



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

**City Hall Commission Room
Thursday, November 15, 2012
6:30 P.M.**

I. OPENING OF MEETING:

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Berry, Delgado (arrived 6:35 p.m.),
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 a motion of Commissioner Van Landschoot, seconded by Commissioner Trumbly, the Agenda was approved by the following vote:

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

Noes: None

Absent: Commissioner Delgado

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT

None.

B. PUBLIC COMMENT

None.

IV. CONSENT CALENDAR

On a motion of Commissioner von Studnitz, seconded by Commissioner Berry, the consent calendar, noting the following abstentions, was approved by the following vote:

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

A. Approval of Minutes of Joint Workshop with Planning Commission of September 13, 2012

B. Approval of Minutes of October 25, 2012

V. REGULAR AGENDA ITEMS

A. VON PFISTER ADOBE NOMINATION

Staff provided a brief overview of the proposal and recommended a few changes to the draft resolution to accurately reflect the subject application including referring to the subject building as "The von Pfister General Store" to be consistent with the nomination form and correction of a typo.

Commissioner von Studnitz provided some information on the genealogy of von Pfister and recommended changes to the nomination form.

Commissioner Trumbly commented on the appropriateness of the building qualifying under Criteria C.

Public comment was opened.

Bonnie Silvera with the Benicia Historical Society clarified the history of the Historical Society's previous application efforts. She noted that a Jerry Hayes has been pivotal in this process and he is owed a debt of gratitude for his effort in obtaining a nomination for Criteria A, B, and C.

Jerry Hayes with the Benicia Historical Society provided additional detail on the past efforts of the Benicia Historical Society on obtaining a national register nomination and the form previously prepared by Carey & Company, a consultant firm. He stated that the Historical Society is not interested in moving forward with a recommendation of Criteria D.

A member of the Benicia Historical Society addressed Commissioner Trumbly's earlier comment on Criteria C and stated that the adobe construction method was considered to be unique.

Public comment was closed.

The Commission requested clarification on the next steps. Vic Randall, Management Analyst Parks & Community Services stated that the plan is to submit the nomination form before the next review cycle in May. The commission and the applicants discussed the process, cost of rehabilitation and the timing once the application is submitted. Mr. Hayes added that the ultimate goal is to provide a site where the public can see the adobe structure and reconstruct what the general store would have looked like.

The restoration was discussed in greater detail including the introduction of new materials. Members of the Benicia Historical Society and the Commission discussed the restoration process, the building's history and the individual Criteria.

Commissioners discussed adding Criteria D to the application. This was strongly encouraged by Commissioners Berry and Trumbly since it would allow more opportunity for grant funding.

**RESOLUTION NO. 12-13 OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA RECOMMENDING TO THE CITY
COUNCIL TO SUPPORT THE NOMINATION OF THE VON PFISTER GENERAL
STORE TO THE NATIONAL REGISTER OF HISTORIC PLACES**

On a motion of Commissioner Van Landschoot, 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. DESIGNATE A REPRESENTATIVE FOR THE BENICIA URBAN WATERFRONT
ENHANCEMENT AND MASTER PLAN COMMUNITY ADVISORY COMMITTEE**

Staff provided a brief overview of the master plan and the purpose of the Community Advisory Committee.

Commissioner Van Landschoot stated that he would like to be the representative.

Commissioner McKee noted that having a design person on the committee would be beneficial.

Chair Haughey provided some history on the original efforts. Haughey asked for clarification on the process if more than one commissioner is interested in participating. Staff clarified that there will be one representative from the commission on the committee and others may participate as members of the community.

On a motion of Commissioner Delgado, seconded by Chair Haughey, the Commission designated Commissioner McKee to represent the Historic Preservation Review Commission on the Community Advisory Committee for the Benicia Urban Waterfront Enhancement and Master Plan Community Plan by the following vote:

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

Motion did not pass.

On a motion of Commissioner Mc Kee, seconded by Commissioner Berry, the Commission designated Commissioner Van Landschoot to represent the Historic Preservation Review Commission on the Community Advisory Committee for the Benicia Urban Waterfront Enhancement and Master Plan Community Plan by the following vote:

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

C. CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT

Staff provided an overview of the 2011-2012 CLG Annual Report.

The Commissioners and staff briefly discussed the report; specifically the information provided on pages 11 and 12.

VII. COMMUNICATIONS FROM STAFF

Staff informed the Commission that the Historic Preservation Review Commission received a letter, photographs and negatives as a donation from a citizen. The historic photographs and negatives are of the Benicia Arsenal. Staff suggested that the Benicia Historical Museum would be an appropriate location for the items. The Commission agreed.

Staff provided an update on the City Council's review of the boards and commissions. The next study session will be a "30,000 foot view" of the City's boards and commissions and is scheduled for Tuesday, November 27 at 6:00 p.m.

Staff informed the Commission that recently several requests have been made to install alternative materials such as fiberglass windows. Staff provided a sample of a Milgard brand fiberglass window. The Commission requested that this is to be agendaized at a future meeting so that they may discuss in more detail.

VIII. COMMUNICATIONS FROM COMMISSIONERS

None.

IX. ADJOURNMENT

Chair Haughey adjourned the meeting at 7:40 p.m.