

August 26, 2010

BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

CITY HALL COMMISSION ROOM

REGULAR MEETING MINUTES

Thursday, August 26, 2010

6:30 P.M.

Welcome Reception for Melissa Morton, Land Use & Engineering Manager and Doug Vu, Associate Planner

I. OPENING OF MEETING – 6:45 P.M. (Immediately following introduction of new staff members)

A. Pledge of Allegiance

B. Roll Call of Commissioners

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

Absent: None

Staff Present:

Gina Eleccion, Management Analyst

Rhonda Corey, Senior Administrative Clerk

II. ADOPTION OF AGENDA

On motion of Commissioner White, seconded by Commissioner Taagepera

the agenda was adopted by the following vote:

Ayes: Commissioner Crompton, Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey

Noes: None

Absent: None

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT

None.

B. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

The minutes of June 24, 2010 were pulled for discussion.

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

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

Noes: None

Absent: None

Abstain: None

A. Approval of Minutes of June 24, 2010

On motion of Commissioner White, seconded by Commissioner McKee,

the minutes of June 24, 2010 were approved, with requested amendments, by the following vote:

Ayes: Commissioners Mang, McKee, Taagepera, White, Van Landschoot and Chair Haughey

Noes: None

Absent: None

Abstain: Commissioner Crompton

B. Approval of Minutes of July 22, 2010

V. REGULAR AGENDA ITEMS

A. BENICIA HISTORIC CONTEXT STATEMENT - Workshop

Citywide

****Note - this item was originally noticed as a public hearing to review the document and make a recommendation to the City Council. However, based on a request from the State Office of Historic Preservation for additional review of the document, a workshop will be held and this item will be brought back for action at a future date (TBD).**

PROPOSAL:

The Historic Context Statement describes the broad patterns of historical development of the City of Benicia that are represented by the physical development and character of the built environment. The context statement identifies important associated property types, and establishes eligibility criteria and integrity thresholds.

The historic context is a critical tool for understanding, identifying, evaluating, and protecting those resources which give Benicia its individual character and sense of place. Historic contexts provide the foundation for preservation planning.

The historic context statement provides a framework for ensuring that new development, remodeling and building renovation is more compatible with existing historic resources. It will provide an

additional resource for staff and property owners to determine compatibility with new development and building renovation of both historic and non-historic properties.

Recommendation: Commission, staff and public review and discuss the document. A final draft will be brought back to the Commission for recommendation to City Council.

Gina Eleccion gave a presentation and information to Commissioners regarding work done with Page & Turnbull staff in preparation of the Draft Historic Context Statement. She advised Commissioners that the State Office of Historic Preservation (SHPO) will be reviewing the draft for finalization.

Commissioners discussed the document.

The public hearing was opened.

Steve Potash – Author of *Gold, Silk, Pioneers & Mail: The Story of the Pacific Mail Steamship Company – Friends of the San Francisco Maritime Museum Library 2007*. He submitted a handout of a portion of the document for Commissioners to refer to. He spoke about the Page/ Turnbull draft and various items he wished to address. He stated that the document says that The Pacific Mail Steamship Company to be salvaged is widely known as the Yuba Complex and gave a brief history of the building's uses in the 1800's. He pointed out that page 2 of his document shows the Engine Room, which is actually the Coaling Office. This should be corrected in the final document.

Cathy Forbes – Accompanied Mr. Potash to the meeting and spoke about several issues. She asked if there are any supporting documents that exist that show where private property begins and ends for future sales issues that may come up. She stated that valuable assets in the form of artifacts may be located underwater and feels it should be included in the Historic Context Statement to protect future uses. Chair Haughey stated that the Sanborn Maps were used to determine this information and that this particular information does not need to be included. She said that the issue would be dealt with project by project. Gina Eleccion advised Ms. Forbes that the internal process looks at property title and a survey would likely be requested for official documentation of the property line. She said that it is standard practice that if artifacts are discovered, all work stops and an archaeologist is called.

Dana Dean – Attorney speaking on behalf of Amports – Said it was a pleasure to read Context Statement. She asked that the document be used as the resource it is intended to be. She stated that some inferences in the document may or may not be accurate and needs to be clear for future history. In reference to the Yuba Complex, she said that the statement needs to have additional information included regarding the fire that damaged the integrity of the building. She advised Commissioners

that the Waterfront Trail System is industrial property and is probably more realistically a dream than a goal. In reference to 50-year-old buildings, she saw a reference to places on Buchanan but had questions about other housing. She stated that overall the document is a beautiful piece of work and the fact that it was funded by grant money is important to re-affirm.

Commissioners questioned if minor changes or edits could be made prior to being forwarded to SHPO, if the document could be bound in book form, the possibility of it being funded by grant money, whether or not an addendum could be done after final draft if changes need to be made, what the deadline is for completion of the Final Draft,

Commissioner Van Landschoot pointed out an inconsistency in the document in regards to the spelling of Strait. He asked Steve Potash if he could possibly provide any further documentation to enhance the original document.

Commissioners discussed Mr. Potash possibly providing additional photos, whether or not development of city owned property would be taken into consideration, language changes, how the document should be used i.e.: just a historical document or another resource for Commissioners to use for decision making, if comments forwarded to Gina Eleccion would be incorporated into the document. Commissioner Taagepera stated that

she has heard comments from citizens stating that the beginning of the document contains negative statements about the city. It was the consensus of the Commission to leave the statement in the document.

Commissioners gave Gina Eleccion additional feedback and input on the document that she could pass on to Page & Turnbull.

Recess at 8:35 pm. Reconvened at 8:45 pm.

B. PRIORITY LIST OF DISCUSSION ITEMS – Continued from July 22, 2010

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

Gina Eleccion asked Commissioners for more specific suggestions in referring to the list.

Commissioners discussed placement of items on the list, whether or not some should come off the list and specific projects.

Chair Haughey requested a copy of the fee schedule for review and discussion by Commissioners at a later meeting under Communications From Staff.

Chair Haughey expressed concern about the Commanding Officer's Quarters (COQ) and damage done to the floors from dragging chairs across the floor etc. Gina Eleccion said that Commissioners should address their concerns to Assistant Director of Parks and Community Services Mike Dotson.

On motion of Commissioner White, seconded by Commissioner Mang Commissioners agreed by the following vote, that Chair Haughey would write letter to Parks & Community Services staff regarding the COQ..

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

Noes: None

Absent: None

Abstain: None

VI. COMMUNICATIONS FROM STAFF

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A. UPDATE ON VON PFISTER ADOBE MEETING WITH PARKS & COMMUNITY DEVELOPMENT STAFF

Staff will update the Commission on a meeting held between Commissioners, Planning staff and Parks and Community Services staff to discuss the status and condition of the Von Pfister Adobe.

Gina Eleccion advised Commissioners that items discussed at the meeting included trail updates, funding sources and the Parks Department follow up with Carey and Company in regards to contractual obligations. Stabilizing walls is the highest priority.

Commissioner White advised Commissioners that the Benicia Historical Society says that it was originally called the Von Pfister General Store instead of the Adobe. Commissioner Van Landschoot likes the idea of the name change.

Gina Eleccion reminded Commissioners of the CLG goal of the implementation of Climate Action Plan strategies. She noted that Ennovationz is still accepting applications for home energy audits, and encouraged historic property owners to take advantage of this free service.

VII. COMMUNICATIONS FROM COMMISSIONERS

None.

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VIII. ADJOURNMENT

Chair Haughey adjourned the meeting at 9:47 pm.