



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

**City Hall Commission Room
Thursday, October 25, 2012
6:30 P.M.**

I. OPENING OF MEETING:

A. Pledge of Allegiance

B. Roll Call of Commissioners

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

Absent: None

Staff Present: 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 Berry, the Agenda was approved by the following vote:

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

Noes: None

Absent: None

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT

None

B. PUBLIC COMMENT

None

IV. CONSENT CALENDAR

On motion of Commissioner Delgado, seconded by Commissioner Trumbly, the consent calendar, noting the following abstentions, was approved by the following vote:

- Ayes: Commissioners Berry, Delgado, McKee, Trumbly, Van Landschoot, and von Studnitz and Chair Haughey.
- Noes: None
- Absent: None
- Abstain: Commissioner Van Landschoot (Item IV. A) and Chair Haughey (Item IV. C)

- A. **Approval of Minutes of September 27, 2012**
- B. **Adoption of the Historic Preservation Review Commission 2013 Meeting Schedule**
- C. **916 WEST THIRD STREET - DESIGN REVIEW(12PLN-00043) REPLACEMENT OF 13 WINDOWS**

RESOLUTION NO. 12-10 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING DESIGN REVIEW TO REPLACE 13 EXISTING WINDOWS WITH 13 NEW VINYL WINDOWS AT THE PROPERTY LOCATED AT 916 WEST THIRD STREET

V. REGULAR AGENDA ITEMS

- A. **475 EAST I STREET – DESIGN REVIEW(12PLN-00046) ST. DOMINIC’S RE-ROOF**
Ms. Million provided an overview of the project.

Joseph Garcia, project architect and applicant, provided a presentation on the proposed project. Mr. Garcia provided a historic timeline of St. Dominic's Church. He gave an overview of the planned construction method for the installation of the copper roof and the patina process.

The Commission and the applicant discussed the installation of the copper roof and maintaining the existing seam created by the 6 triangular sections. Mr. Garcia confirmed that the church intends to create the seam with a wood batten or other material to capture the original look.

Public comment was opened.

Bill Cambra, a parishioner of the church, provided information in regard to the history of the roof's deterioration and the church's restoration efforts. Mr. Cambra noted that he is excited about the new look of the restored church.

Public comment was closed.

RESOLUTION NO. 12-11 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW FOR THE REROOFING OF ST. DOMINIC'S CHURCH AT 475 EAST I STREET

On motion of Commissioner Berry, seconded by Commissioner von Studnitz, the above resolution was approved by the following vote:

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

B. 133 WEST E STREET – DESIGN REVIEW (12PLN-00048)

Prior to the opening of the Agenda Item V. B., Commissioner McKee recused himself as the architect on the project at 133 West E Street.

Ms. Million provided an overview of the proposed project. Ms. Million noted that a standard condition of approval was omitted from the draft resolution and suggested that the following Condition of Approval be added: *The plans submitted for the building permit and construction shall substantially comply with the drawings date stamp received, October 11, 2012 prepared by Steve McKee Architect consisting of four (4) pages, except as modified by the following conditions. Any change from this approval including substitution of materials, shall be requested in writing and approved by the Community Development Director, or designee, prior to changes being made in the field.*

Commissioner Van Landschoot requested clarification on the location of the sewer line. Harold Diehl, property owner, stated that it runs north and south along the eastern property line.

Commissioner von Studnitz requested clarification on the front steps and whether they would be rebuilt. Mr. Diehl confirmed that they would need to be rebuilt.

Mr. Diehl stated that once the work is complete it will look the same as it

does now.

Public comment was opened.

Kathleen Olson commented on the necessity of fixing the foundation due to its poor condition.

Public comment was closed.

RESOLUTION NO. 12-12 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING THE DESIGN REVIEW APPLICATION FOR 133 WEST E STREET

On motion of Commissioner Trumbly, seconded by Commissioner Berry, with the additional condition of approval recommend by staff, the above resolution was approved by the following vote:

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

Commissioner McKee returned to the meeting.

C. DESIGNATE A COMMISSIONER TO REPRESENT HPRC AT THE CITY COUNCIL MEETING FOR THE PROPOSED MILLS ACT CONTRACTS

Prior to the opening of the Agenda Item V. C., Commissioner Van Landschoot abstained as a current Mills Act Contract applicant pending City Council consideration.

Chair Haughey introduced the item and discussed why it was important for a member of the HPRC to attend. Chair Haughey volunteered to represent the commission and provide information as to the benefits of the program for the community.

Commissioner Delgado stated that it was not the role of the HPRC to attend City Council for this purpose.

On motion of Commissioner von Studnitz, seconded by Commissioner Trumbly, the Commission designated Chair Haughey to represent the Historic Preservation Review Commission at the City Council meeting by the following vote:

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

Commissioner Van Landschoot returned to the meeting.

VI. COMMUNICATIONS FROM STAFF

Staff informed the Commission that the Benicia Historical Museum had recently received staff-level design review approval to paint the recessed doors and arches a sandstone color.

VII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Van Landschoot requested staff provide a status on the City Council's review of boards and commissions. Staff will provide an update at the next meeting.

Commissioner Berry introduced himself and gave a brief overview of his professional history.

Commissioner von Studnitz introduced himself and gave a brief overview of his professional history.

A. Update on Work Group for Historic District Information Brochure

Commissioner Trumbly volunteered to recuse herself due to her busy schedule to provide an opening for another Commissioner.

The Commission discussed funding of the informational brochure for development and printing and the possibility of creating a website.

Commissioner Haughey mentioned that the Arts & Culture Commission is doing a fundraiser and requested clarification if that was something that perhaps the HPRC could do as well. Staff will return to the Commission next month with a response.

The Commission decided to maintain the original three members of the work group (Commissioner Trumbly, Van Landschoot and Chair Haughey) and will return at a later meeting with an update on their progress.

VIII. ADJOURNMENT

Chair Haughey adjourned the meeting at 7:32 p.m.