

September 23, 2010

BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

CITY HALL COMMISSION ROOM

REGULAR MEETING MINUTES

Thursday, September 23, 2010

6:30 P.M.

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

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

Absent: None

Staff Present:

Doug Vu, Associate Planner

Gina Eleccion, Management Analyst

Rick Knight, Parks & Building Maintenance Superintendent

Rhonda Corey, Senior Administrative Clerk

II. ADOPTION OF AGENDA

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

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

Noes: None

Absent: None

Abstain: None

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III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT

None.

B. PUBLIC COMMENT

Hiram Sibley- 128-130 West F Street- Addressed the Commission regarding his concerns about not being notified about his property being designated a historical building. He advised Commissioners that the building was completely destroyed long ago and everything is new. He and his daughter both expressed frustration that notification was never received regarding the designation. Ms. Sibley stated that she and her father submitted a project for a building addition and exterior alterations and discovered that it needed to meet certain guidelines because it is designated as a contributor to the Downtown Historic District.

Gina Eleccion acknowledged that the application has been submitted and she will work with the applicant to get the project agendaed.

IV. CONSENT CALENDAR

Item IV-A was pulled for discussion.

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A. Approval of Minutes of August 26, 2010

On motion of Commissioner White, seconded by Commissioner Crompton the minutes were approved, with minor wording changes, by the following vote:

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

Noes: None

Absent: None

Abstain: None

V. REGULAR AGENDA ITEMS

A. MILLS ACT CONTRACT – 395 WEST J STREET

10PLN-53 Mills Act Contract

395 West J Street, APN: 087-154-140

PROPOSAL:

The applicant requests approval of a Mills Act Contract for a contributing building located at 395 West J Street, as provided by the City of Benicia's Mills Act Program.

Recommendation: Recommend City Council approval of Mills Act Contract.

Doug Vu gave a presentation on the project.

Commissioners had questions about property tax savings, examples of new windows, loose wording in reference to the repair of the front steps, whether or not staff is examining properties carefully and lead paint standards. Commissioners also discussed the order of work to be done in specific years and whether or not some things should be done in a different order, if building permits may or may not be required and if planning staff works with the applicant ahead of time to guide them through the process.

They also discussed the possibility of not skipping any years and possibly grouping some types of work to be done together. Commissioners had questions about the application process and recording of documents with the County.

Gina Eleccion answered Commissioners questions regarding all of the issues they presented.

Applicant Kathleen Keady expressed appreciation for work done by staff and spoke to Commissioners about her intentions for the property and answered questions from Commissioners.

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RESOLUTION NO. 10-9 - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA RECOMMENDING CITY COUNCIL AUTHORIZE THE CITY MANAGER TO ENTER INTO A MILLS ACT CONTRACT FOR THE PROPERTY LOCATED AT 395 WEST J STREET

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

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

Noes: None

Absent: None

Abstain: None

B. DESIGN REVIEW – 235 EAST L STREET

10PLN-44 Design Review

235 East L Street, APN: 088-116-240

PROPOSAL:

The applicant requests design review approval for exterior modifications to the rear and side façades of the Historic Landmark Building and to remodel the existing barn in the rear yard located within the boundaries of the Downtown Historic Conservation District. The zoning designation is Single Family Residential (RS). The proposed modifications to the residence include the removal of an addition, new windows, doors, siding, the restoration of two porches and the remodel of the barn, which includes the addition of a gable, new overhead door, window, siding and roofing.

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Recommendation: Approve the design review request for exterior modifications to the rear and side facades of the Historic Landmark Building, and to remodel the existing barn in the rear yard located within the boundaries of the Downtown Historic Conservation District

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Doug Vu gave a presentation on the project.

Commissioners asked questions about the already existing Mills Act Contract, currently existing barn, the shed, the windows and the fountain.

Doug Vu answered questions from the Commissioners.

The applicants answered questions from Commissioners regarding the foundation, the front bay window, and the fountain. The applicants also advised Commissioners that they possess a book that was written about the Captain Walsh House that could be used as a reference. They stated that the front bay window was hanging and ready to collapse since the 1906 earthquake and was removed. They further stated that General Vallejo's residence is identical to the Captain Walsh House for a reference.

Commissioner Van Landschoot expressed his appreciation to the applicants for the work they have done to the residence.

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**RESOLUTION NO. 10-10 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA APPROVING DESIGN REVIEW OF 235 EAST L STREET (10PLN-44)**

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

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

Noes: None

Absent: None

Abstain: None

VI. COMMUNICATIONS FROM STAFF

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A. INFORMATIONAL ITEM – CITY HALL WINDOW REPLACEMENT

Staff will provide information on the City Hall Window Replacement

program.

Gina Eleccion and Rick Knight presented information on window replacement for City Hall.

After discussion, Commissioners agreed that the proposed aluminum windows do not meet the Secretary of the Interior's Standards and should instead be constructed from wood and possibly done in phases as cost of the wood windows is a concern. The commission feels that the City of Benicia should be held to the same standards as citizens of the community.

After a consensus from the Commission, Rick Knight stated he would take their concerns and comments back to his Supervisor.

Commissioners expressed their appreciation to Rick Knight for his hard work on the proposed plan as well as the Commanding Officer's Quarters.

B. DESIGN REVIEW REQUIREMENTS AND FEES

Staff will provide the Commission with a matrix that outlines the design review requirements and associated fees. Per Commission direction, this is being provided as informational only. No report will be given on this item.

Gina Eleccion reminded Commissioners that the information provided is for informational purposes only and not open for discussion per the Commission's direction at the last meeting. The issue may be agendized for future discussion if the commission so desires. At this time, any concerns may be expressed to staff.

Gina Eleccion reminded Commissioners of the Rose Drive Pedestrian Bridge Dedication Ceremony to be held on Saturday October 2, 2010. She also made them aware of the International Day of Climate Change event downtown that was planned by the Community Sustainability Commission on 10-10-10.

VII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner White advised he could not attend the Rose Drive Dedication ceremony as the Benicia Fire Department is having an Open House on that date.

Commissioner Mang expressed concern that the review of projects on the Mills Act Workplan is always difficult. He would like to see this process improved.

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VIII. ADJOURNMENT

Chair Haughey adjourned the meeting at 8:57 pm.