g., office uses) as permitted by the Downtown Mixed Use Master Plan for the Town Core zone.

Building Entrances

Two entrances are proposed: one off of the primary courtyard to access the first floor, and the second off of First Street, through a new entrance gate, and up an open stairway to reach the second story.

Siding (Exterior Walls)

Siding will consist of Cedarmill HardiePlank™ vertical siding (painted dark brown) with 1 x 3 redwood battens (also painted dark brown) and vertically oriented and spaced one foot apart from another. New porch posts and second story rails will be made of wood, and left in their natural color.

Exterior Lighting

The applicant is proposing exterior light fixtures manufactured by Rejuvenation, the “Amity” model (W615), which consists of burnished antique with caramel-and-white art glass (see attachment). These fixtures will be placed at the first and second story entrances, and next to an entrance on the west elevation.

Windows and Doors

New doors and windows will be of recycled materials salvaged from other buildings (e.g. second hand products). Materials will consist of wood window frame and dressings, and Victorian style half glazed or full glazed doors in Western Red Cedar (see attachment). Because windows will be collected from recycled building materials and subject to availability, substituting window styles may be necessary (e.g., replacing awning windows with double-hung windows as described below). However, the building materials (wood doors, and wood window frames and dressings) will not change. Windows and/or doors proposed on all elevations are described below:

- North (primary façade) Elevation: first floor includes one half-glazed door framed by two picture style windows to match the front door entrance, and a single-paned window to the right of the door configuration. The second story includes two French doors, which are framed by two fixed (non-opening) windows consisting of 9 panes
- South (or rear) Elevation: includes one full glazed door for the second story entrance, and one 8-paned double hung window.
- West Elevation: includes a full-glazed door on the first floor, and one 12-paned awning style window (double-hung alternative) and one picture-style window on the second floor.

- East Elevation: includes one double hung window (4 panes) on the first floor, and one 16-paned awning window (double-hung alternative) on the second floor, and two fixed windows (non-opening) – one consisting of 9 panes and the other as single paned.

Roof Material

The single-sloped shed style roof will remain. The existing roof material is corrugated metal, gray in color. The applicant proposes to maintain this roof type and intends to match the new roof overhang (over the covered balcony) with the existing roof.

305 First Street

Modifications include a new service delivery ramp, door, and exterior handrail along the north (interior) elevation.

- Ramp: The ramp will be accessed at First Street, between the new bakery and the adjacent building, and will lead alongside the building (305 First St.) and terminate at the service door. The ramp will be concrete.
- Door: The new service door will consist of wood, sized 4' x 6' and painted to match the existing wall. Hardware for the door will be brushed nickel.
- Exterior Handrail: round steel, 1.25" to 2 " diameter, painted semi-gloss black.
- New Gate: A new fence and gate is proposed for location between the buildings at 305 and 307 First Street. The gate will consist of 2 x 5 redwood (alternating laps) painted green to match the trim at 305 First Street (the shed). The height of the fence is proposed at 5'4" with two 6'11" tall posts. In addition, a new 2 ft. 6 in. tall street wall will be placed at the build to line and in between the buildings at 305 and 307 First Street, at the beginning of the ramp. Materials for the street wall will be redwood, painted green to match the trim at 305 First Street.

Project Analysis

Both structures are located in the Downtown Historic District and regulated by the following documents:

- Downtown Historic Conservation Plan – Design Guidelines for Lower First Street: Street Wall Buildings with Roof (Type 2) and Type 2 Street Wall Commercial Buildings
- Downtown Mixed Use Master Plan – Town Core Zone

The historic structure at 305 First Street (proposed bakery) must also be evaluated according to the Secretary of the Interior Standards for the Treatment of Historic Properties, Standards and Guidelines.

This project meets all of the applicable development regulations set forth in the Town Core zone.

For the most part, the project is consistent with applicable guidelines from the Downtown Historic Conservation Plan. The following table provides a discussion of specific guidelines that may warrant further evaluation from the Commission. The HPRC, during its previous evaluation of this application, found the proposed project consistent with the Downtown Historic Conservation Plan. Accordingly, the conditions of that approval are repeated in the attached Resolution, including Condition #10 pertaining to the operations of the boatyard.

Table 3. Consistency with the Downtown Historic Conservation Plan

Downtown Historic Conservation Plan			
Types 1 and 2: Street Wall Commercial Buildings			
Policy 1	Scale, Proportion and Façade Composition: Retain traditional façade elements and proportions of the façade composition and repeat them in new or renovated buildings.		
			<u>Discussion</u>
	Guideline 1.5	Generally, avoid more “modern” window types such as awning style or single-lite casement windows.	<i>Only two awning style windows are proposed. If this style cannot be acquired then these windows will be double hung. With wood frames and dressings, along with multiple panes divided by muntins, these awning windows could not achieve a “modern” look.</i>
	Guideline 1.6	Use translucent or transparent glazing in the transom area above display windows and doors.	<i>None proposed. Instead, the applicant proposes to locate business signage above the first floor’s main entrance. Guidelines, are meant to have some flexibility in their application. Because the primary storefront does not face First Street, strict application of this guideline may not be warranted.</i>
	Guideline 1.7	Recess entries to upper and lower floors to provide a transition between exterior and interior spaces.	<i>The covered porch on the first floor functions as a transition from the outdoor courtyard area into the interior space of the first floor – thereby meeting the intent of this guideline. The second story entrance is not recessed, however the stairways provide a vertical transition from the outdoor exterior to the interior second story space.</i>
	Guideline 1.8	Provide a clearly visible and enclosed entry to upper floors from the street. Avoid open-air stairways which can disrupt the continuity of the street wall, especially along First Street.	<i>The upper story entrance is not enclosed. However, the new entrance gate (fence) off of First Street marks a visible entrance to the stairs that lead up to the second story entrance. Continuity of the street wall is lacking due to the pre-existing 10.5 ft. separation between the historic buildings at 305 and 307 First Street. However, a horizontal connection (street wall) between the two structures would help create building continuity along First Street.</i>
Policy 4	Roofing Materials: Roofing materials should be appropriate to the type, form and style of the building.		
			<u>Discussion</u>
	Guideline 4.1	Where roof forms area visible, composition shingles in neutral colors should generally be used.	<i>The applicant proposes to maintain the existing shed roof, which is corrugated metal with a gray color (innate to the material). This material will be extended onto the new roof for the covered balcony.</i>

	Guideline 4.2	Higher quality materials such as sheet metal or copper roofing or flat concrete or slate tiles may be appropriate in some cases. Architectural features such as towers, cupolas, or porticoes may be roofed in these materials. They may also be appropriate for projects in waterfront locations and will be considered on a case by case basis. Care should be taken that the roof form and/or materials does not become the dominant design element, however.	<i>As noted above, the shed roof will be corrugated metal, and this feature will be extended onto the new covered balcony on the second story. Because the primary façade is oriented towards the courtyard and not directly onto First Street, the roof would not dominate the remodeled shed.</i>
Policy 6	Colors and Finishes: Colors and finishes should be appropriate to the nature of the material, the historic character of the district, the style of building and the climate and quality of light in Benicia.		
			<i>Discussion</i>
	Guideline 6.4	Where building facades are painted, the wall color should be light to medium, ranging from off-whites and pale neutral pastels to earth-toned neutral colors. Avoid bright whites and deep, dark colors.	<i>The applicant proposes to paint the exterior walls in a dark brown color to match the existing color of the shed.</i>
	Guideline 6.9	Metal roofing (if specifically approved) should be selected in subdued colors that will not present a jarring contrast with other historic buildings and roof colors and will not fade over time.	<i>The gray color of the metal roof would not create a sharp contrast with adjacent buildings.</i>

Secretary of the Interior Standards for the Treatment of Historic Properties, Standards and Guidelines – As Applied to 305 First Street (proposed bakery).

Standards:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed ramp, service door and exterior handrail will be located on the interior side of the structure that has been covered with aluminum sliders as stated in the attached historic survey. Because this siding has lost its integrity over the years, the insertion of a new service door will not alter any retained character-defining features. In addition, the historic survey does not call out any site features. Accordingly, the new service ramp that is proposed in an area between buildings would not alter any sensitive site attributes.

For these reasons, staff has no concerns with the proposed modifications as they are found to be consistent with the Secretary of Interior Standard's for the Treatment of Historic Properties.

Guidelines:

The Secretary of the Interior Guidelines for *rehabilitation* state that "it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes." The guidelines recognize that alterations may include cutting new entrances. The guidelines further go on to state "designing and installing additional entrances when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-

character-defining elevations” is acceptable. Ramps are acceptable as long as they are “unobtrusive as possible and assure the preservation of historic relationship between the building or buildings and the landscape.”

The new service ramp and door, plus exterior handrail, are consistent with the intent of the Secretary of the Interior Treatment for Historic Properties, Guidelines for Rehabilitation.

C. Conclusion

Because the project is consistent with the objectives of the Downtown Historic Conservation Plan, the applicable provisions of Title 17 of the Benicia Municipal Code, the Downtown Mixed Use Master Plan, and the Secretary of the Interior Standards for the Treatment of Historic Properties, staff recommends that the Historic Preservation Review Commission approve modifications to the existing buildings at 301 and 305 First Street based on the findings and subject to the conditions listed in the attached resolution.

FURTHER ACTION:

The Historic Preservation Review Commission action will be final unless appealed to the Planning Commission within ten (10) business days.

Attachments:

- Draft Resolution
- Staff Report and Accompanying Resolution 08-12, approved October 23, 2008
- Project Plans
- Primary Record for 305 and 307 First Street (Historic Resource Survey, Form 523A&B)
- Photographs
- Materials

**If viewing online, these attachments are available to view in the Community Development Department or in the Benicia Public Library in the August 25, 2011 Historic Preservation Review Commission packet.*

DRAFT RESOLUTION

RESOLUTION NO. 11- (HPRC)

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION
OF THE CITY OF BENICIA APPROVING MODIFICATIONS TO THE EXISTING
LUMBER DRYING SHED AT 301 FIRST STREET AND INSTALLATION OF A NEW
SERVICE DELIVERY DOOR AT 305 FIRST STREET**

WHEREAS, Phil and Celeste Joy have requested Design Review approval for modifications to existing buildings located at 301 First Street and 305 First Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on August 25, 2011 conducted a public hearing and reviewed the proposed project;

NOW, THEREFORE, BE IT RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby approves the design of the expanded structure at 301 First Street and installation of a new door at 305 First Street ; and

BE IT FURTHER RESOLVED THAT the Historic Preservation Review Commission finds that:

- a) The proposed development is consistent with the objectives and the applicable provisions of Title 17 of the Benicia Municipal Code, the Downtown Mixed Use Master Plan, and the Downtown Historic Conservation Plan;
- b) The location and configuration of the modified structure is visually harmonious with their site and with surrounding sites and structures, and does not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use;
- c) The architectural design of the structure, its materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located;
- d) The proposed building modifications and the proposed conditions of approval are consistent with the Downtown Historic Conservation Plan, Title 17 of the Benicia Municipal Code as applicable, and the Downtown Mixed Use Master Plan, and the Secretary of the Interior Standards for Treatment of Historic Properties and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed project, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

BE IT FURTHER RESOLVED THAT the Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

1. The plans submitted for the building permit and development and construction shall substantially comply with the submitted elevations and floor plans date stamped

August 18, 2011 prepared by Steve McKee-Architect, consisting of seven (7) sheets marked Exhibit A (for 301 First Street); and Sheets 1 and 2 date stamped August 15, 2011 (for 305 First Street) marked Exhibit B and attached to this resolution on file with the Public Works and Community Development Department, except as modified by the following conditions.

2. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
3. Proposed windows shall be consistent in style and in materials.
4. Any alteration of the approved plans, including substitution of materials, shall be requested in writing and reviewed and approved by the Public Works and Community Development Director or designee prior to changes being made in the field.
5. Prior to issuance of a building permit, the applicant must submit samples, photos, and descriptions of all recycled windows and doors to the Community Development Director or designee for review.
6. All proposed signs must comply with Title 18. A sign or sign program permit is required for all on-site signs.
7. The first floor restroom must be ADA compliant. Prior to issuing a building permit, a revised set of plans must be submitted to reflect this condition and approved by the Building Official.
8. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.
9. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the installation of fire hydrant(s) if required by the Fire Department. Improvements shall be designed by a Registered Civil Engineer in compliance with the City's Engineering Design Standards, Standard Plans and all applicable City Ordinances including 15.64 Storm Water Management. The applicant shall ensure that all proposed improvements comply with all provisions of City of Benicia Stormwater Management and Discharge Control Ordinance. The applicant shall use storm water quality BMPs to prevent sediments or pollutants from entering the storm drain system or watercourses. The impact of the proposed improvements on the storm drain system and watercourses shall be mitigated with storm water quality BMPs such that the rate of post construction runoff is no greater than preconstruction runoff to the extent practicable. Maintenance responsibility of Post Construction BMPs is the responsibility of the property owner and a signed Operation and Maintenance agreement must be submitted to the City. Prior to issuance of a Certificate of Occupancy the applicant shall complete all of the required improvements.

10. As defined under Title 17 use definitions, the existing boatyard operations are classified under Marine Sales and Services and Vehicle/Equipment and Repair. Because the boatyard has been a historic use on a portion of this property, and given this existing application to modify a portion of the site (shed expansion) the City requires the following:
 - a. Pursuant to BMC 17.70.100 (Site Regulations for Service stations, vehicle/equipment repair, and automobile washing) and 17.70.200 (Outdoor facilities) an 8 ft. tall fence is required to screen and protect views along the north and south sides of the wharf. The design and location of the fence must be reviewed by the Public Works and Community Development Director prior to receiving a building permit for the building at 301 First Street. And, prior to receiving a certificate of occupancy for the building at 301 First Street, the applicant is required to install the fence.
 - b. In addition, on all dry land area (including the wharf), no outdoor storage of inoperative vehicles and/or boats is allowed beyond a maximum of 30 days. Vehicles and/or boats may be stored indoors (e.g. inside the existing metal shed) for any length of time, but are limited to outdoor storage for a maximum of 30 days.
 - c. All boats, barges, and floating craft must be moored and confined within the area of the subject property.
11. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * * *

On motion of Taagepera, seconded by White, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on August 25, 2011 by the following vote:

Ayes:

Noes:

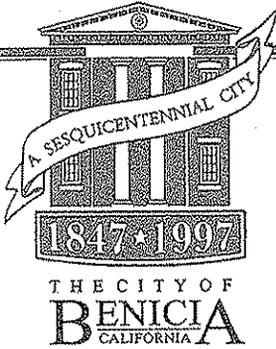
Absent:

Abstain:

David Crompton
Historic Preservation Review Commission Chair

**PREVIOUS STAFF REPORT AND
ACCOMPANYING RESOLUTION 08-12
APPROVED OCTOBER 23, 2008**

(If viewing online, this attachment is available to view in the Community Development Department or in the Benicia Public Library in the August 25, 2011 Historic Preservation Review Commission packet)



CITY HALL • 250 EAST L STREET • BENICIA, CA 94510 • (707) 746-4200 • FAX (707) 747-8120

October 28, 2008

Phil and Celeste Joy
111 West C Street
Benicia, CA 94510

RE: Design Review Application No.08PLN-15
301 First Street
Benicia, CA 94510
APN 089-243-140

Dear Phil and Celeste:

The Historic Preservation Review Commission approved Design Review to expand the existing shed to retail and office space at 301 First Street, based on the findings and conditions listed in Resolution No. 08-12 (enclosed).

The Commission's decision is final ten (10) business days from the date of approval unless an appeal to the Planning Commission is filed. The deadline to file an appeal with the Historic Preservation Review Commission is 5 PM, Thursday, November 6, 2008.

If you have any questions, please call me at (707) 746-4277.

Sincerely,

Lisa Y. Porras, AICP, Senior Planner
Planning Division
Community Development Department

Encl: Resolution No. 08-12

RESOLUTION NO. 08-12 (HPRC)

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION
OF THE CITY OF BENICIA APPROVING MODIFICATIONS TO THE EXISTING
LUMBER DRYING SHED AT 301 FIRST STREET**

WHEREAS, Phil and Celeste Joy have requested Design Review approval for modifications to an existing building located at 301 First Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on October 23, 2008 conducted a public hearing and reviewed the proposed project;

NOW, THEREFORE, BE IT RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby approves the design of the expanded structure at 301 First Street ; and

BE IT FURTHER RESOLVED THAT the Historic Preservation Review Commission finds that:

- a) The proposed development is consistent with the objectives and the applicable provisions of Title 17 of the Benicia Municipal Code, the Downtown Mixed Use Master Plan, and the Downtown Historic Conservation Plan;
- b) The location and configuration of the modified structure is visually harmonious with their site and with surrounding sites and structures, and does not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use;
- c) The architectural design of the structure, its materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located;
- d) The proposed building modifications and the proposed conditions of approval are consistent with the Downtown Historic Conservation Plan, Title 17 of the Benicia Municipal Code as applicable, and the Downtown Mixed Use Master Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed project, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

BE IT FURTHER RESOLVED THAT the Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

1. The plans submitted for the building permit and development and construction shall substantially comply with the submitted elevations and floor plans date stamped September 25, 2008 and October 15, 2008 prepared by Steve McKee-Architect, consisting of five (5) sheets marked Exhibit A, attached to this decision of record on

file with the Community Development Department, except as modified by the following conditions.

2. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
3. The Community Development Director shall determine whether the proposed building's first floor height could be constructed at 10 ft. tall, rather than 12 feet tall as required under the Downtown Mixed Use Master Plan. If such determination cannot be made, the building would go forward as planned with a 12 ft. tall first floor height.
4. Proposed windows shall be consistent in style and in materials.
5. Any alteration of the approved plans, including substitution of materials, shall be requested in writing and reviewed by the Community Development Director or designee prior to changes being made in the field.
6. Prior to issuance of a building permit, the applicant must submit samples, photos, and descriptions of all recycled windows and doors to the Community Development Director or designee for review.
7. All proposed signs must comply with Title 18. A sign or sign program permit is required for all on-site signs.
8. The first floor restroom must be ADA compliant. Prior to issuing a building permit, a revised set of plans must be submitted to reflect this condition and approved by the Building Official.
9. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.
10. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the installation of fire hydrant(s) if required by the Fire Department. Improvements shall be designed by a Registered Civil Engineer in compliance with the City's Engineering Design Standards, Standard Plans and all applicable City Ordinances including 15.64 Storm Water Management. The applicant shall ensure that all proposed improvements comply with all provisions of City of Benicia Stormwater Management and Discharge Control Ordinance. The applicant shall use storm water quality BMPs to prevent sediments or pollutants from entering the storm drain system or watercourses. The impact of the proposed improvements on the storm drain system and watercourses shall be mitigated with storm water quality BMPs such that the rate of post construction runoff is no greater than preconstruction runoff to the extent practicable. Maintenance responsibility of Post Construction BMPs is the responsibility of the property owner and a signed Operation and Maintenance

- agreement must be submitted to the City. Prior to issuance of a Certificate of Occupancy the applicant shall complete all of the required improvements.
11. As defined under Title 17 use definitions, the existing boatyard operations are classified under Marine Sales and Services and Vehicle/Equipment and Repair. Because the boatyard has been a historic use on a portion of this property, and given this existing application to modify a portion of the site (shed expansion) the City requires the following:
 - a. Pursuant to BMC 17.70.100 (Site Regulations for Service stations, vehicle/equipment repair, and automobile washing) and 17.70.200 (Outdoor facilities) an 8 ft. tall fence is required to screen and protect views along the north and south sides of the wharf. The design and location of the fence must be reviewed by the Community Development Director prior to receiving a building permit for the building at 301 First Street. And, prior to receiving a certificate of occupancy for the building at 301 First Street, the applicant is required to install the fence.
 - b. In addition, on all dry land area (including the wharf), no outdoor storage of inoperative vehicles and/or boats is allowed beyond a maximum of 30 days. Vehicles and/or boats may be stored indoors (e.g. inside the existing metal shed) for any length of time, but are limited to outdoor storage for a maximum of 30 days.
 - c. All boats, barges, and floating craft must be moored and confined within the area of the subject property.
 12. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * * *

On motion of Taagepera, seconded by White, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on October 23, 2008 by the following vote:

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



Chuck Mang
Historic Preservation Review Commission Chair

AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION: OCTOBER 23, 2008
REGULAR AGENDA ITEMS

DATE : October 15, 2008

TO : Historic Preservation Review Commission

FROM : Lisa Porras, Senior Planner

SUBJECT : **EXPAND EXISTING LUMBER DRYING SHED TO ACCOMMODATE RETAIL AND OFFICE USES AT 301 FIRST STREET**

PROJECT : 08PLN-15 Design Review
301 First Street
APN 089-243-140

RECOMMENDATION:

Grant Design Review approval for proposed modifications to an existing structure at 301 First Street to accommodate new retail and office uses, based on the findings and subject to the conditions listed in the attached resolution.

EXECUTIVE SUMMARY:

The applicant requests design review approval to modify an existing single-story structure (previously used as a lumber drying shed), and convert it into a two-story building for retail and office uses. Modifications include raising the existing 371 sq. ft. building, constructing an additional 371 square feet below it, adding a new covered balcony on the second story and a new covered porch on the first story, and reconfiguring the primary façade to accommodate a “gallery” frontage type. This project is located in the Downtown Historic District and is regulated by the following documents:

- Downtown Historic Conservation Plan – Design Guidelines for Lower First Street: Street Wall Buildings with Roof (Type 2) and Type 2 Street Wall Commercial Buildings
- Downtown Mixed Use Master Plan – Town Core Zone

BUDGET INFORMATION:

No fiscal impacts to the City are anticipated as a result of this project.

ENVIRONMENTAL ANALYSIS:

This project is Categorically Exempt under Section 15332 of the State CEQA Guidelines, which applies to infill development projects.

BACKGROUND:

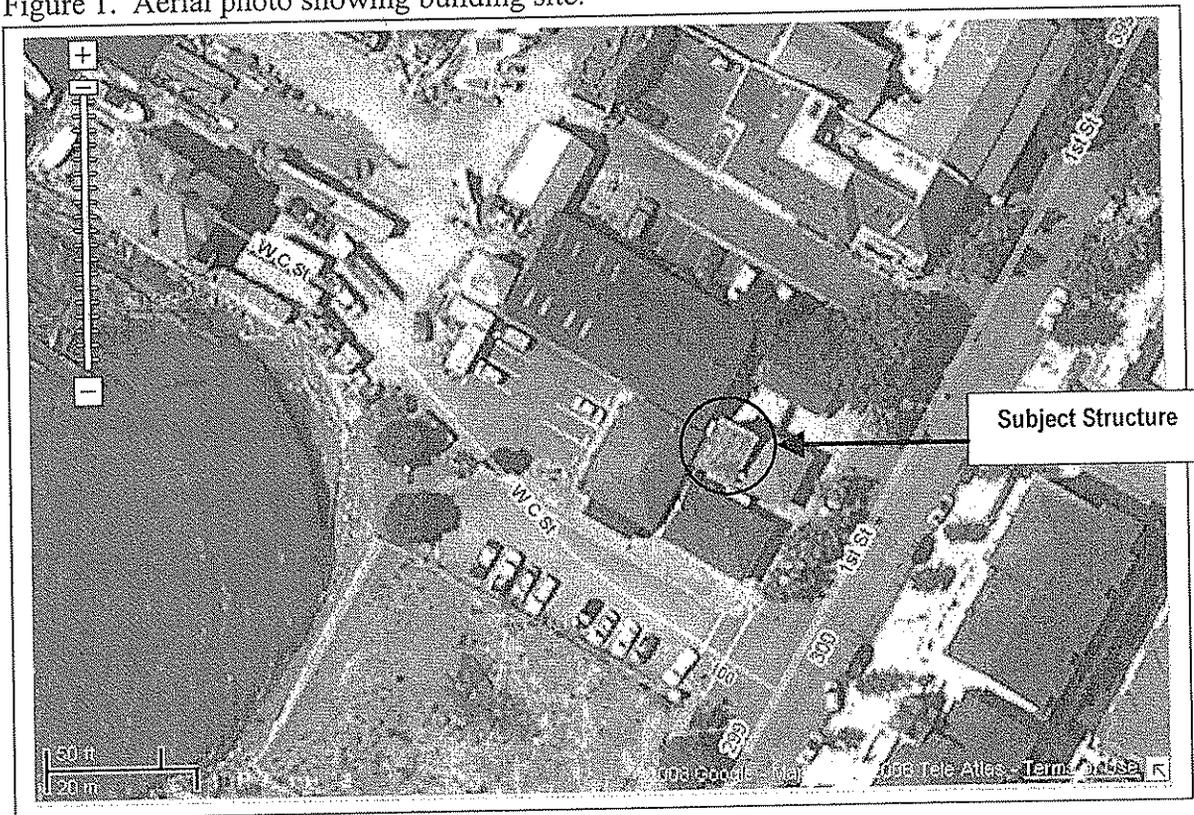
Applicant/Owner:	Steve McKee / Phil and Celeste Joy
General Plan Designation / Zoning:	Commercial Downtown / Town Core
Existing use:	lumber drying shed
Proposed use:	ground floor retail and second story office
Adjacent zoning and uses:	
North:	Town Core / retail
East:	Town Core / First Street; residential & retail (Harbor Walk)
South:	Town Core / C Street, and mixed use at 221 First Street
West:	Town Core Open / Phil Joy Housemoving & Marine Svcs.

SUMMARY:

Project Location

The project site is located on the 300 block of First Street, between Von Pfister Alley and West C Street. The building itself is situated amongst five other buildings on the same 1.2-acre parcel, immediately behind the building at 307 First Street (as shown in Figure 1 below).

Figure 1. Aerial photo showing building site.



Existing Conditions and Site Context

The existing building, which had previously been used as a lumber drying shed, is situated on a courtyard and faces north. Additional buildings surround the shed, and are described in Table 1 below.

Table 1. Description of Surrounding Buildings

Address	Description	Historic Status
111 West C Street	Two-story office building. Located west of existing shed.	Not designated or proposed to be.
305 First Street	Single-story retail - home to "Benicia Antiques". Located southeast of existing shed.	Currently designated as a "Landmark" building, with an HPRC recommendation to list as a "Contributor" pending Council approval.
307 First Street	Single story retail building. Located east of existing shed.	Currently designated as a "Landmark", with HPRC recommendation to maintain "Landmark" status pending Council approval.
309 First Street	Single story retail building, home to "Be Chic" clothing. Located northeast of existing shed.	Currently designated as a "Contributor", with an HPRC recommendation to maintain "Contributor" status pending Council approval.
Located behind shed and 309 First Street.	Two-story metal shed. Located west of existing shed.	Not designated or proposed to be.

This 1.2-acre parcel has historically been used as an industrial and shipping location, as shown on a Sanborn map dated 1886. Around 1958 Joe Garske, Sr. began operating the site for marine services with boatyard and berthing facilities. In April of 2005, the property (and everything on it) was sold to Phil and Celeste Joy.

Today, the Joys maintain the historic boatyard operations but concentrate this activity on the western end of the lot. With a lot configuration of 100 feet wide by 450 feet deep, this 1.2-acre lot allows separation between the boatyard functions and the retail uses that front First Street at the eastern end of the site.

The lumber drying shed has been in its present location for at least 50 years and is not designated as a historic resource.

Project Description

The proposed expansion of the 371 sq. ft. single-story shed would provide for retail and office space, with the ground floor dedicated to retail and the upper story set aside for services (e.g., office uses) as permitted by the Downtown Mixed Use Master Plan for the Town Core zone.

The expansion includes raising the existing structure, adding an additional 371 sq. ft. of retail space on the new ground floor, and adding a covered porch on the first floor and a covered balcony on the second floor for a total of 756 square feet.

Building Entrances

Two entrances are proposed: one off of the primary courtyard to access the first floor, and the second off of First Street, through a new entrance gate, and up an open stairway to reach the second story.

Siding (Exterior Walls)

Siding will consist of Cedarmill HardiePlank™ vertical siding (painted dark brown) with 1 x 3 redwood battens (also painted dark brown) and vertically oriented and spaced one foot apart from another. New porch posts and second story rails will be made of wood, and left in their natural color.

Exterior Lighting

The applicant is proposing exterior light fixtures manufactured by Rejuvenation, the “Amity” model, which consist of burnished antique with caramel-and-white art glass (see attached photos). These fixtures will be placed at the first and second story entrances, and next to an entrance on the west elevation.

Windows and Doors

New doors and windows will be of recycled materials salvaged from other buildings (e.g. second hand products). Materials will consist of wood window frame and dressings, and Victorian style half glazed or full glazed doors in Western Red Cedar as shown in the attachment photos. Because windows will be collected from recycled building materials and subject to availability, substituting window styles may be necessary (e.g., replacing awning windows with double-hung windows as described below). However, the building materials (wood doors, and wood window frames and dressings) will not change. Windows and/or doors are proposed on all elevations and are described below:

- North (primary façade) Elevation: first floor includes one half-glazed door framed by two picture style windows to match the front door entrance, and a single-paned window to the right of the door configuration. The second story includes two French doors, which are framed by two fixed (non-opening) windows consisting of 9 panes.
- South (or rear) Elevation: includes one full glazed door for the second story entrance, and one 8-paned double hung window.
- West Elevation: includes a full-glazed door on the first floor, and one 12-paned awning style window (double-hung alternative) and one picture-style window on the second floor.
- East Elevation: includes one double hung window (4 panes) on the first floor, and one 16-paned awning window (double-hung alternative) on the second floor, and two fixed windows (non-opening) – one consisting of 9 panes and the other as single paned.

Roof Material

The single-sloped shed style roof will remain. The existing roof material is corrugated metal, gray in color. The applicant proposes to maintain this roof type and intends to match the new roof overhang (over the covered balcony) with the existing roof.

Project Analysis

The section evaluates project consistency with applicable city regulations and guidelines. Table 2 below lists the applicable development regulations for the Town Core (TC) zone designation. This project meets all of the applicable development regulations.

Table 2. Town Core Development Standards

DEVELOPMENT REGULATIONS	TOWN CORE (TC) STANDARDS	PROPOSED RETAIL AND OFFICE BUILDING
Building Placement Build to Line: Front	0	N/A
Building Placement Build to Line: Side Street	0	N/A
Building Placement Setback: Side	0	N/A
Building Placement Setback: Rear	5	N/A
Building Placement Building Form: Primary Street Façade built to BTL	80% min. (Street facades must be built to BTL along first 30 feet from every corner)	N/A Lot frontage is 100 feet long. The existing buildings cover 66 feet. 305 – 22.5 ft. 307 – 22.5 ft. 309 – 18 ft.
Building Placement Building Form: Side Street Façade built to BTL	30% min. (Street facades must be built to BTL along first 30 feet from every corner)	N/A The corner of First Street and West C Street is covered by 27 feet; a preexisting condition.
Building Placement Building Form: Lot Width	125 feet max.	Lot is 100 feet wide
Building Placement Building Form: Lot Depth	100 feet max.	Lot is 450 ft. deep
Use Ground Floor	Service, Retail, or Recreation, Education & Public Assembly	Service (Office) or Retail
Use Upper Floor(s)	Residential or Service	Service (Office)
Height Building Minimum	22 feet	23.7 feet
Height Building Maximum	2.5 stories and 40 feet	2 stories and 23.7 feet

DEVELOPMENT REGULATIONS	TOWN CORE (TC) STANDARDS	PROPOSED RETAIL AND OFFICE BUILDING
Height Max. to Eave/Top of Parapet	35 feet	20.7 feet
Height Ancillary Building Max.	2 stories and 25 feet	2 stories and 23.7 feet
Height Finish Ground Floor Level	6 inches max. above sidewalk	6 inches
Height First Floor Ceiling Height	12 ft. min. clear	12 feet
Height Upper Floor(s) Ceiling Height	8 feet min. clear	8.7 feet
Parking, Required Spaces Ground Floor	Uses less than 3,000 sq. ft. require no off-street parking	First Floor is 371 sq. ft. = 0 spaces required
Parking, Upper Floors	1 space for every 1,000 sq. ft.	2 nd Floor is 385 sq. ft. = 0 spaces required
Allowed Frontage Types	Gallery 1 ft. min. back from curb line 9 ft. min. clear, 2 stories max	Gallery N/A 11 ft.
Signs or Sign Program	As regulated by Title 18	A separate sign application will be filed at a later date.
Refuse Storage Areas	Screened on all sides by a 6 ft. tall solid wood or masonry wall	Existing trash area is enclosed by a solid wood fence.
Maintenance of Structures and Premises in the Historic District (17.54.120)	Maintenance of structures and premises: all property owners in H districts and owners of designated landmarks shall have the obligation to maintain structures and premises in good repair. Structures and premises in good repair shall present no material variance in apparent condition from surrounding structures in compliance with the provisions of this chapter. Good repair includes and is defined as the level of maintenance that ensures the continued availability of the structure and premises for a lawfully permitted use, and prevents deterioration, dilapidation, and decay of the exterior portions of the structure and premises.	The applicant proposes to reconfigure an existing drying shed, thereby transforming what is currently a dilapidated structure into an improved and usable building. The expansion will include repairs and improvements to the building, new windows and doors, new lighting. Together, these improvements will increase the aesthetic quality of the courtyard, which happens to be flanked by two historic buildings.

The proposed project, for the most part, is consistent with applicable guidelines from the Downtown Historic Conservation Plan. The following table provides a discussion of specific guidelines that may warrant further evaluation the Commission.

Table 3. Consistency with the Downtown Historic Conservation Plan

Downtown Historic Conservation Plan			
Types 1 and 2: Street Wall Commercial Buildings			
Policy 1	Scale, Proportion and Façade Composition: Retain traditional façade elements and proportions of the façade composition and repeat them in new or renovated buildings.		
			<i>Discussion</i>
	Guideline 1.5	Generally, avoid more “modern” window types such as awning style or single-lite casement windows.	<i>Only two awning style windows are proposed. If this style cannot be acquired then these windows will be double hung. With wood frames and dressings, along with multiple panes divided by muntins, these awning windows could not achieve a “modern” look.</i>
	Guideline 1.6	Use translucent or transparent glazing in the transom area above display windows and doors.	<i>None proposed. Instead, the applicant proposes to locate business signage above the first floor's main entrance. Guidelines, by their very nature, are meant to have some flexibility in their application. Because the primary storefront does not face First Street, strict application of this guideline may not be warranted.</i>
	Guideline 1.7	Recess entries to upper and lower floors to provide a transition between exterior and interior spaces.	<i>The covered porch on the first floor functions as a transition from the outdoor courtyard area into the interior space of the first floor – thereby meeting the intent of this guideline. The second story entrance is not recessed, however the stairways provide a vertical transition from the outdoor exterior to the interior second story space.</i>
	Guideline 1.8	Provide a clearly visible and enclosed entry to upper floors from the street. Avoid open-air stairways which can disrupt the continuity of the street wall, especially along First Street.	<i>The upper story entrance is not enclosed. However, the new 4 ft. 6 in. tall entrance gate (fence) off of First Street, consistent with the Downtown Mixed Use Master Plan, includes signage and marks a visible entrance to the stairs that lead up to the second story entrance. A pre-existing 10.5 ft. separation between the historic buildings at 305 and 307 First Street does not meet the intent of this guideline; however, by installing a horizontal connection (gate) between the two structures would help create building continuity along First Street.</i>
Policy 4	Roofing Materials: Roofing materials should be appropriate to the type, form and style of the building.		
			<i>Discussion</i>
	Guideline 4.1	Where roof forms area visible, composition shingles in neutral colors should generally be used.	<i>The applicant proposes to maintain the existing shed roof, which is corrugated metal with a gray color (innate to the material). This material will be extended onto the new roof for the covered balcony.</i>

	Guideline 4.2	Higher quality materials such as sheet metal or copper roofing or flat concrete or slate tiles may be appropriate in some cases. Architectural features such as towers, cupolas, or porticoes may be roofed in these materials. They may also be appropriate for projects in waterfront locations and will be considered on a case by case basis. Care should be taken that the roof form and/or materials does not become the dominant design element, however.	<i>As noted above, the shed roof will be corrugated metal, and this feature will be extended onto the new covered balcony on the second story. Because the primary façade is oriented towards the courtyard and not directly onto First Street, the roof would not dominate the remodeled shed.</i>
Policy 6	Colors and Finishes: Colors and finishes should be appropriate to the nature of the material, the historic character of the district, the style of building and the climate and quality of light in Benicia.		
			<u>Discussion</u>
	Guideline 6.4	Where building facades are painted, the wall color should be light to medium, ranging from off-whites and pale neutral pastels to earth-toned neutral colors. Avoid bright whites and deep, dark colors.	<i>The applicant proposes to paint the exterior walls in a dark brown color to match the existing color of the shed.</i>
	Guideline 6.9	Metal roofing (if specifically approved) should be selected in subdued colors that will not present a jarring contrast with other historic buildings and roof colors and will not fade over time.	<i>The gray color of the metal roof would not create a sharp contrast with adjacent buildings.</i>

C. Conclusion

Because the project is consistent with the objectives of the Downtown Historic Conservation Plan and the applicable provisions of Title 17 of the Benicia Municipal Code as well as the Downtown Mixed Use Master Plan, staff recommends that the Historic Preservation Review Commission approve modifications to the existing building at 301 First Street based on the findings and subject to the conditions listed in the attached resolution.

FURTHER ACTION:

The Historic Preservation Review Commission action will be final unless appealed to the Planning Commission within ten (10) business days.

Attachments:

- Draft Resolution
- Project Plans
- Photographs

**If viewing online, these attachments are available to view in the Community Development Department or in the Benicia Public Library in the October 23, 2008 Historic Preservation Review Commission packet.*

DRAFT RESOLUTION

RESOLUTION NO. 08-__ (HPRC)

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION
OF THE CITY OF BENICIA APPROVING MODIFICATIONS TO THE EXISTING
LUMBER DRYING SHED AT 301 FIRST STREET**

WHEREAS, Phil and Celeste Joy have requested Design Review approval for modifications to an existing building located at 301 First Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on October 23, 2008 conducted a public hearing and reviewed the proposed project;

NOW, THEREFORE, BE IT RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby approves the design of the expanded structure at 301 First Street ; and

BE IT FURTHER RESOLVED THAT the Historic Preservation Review Commission finds that:

- a) The proposed development is consistent with the objectives and the applicable provisions of Title 17 of the Benicia Municipal Code, the Downtown Mixed Use Master Plan, and the Downtown Historic Conservation Plan;
- b) The location and configuration of the modified structure is visually harmonious with their site and with surrounding sites and structures, and does not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use;
- c) The architectural design of the structure, its materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located;
- d) The proposed building modifications and the proposed conditions of approval are consistent with the Downtown Historic Conservation Plan, Title 17 of the Benicia Municipal Code as applicable, and the Downtown Mixed Use Master Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed project, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

BE IT FURTHER RESOLVED THAT the Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

1. The plans submitted for the building permit and development and construction shall substantially comply with the submitted elevations and floor plans date stamped September 25, 2008 and October 15, 2008 prepared by Steve McKee-Architect, consisting of five (5) sheets marked Exhibit A, attached to this decision of record on

file with the Community Development Department, except as modified by the following conditions.

2. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
3. Any alteration of the approved plans, including substitution of materials, shall be requested in writing and reviewed by the Community Development Director or designee prior to changes being made in the field.
4. Prior to issuance of a building permit, the applicant must submit samples, photos, and descriptions of all recycled windows and doors to the Community Development Director or designee for review.
5. All proposed signs must comply with Title 18. A sign or sign program permit is required for all on-site signs.
6. The first floor restroom must be ADA compliant. Prior to issuing a building permit, a revised set of plans must be submitted to reflect this condition and approved by the Building Official.
7. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.
8. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the installation of fire hydrant(s) if required by the Fire Department. Improvements shall be designed by a Registered Civil Engineer in compliance with the City's Engineering Design Standards, Standard Plans and all applicable City Ordinances including 15.64 Storm Water Management. The applicant shall ensure that all proposed improvements comply with all provisions of City of Benicia Stormwater Management and Discharge Control Ordinance. The applicant shall use storm water quality BMPs to prevent sediments or pollutants from entering the storm drain system or watercourses. The impact of the proposed improvements on the storm drain system and watercourses shall be mitigated with storm water quality BMPs such that the rate of post construction runoff is no greater than preconstruction runoff to the extent practicable. Maintenance responsibility of Post Construction BMPs is the responsibility of the property owner and a signed Operation and Maintenance agreement must be submitted to the City. Prior to issuance of a Certificate of Occupancy the applicant shall complete all of the required improvements.
9. As defined under Title 17 use definitions, the existing boatyard operations are classified under Marine Sales and Services and Vehicle/Equipment and Repair. Because the boatyard has been a historic use on a portion of this property, and given this existing application to modify a portion of the site (shed expansion) the City requires the following:

- a. Pursuant to BMC 17.70.100 (Site Regulations for Service stations, vehicle/equipment repair, and automobile washing) and 17.70.200 (Outdoor facilities) an 8 ft. tall fence is required to screen and protect views along the north and south sides of the wharf. The design and location of the fence must be reviewed by the Community Development Director prior to receiving a building permit for the building at 301 First Street. And, prior to receiving a certificate of occupancy for the building at 301 First Street, the applicant is required to install the fence.
 - b. In addition, on all dry land area (including the wharf), no outdoor storage of inoperative vehicles and/or boats is allowed beyond a maximum of 30 days. Vehicles and/or boats may be stored indoors (e.g. inside the existing metal shed) for any length of time, but are limited to outdoor storage for a maximum of 30 days.
 - c. All boats, barges, and floating craft must be moored and confined within the area of the subject property.
10. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * * *

On motion of _____, seconded by _____, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on October 23, 2008 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Chuck Mang
Historic Preservation Review Commission Chair

PROJECT PLANS

(If viewing online, this attachment is available to view in the Community Development Department or in the Benicia Public Library in the October 23, 2008 Historic Preservation Review Commission packet)

LIFT TO CREATE 2ND STORY

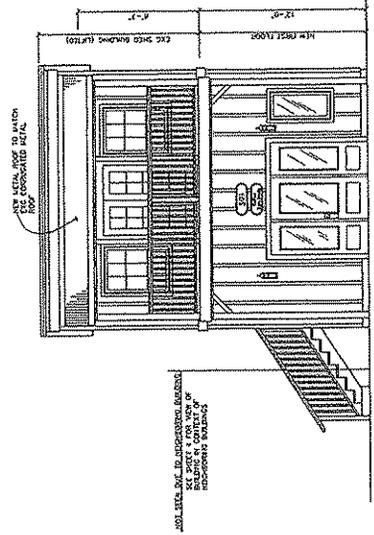
301 FIRST STREET

301 FIRST STREET
BENICIA CA

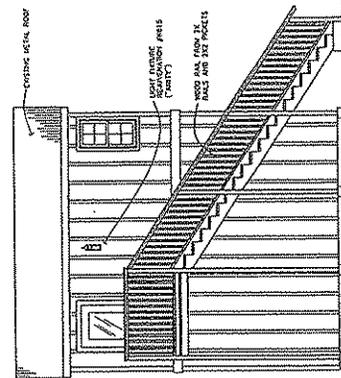
Revisions:
Date: 8/11/08
Drawn By: SM

Steven McKee - Architect

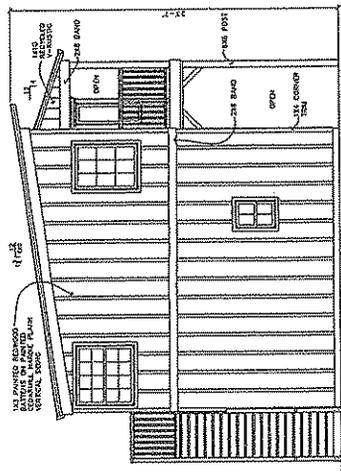
Street 9510 (707) 746-6788
Bank 975 (707) 746-6787 fax



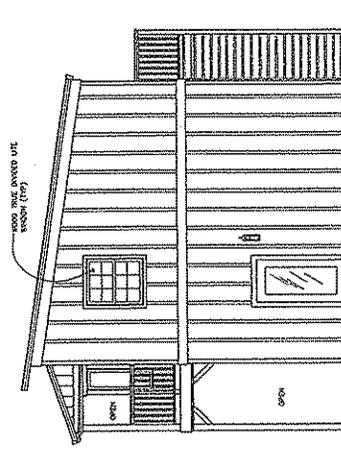
FRONT ELEVATION (NORTH) 1/4"



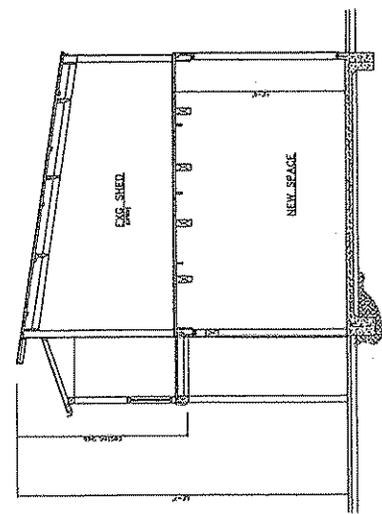
REAR ELEVATION (SOUTH) 1/4"



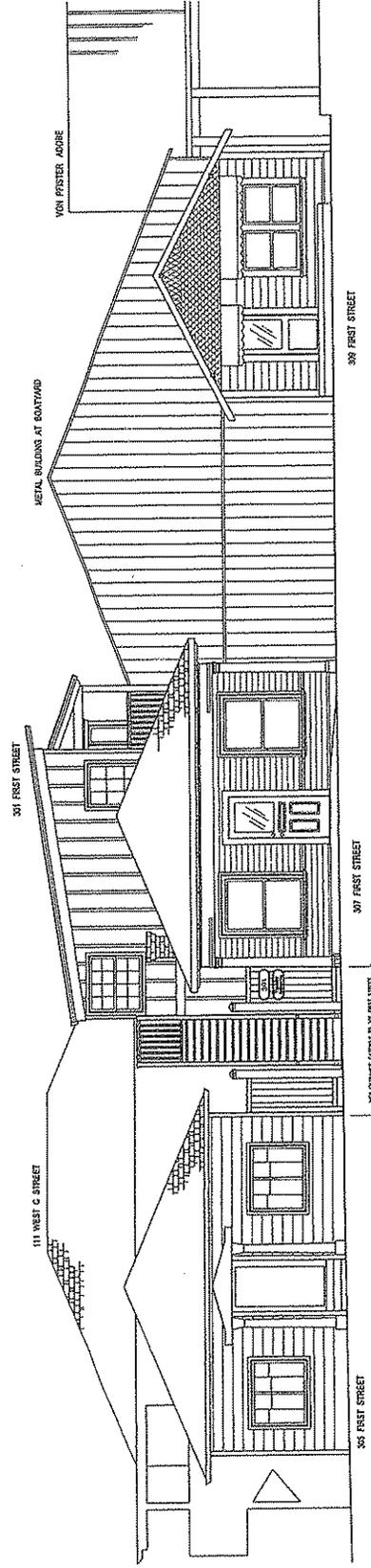
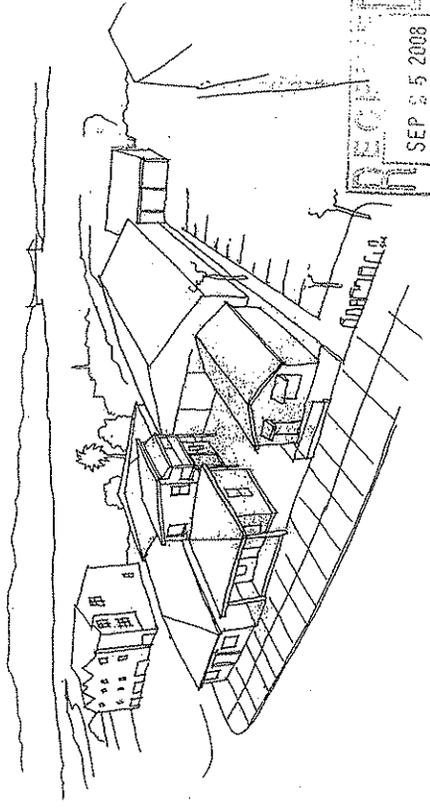
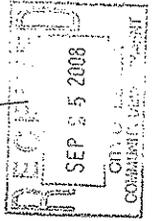
SIDE ELEVATION (EAST) 1/4"



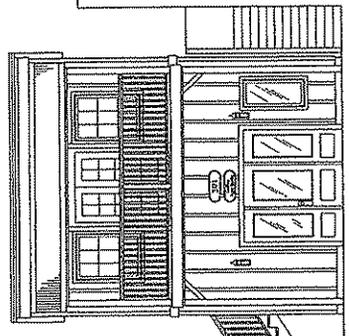
SIDE ELEVATION (WEST) 1/4"



SECTION



VIEW OF ALL BUILDINGS FROM FIRST STREET
(EAST ELEVATION) 1/4"



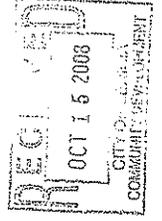
VIEW FROM BRICK COURTYARD
(NORTH ELEVATION) 1/4"

Revisions:

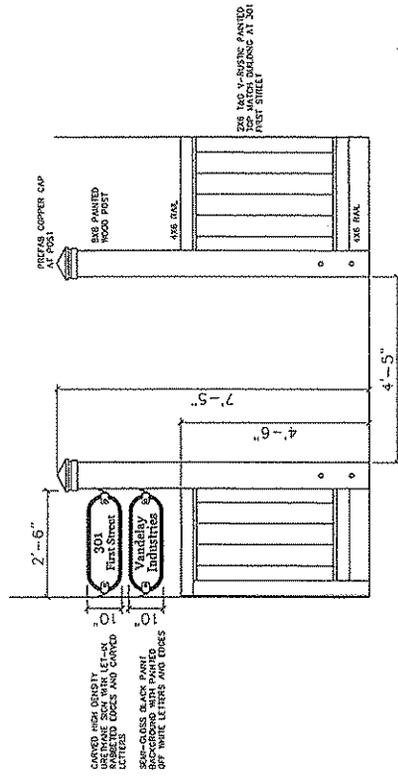
Date: 10/11/08
Drawn By: SM

925 W. Benicia
Benicia, CA 94510
(707) 746-6788 Fax
(707) 746-6788

Steven McKee - Architect

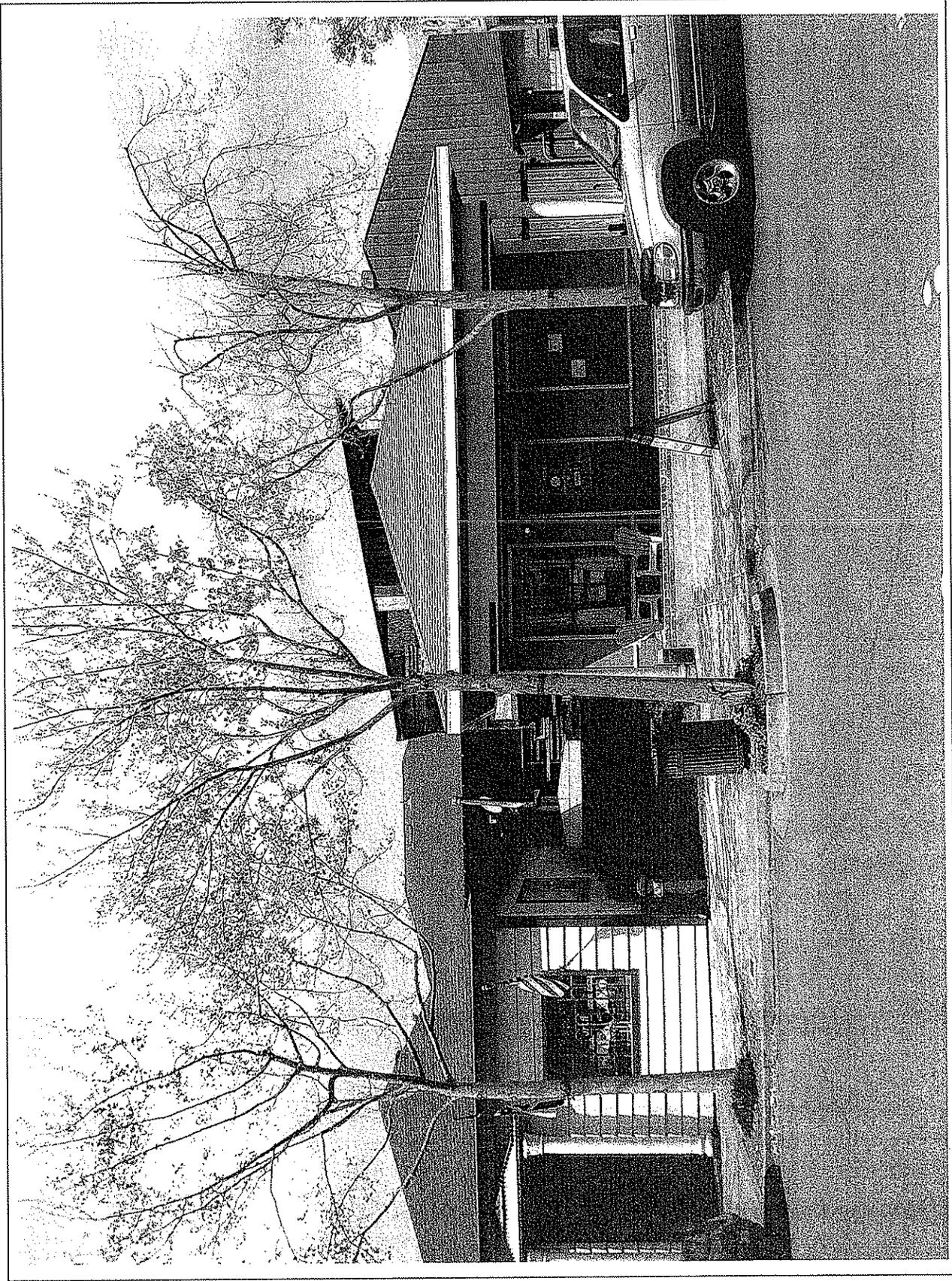


SIGN AND ENTRANCE DETAIL
THIS DETAIL SUPERCEDES ENTRANCE SHOWN ON SHEET 4



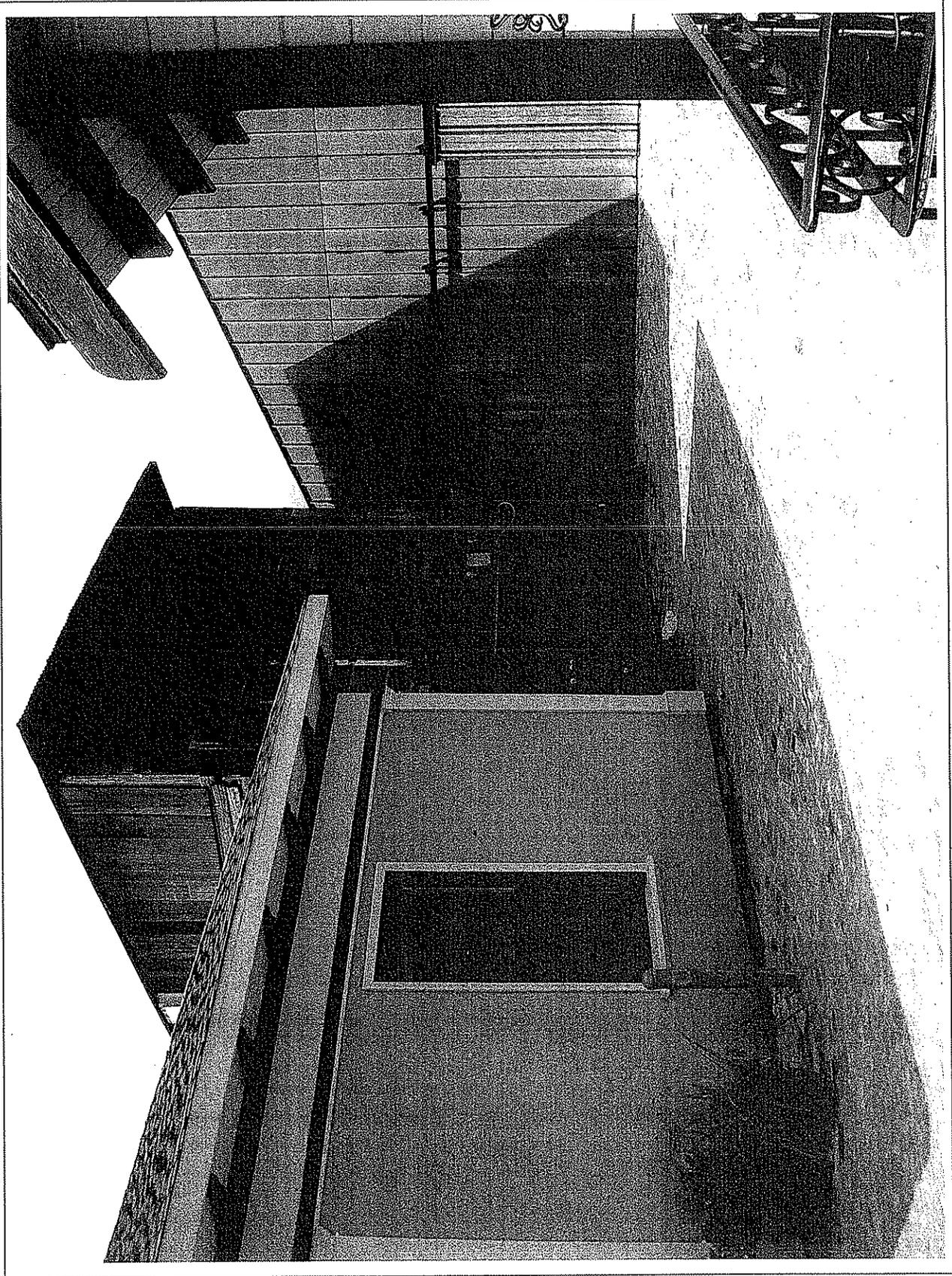
PHOTOGRAPHS

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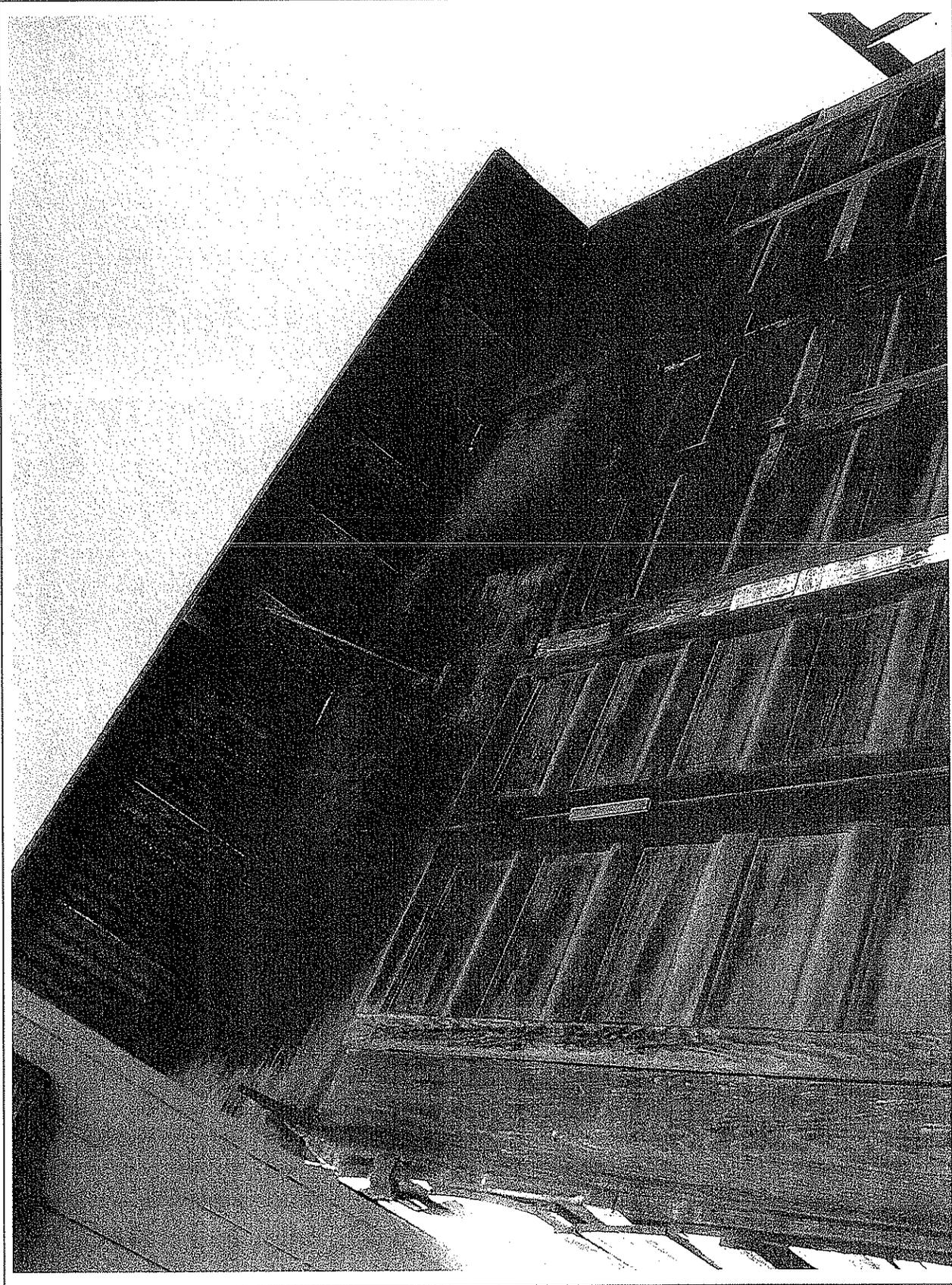


301 First Street

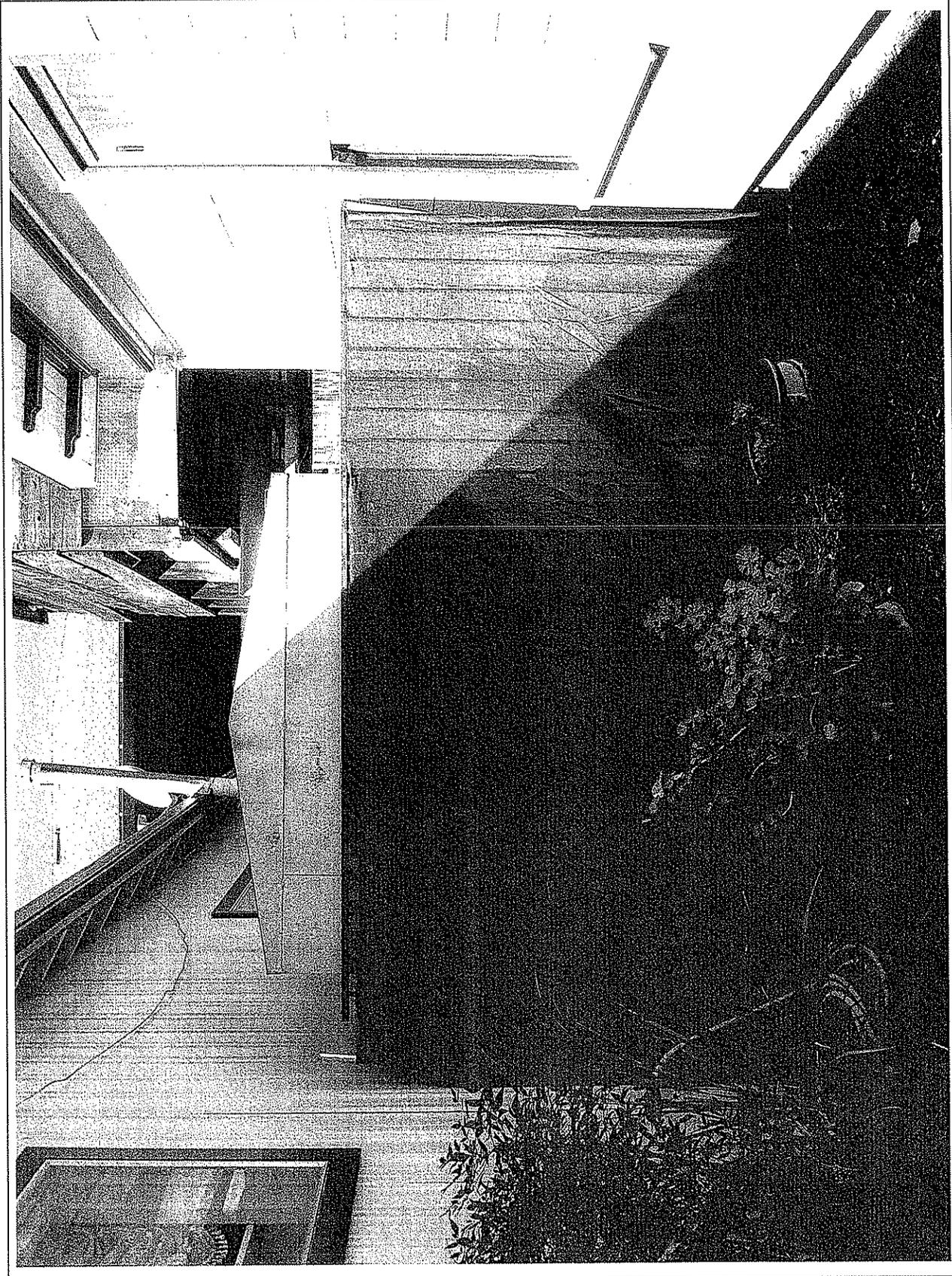
View of Shed in Background, with 305 and 307 in the Foreground



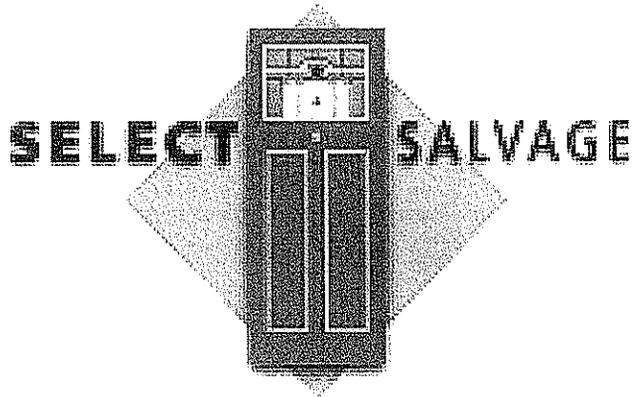
301 First Street
View from Courtyard



301 First Street
Close Up Detail of Existing Shed



301 First Street
View Between 305 and 307 First Street – Future Location of New Gateway and Stairs



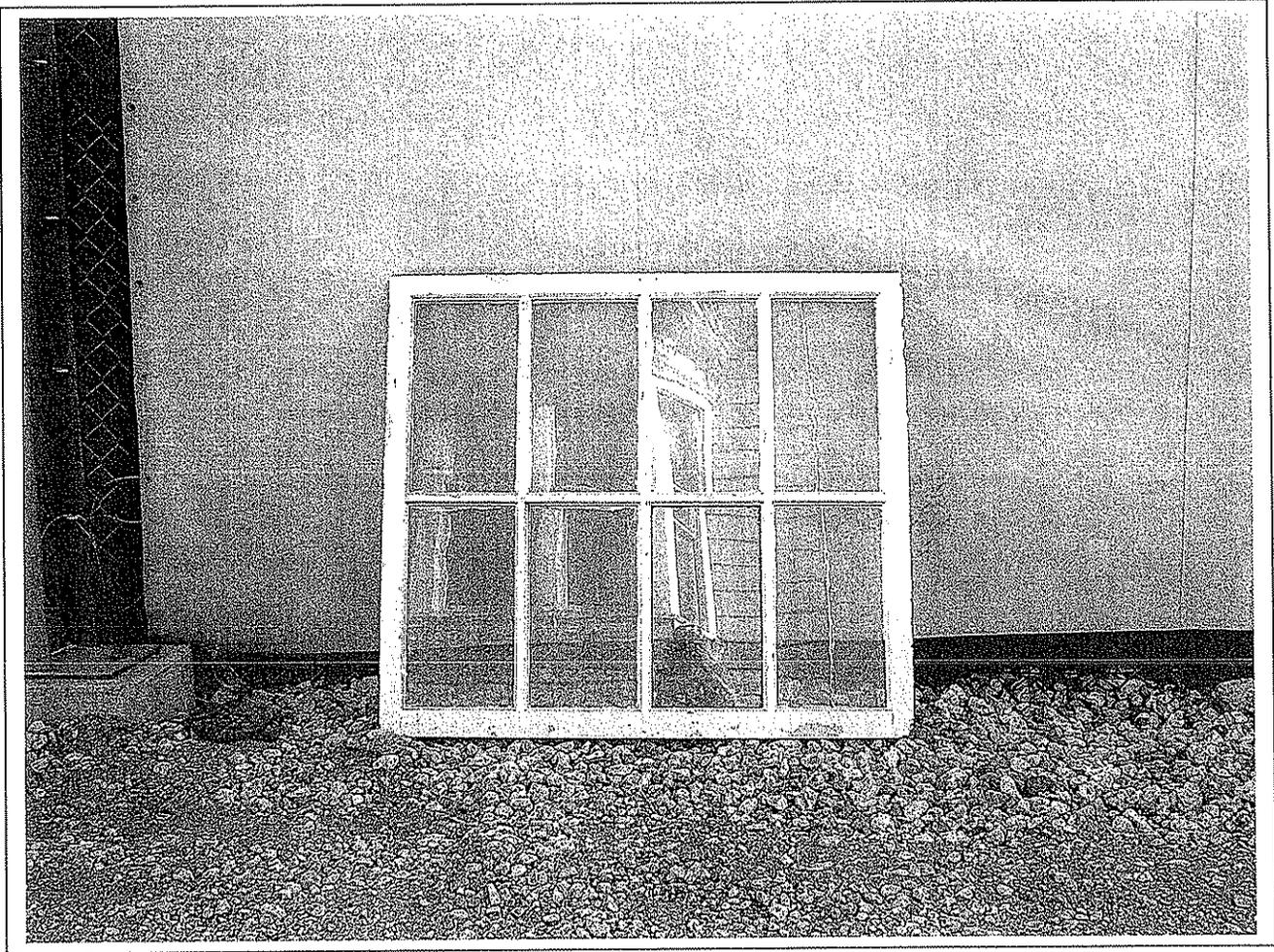
<http://www.selectsalvage.com.au/index.htm>

76 Smith Street, Kensington VIC 3031

Tel: (03) 9376-2543

08PLN-15 Design Review
301 First Street

Proposed Doors and accompanying hardware will be consistent with those shown from "Select Salvage".



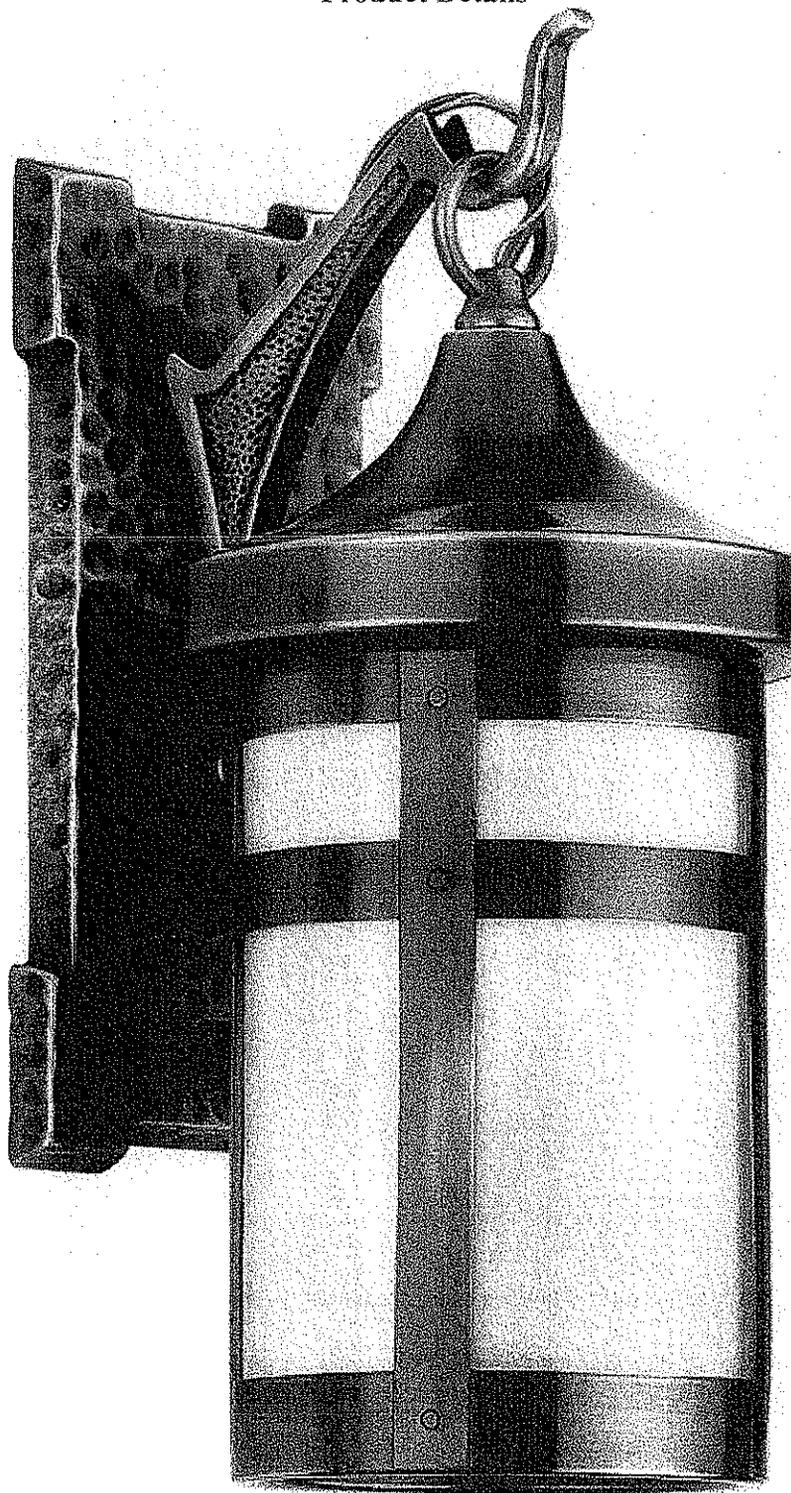
Proposed windows

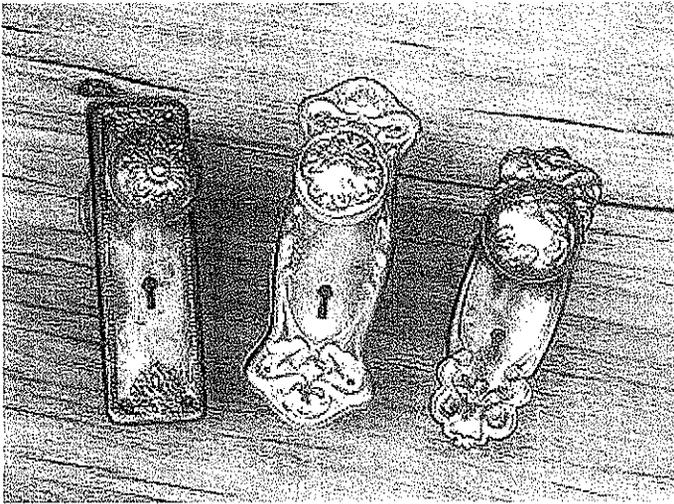
301 First Street

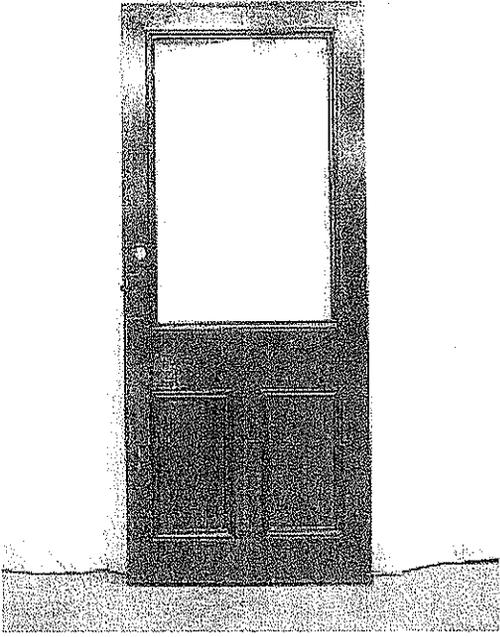
08PLN-15 – Design Review

Amity

< Product Details









PROJECT PLANS

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