



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

**City Hall Commission Room
Thursday, September 27, 2012
6:30 P.M.**

I. OPENING OF MEETING:

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Delgado, McKee, Taagepera (arrived 7:08 p.m.), Trumbly and Chair Haughey

Absent: Commissioners Van Landschoot and Crompton

Staff Present: Charlie Knox, Community Development Director
Amy Million, Principal Planner, Recording Secretary

C. Reference to Fundamental Rights of Public

II. ADOPTION OF AGENDA:

On motion of Commissioner Delgado, seconded by Commissioner Trumbly, the Agenda was approved by the following vote:

Ayes: Commissioners Delgado, McKee, Trumbly and Chair Haughey

Noes: None

Absent: Commissioners Crompton, Van Landschoot and Taagepera

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT

None

B. PUBLIC COMMENT

None

IV. CONSENT CALENDAR

A. Approval of Minutes of August 23, 2012

On motion of Commissioner Delgado, seconded by Commissioner Trumbly, the minutes of the August 23, 2012, meeting were approved by the following vote:

Ayes: Commissioners Delgado, McKee, Trumbly and Chair Haughey
Noes: None
Absent: Commissioners Crompton, Van Landschoot and Taagepera
Abstain: None

V. REGULAR AGENDA ITEMS

A. MILLS ACT PROGRAM STATUS

Ms. Million provided a brief overview of the Mills Act Contract program costs and available funds.

B. 135 EAST J STREET – MILLS ACT CONTRACT (12PLN-00014)

Ms. Million provided a presentation of the proposed application and draft contract.

Jack Mccoun, project manager, gave an overview of the restoration work they have completed on the house. The restoration work was discussed among the Commissioners and the applicant.

No public comment.

RESOLUTION NO. 12-7 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 135 EAST J STREET

On motion of Commissioner McKee, seconded by Commissioner Delgado, the above resolution was approved by the following vote:

Ayes: Commissioners Delgado, McKee, Trumbly and Chair Haughey
Noes: None
Absent: Commissioners Crompton, Van Landschoot and Taagepera
Abstain: None

Prior to the opening of Agenda Item V. C., Commissioner Trumbly recused herself.

Staff suggested that Chair Haughey call a 10-minute recess to wait for Commissioner Taagepera. A recess was called at 6:58 p.m.

Meeting reconvened at 7:08 p.m.

C. 175 WEST H STREET – MILLS ACT CONTRACT (12PLN-00023)

Ms. Million provided a presentation of the proposed application and draft contract.

Commissioners discussed the potential tax savings should the contract be approved

No public comment.

RESOLUTION NO. 12-8 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 175 WEST H STREET

On motion of Commissioner McKee, seconded by Commissioner Taagepera, the above resolution was approved by the following vote:

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

Prior to the opening of the Agenda Item V. D., Chair Haughey recused herself. Commissioner Trumbly returned to the meeting.

D. 288 WEST J STREET – MILLS ACT CONTRACT (12PLN-00027)

Ms. Million provided a brief overview of the proposed application and draft contract.

Priscilla Whitehead, property owner, requested that the work program reflect that she would like the new railing, which will replace the existing wrought iron railing, to match the existing wood guardrail. The Commissioners agreed and suggested that additional language be included in the contract work plan.

The Commissioners and Ms. Whitehead discussed the new railing and the leveling of the front yard.

No public comment.

Commissioner Taagepera requested clarification from staff on the design review process for the review of the new railing. Staff confirmed that with specific language in the work plan, the new railing could be approved administratively

through the building permit process.

The Commission agreed to the following condition of approval: The new railing shall match the style of the existing wood guardrail. The new railing posts shall be of similar design as the base of porch support posts. This work item may be approved administratively; however, if staff prefers to have the Commission review the alteration, no fee would be charged.

RESOLUTION NO. 12-9 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 288 WEST J STREET

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

Ayes: Commissioners McKee, Taagepera, Trumbly and Vice Chair Delgado
Noes: None
Absent: Commissioners Crompton and Van Landschoot
Abstain: Chair Haughey

Chair Haughey returned to the meeting.

VII. COMMUNICATIONS FROM STAFF

None

VIII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Trumbly announced that Carol Roland is the newly appointed State Historic Preservation Officer.

Commissioner Delgado requested that staff provide an update on the re-roofing project at St. Dominic's church. Ms. Million provided an update on the correspondence with the applicants.

Chair Haughey provided an update on the brochure for the historic district and provided insight on whether a brochure is the correct approach or a handout on what type of exterior work is appropriate for the property. Chair Haughey suggested that this item be agendaized for the next meeting.

Commissioner Taagepera announced that this may be her last meeting and she has enjoyed serving on the Commission and commented on her experience.

IX. ADJOURNMENT

Chair Haughey adjourned the meeting at 7:53 p.m.