

- WRITTEN

- PUBLIC COMMENT

III. PRESENTATIONS

- [WATERFRONT PARK PLAN](#)

– Presentation and Discussion

Susan Street will be giving a presentation on the Waterfront Park Plan.

Recommendation:

Review the plan and provide input.

IV. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Historic Preservation Review Commission or a member of the public by submitting a speaker slip for that item.

*

Any Item identified as a Public Hearing has been placed on the Consent Calendar because it has not generated any public interest or dissent. However, if any member of the public wishes to comment on a Public Hearing item, or would like the item placed on the regular agenda, please notify the Community Development Staff either prior to, or at the Historic Preservation Review Commission meeting, prior to the reading of the Consent Calendar.

- Approval of Agenda

- [Approval of Minutes of November 20, 2008](#)

V. REGULAR AGENDA ITEMS

- [WORKSHOP - 726 FIRST STREET \(RELLIK TAVERN\)](#)

– The applicants are requesting preliminary review of their proposal for façade alterations at 726 First Street, currently known as the Pastime. The subject property is designated as contributing in the Downtown Historic Conservation Plan.

Recommendation:

Review the preliminary proposal and provide feedback to applicants.

- [**FACADE UPGRADES AND ROOF CHANGE TO EXISTING BUILDING AT 1201 EAST 5TH STREET**](#)

1201 East 5th Street; APN 088-124-210

PROPOSAL:

The applicant requests design review approval to upgrade an existing two-story mixed-use building at 1201 East 5th Street. Building improvements include upgrades to all four building elevations, which includes new siding, windows and doors, light fixtures, and overall painting. In addition, a new roof is proposed. This project is not located within any of Benicia's historic

districts, but is subject to design review pursuant to Benicia Municipal Code 17.108.020.

Recommendation:

Grant Design Review approval for proposed façade upgrades and roof change to an existing structure at 1201 East 5th Street.

- [LANDSCAPE PLAN AND BUILDING MATERIALS FOR 163 EAST H STREET](#)

163 East H Street; APN 089-052-290

PROPOSAL:

This pre-approved three-story mixed-use building includes sub-grade parking, two retail spaces, seven offices, and seven residential units. This project was approved by Historic Preservation Review Commission (HPRC) on June 28, 2007. According to HPRC Resolution 07-08, the Commission must review and approve the landscape plan before a building permit can be issued. In addition, the HPRC must review the lower-base building materials. This application is currently in Plan Check with the Building Division.

Recommendation:

Review and approve landscape plans and review building materials for a mixed-use structure to be built at 163 East H Street.

VI. COMMUNICATIONS FROM COMMISSIONERS

VII. COMMUNICATIONS FROM STAFF

- [DISCUSSION ON COMMISSIONER TAAGEPERA'S MEMO ON PRESERVATION ISSUES](#)

Commissioner Taagepera submitted a memo related to preservation issues. The Commission requested this be agendized for discussion.

- [STRATEGIC PLAN RANKINGS](#)

Staff will provide a reivew of the ranking of the Commission's discussion items and request feedback on Strategic Plan Rankings for the 2009-2011 budget cycle.

VIII. ADJOURNMENT

Public Participation

The Benicia Historic Preservation Review Commission welcomes public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Historic Preservation Review Commission allows speakers to speak on agendized and non-agendized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Historic Preservation Review Commission.

Should you have material you wish to enter into the record, please submit it to the Commission Secretary.

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact Valerie Ruxton, the ADA Coordinator, at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting Procedures

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action the Commission may take.

The Historic Preservation Review Commission may not begin new public hearing items after 11 p.m. Public hearing items, which remain on the agenda, may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Historic Preservation Review Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Historic Preservation Review Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Historic Preservation Review Commission decisions that are final actions, not recommendations, are considered by the Planning Commission. Appeals must be filed in the Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

Public Records

The agenda packet for this meeting is available at the Community Development Department Office and the Benicia Public Library during regular working hours. To the extent feasible, the packet is also available on the City's web page at

www.ci.benicia.ca.us under the heading "Agendas and Minutes." Public records related to an agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Community Development Department Office located at 250 East L Street, Benicia, or at the meeting held in the Commission Room. If you wish to submit written information on an agenda item, please submit to the Community Development Department as soon as possible so that it may be distributed to the Historic Preservation Review Commission.



Community Development Department
MEMORANDUM

Date: December 11, 2008
To: Historic Preservation Review Commission
From: Gina D. Eleccion, Management Analyst
Re: Waterfront Park Plan

BACKGROUND

Susan Street will be giving a presentation on the Waterfront Park Plan. This is an informational item only and is not currently on the City Council's Strategic Project list. Additional information will be distributed at the meeting.

Attachments:

- Waterfront Park

The Waterfront Park Plan

Vision statement

To implement the initiative adopted in 2005 that re-zones the B Street waterfront from "Waterfront Commercial" to "Waterfront Park". To preserve and enhance the marsh and its transition to the urban waterfront park. To envision a multipurpose asset for all citizens that addresses sustainability, tourism, downtown revitalization, habitat and marsh restoration, Benicia history, the Arts and public recreation.

Why completing the Park is important

A Waterfront Park Committee of volunteers has been meeting for approximately 8 months with the intention of assisting with the implementation of the initiative adopted in 2005 by completing the "jewel in the crown" at the foot of First Street, the Waterfront Park.

This Waterfront Park, serving the entire community, is envisioned as a gathering place where people may enjoy a variety of low impact recreational activities, attend popular local festivals and find a refreshing respite from urban life. This area is preserved as open space and provides one of the last unobstructed views of the Carquinez Strait.

Additionally, it is home to an ecologically sensitive tidal marsh, which will be preserved and enhanced.

The Waterfront Park will compliment the downtown district and add to its revitalization. Enticing townspeople and tourists to the foot of First Street has been suggested by Opticos, the branding consultant brought in to expand tourism in Benicia. The park will have an inviting entrance, drawing people down from First Street into the park. There will be walkways from the entrance adjacent to and over the marsh, a bridge over the East 2nd Street storm drain channel, and an extension of the grassy area to the Harbormaster's office.

The park will complement the Historic Depot both in its physical connection and its use of interpretive exhibits that will explain the historic significance of not only the Depot itself, but the railroad, the Pony Express and the setting of tanneries and early ferry ports. The park will also highlight public art, link the multi-use Bay Trail from First Street to the Harbor, and have two overlooks out over the marsh where walkers can pause to learn more at the interpretive exhibits, refresh themselves with the breeze, or even participate in a bird class.

The park will add value to Benicia, especially to downtown, and will be a beacon of pride for all Benicians, secure in the knowledge that they have preserved one of the last remaining portions of waterfront that touches the Carquinez Straits.

Waterfront Park parameters

The initiative (Measure C, approved 2005):

The purpose of this measure is to establish a waterfront park on the city owned land south of East B Street, between First Street and the Harbormaster's Office, extending to the water's edge, but excluding the site upon which sits the depot. It is important to establish the park to preserve the panoramic views, for use as a community gathering place and to protect and preserve the marsh and community open space. Any change in the land use designations will require voter approval.

There are strict parameters in the initiative. Section 2, B, 1:

Waterfront Park: A waterfront park serves the entire community and accommodates activities appropriate to the characteristics of the site such as low impact recreational activities, community events and festivals, and enjoyment of the surrounding natural environment. The waterfront park south of B Street may not include any permanent sports fields, courts or equipment. Nor may it include any permanent buildings, except for public restroom and similar amenities. Walkways, benches, drinking fountains and trash receptacles are permitted, The waterfront park south of B Street will preserve the marshlands within its boundaries, thereby protecting the wildlife that rely on this ecologically sensitive habitat.

The Benicia General Plan – The Benicia General Plan is a state mandated blueprint and the principal policy document for guiding future conservation and development in the City. It reflects the community's shared values and determination of what Benicia is and should continue to be – an uncommonly special place.

It brings overall direction to the decisions of the City Council, its commissions and City staff. It serves as the comprehensive guide for making decisions about land use, economic development, road improvements and protecting natural resources and the public health and safety. It provides the legal foundation for all zoning, subdivision and public facilities, ordinances, decisions and projects – all of which must be consistent with the General Plan.

The following Benicia General Plan goals provide parameters and inspiration for the waterfront park.

Community Development and Sustainability - Downtown

2.12 Strengthen the Downtown as the City's central commercial zone: Social, recreational, economic anchor at the end of First Street Waterfront, Permanent Green south of B Street

2.14 Enhance Benicia's small town atmosphere of pedestrian friendly streets and neighborhoods

2.15 Provide pedestrian and bike routes to link community

2.15 B provide more trails along the shoreline

Community Development and Sustainability – Community Services: Parks and Recreation

- 2.30 Maintain and improve existing parks and recreation programs
- 2.32 Expand the City's park system to accommodate future community needs
- 2.37 (water) –groundwater resources and protect water quality?

Community Identity – Historic Preservation

- 3.1 Maintain and enhance Benicia's historic character
- Community Identity Historic and Archaeological Resources
- 3.2 Protect archaeological (including underwater) sites and resources

Community Identity – Cultural

- 3.3 Increase public awareness if cultural resources and activities
- 3.5, Promote special events with wide community attraction

Community Identity – Art

- 3.6 Support and promote the arts as a major element in Benicia's community identity

Community Identity – Visual Character

- 3.7 Maintain and reinforce Benicia's small town visual characteristics
- 3.8 Preserve First Street as the community focal point
- 3.11 Enhance the East side
- 3.13 Improve urban design qualities of the waterfront and public access to the shoreline

Community Identity – Open Space and conservation of Resources

- 3.15 Provide buffers throughout the community
 - Policy 3.15.2 Preserve public views of public open space, maintain existing vistas
- 3.17 Link regional and local open spaces
- 3.19 Preserve and enhance habitat for special-status plants and animals
- 3.20 Protect and enhance native vegetation and habitats
- 3.21 Permanently protect and enhance wetlands so that there is no net loss of wetlands within the Benicia Planning Area
- 3.22 Preserve water bodies
- 3.24 Protect watersheds

BCDC design guidelines

Other than the General Plan, how is the Waterfront Park a part of the City's plans?

A. The park is already in the pipeline. The project will modify three current capital improvement projects already on the books as stated below:

1. First Street Green Expansion - project #31. Looking for funding in 2009-2010 – for engineering, design
2. Marsh Overlook and pier/trail improvements – project #39 – 2010-2025
3. Waterfront Project – project #42 – marsh, B Street Park improvements – 2010-2025 - \$3.4 mil projected

B. The Waterfront Park has viable, outside grant funding sources. Those sources provide extra value for any financial investment the City makes (see Potential Funding Sources below).

C. It is anticipated that the City will provide in-kind services to satisfy some of the grant match that funders would require.

D. The Waterfront Park will be part of the budget process and become a Park and Recreation Project with approvals from the Park and Recreation Commission and the City Council.

E. The Waterfront Park will be integrated with the City's parking plan that includes all of B Street.

Potential Funding sources

- A. State Coastal Conservancy
- B. Delta Protection Commission
- C. State and Federal Wildlife Agency Wetland Restoration Grants
- D. Water Quality Grants
- E. National Park Service – Public Park Improvement Grant
- F. Private Foundations
- G. Local and statewide non-profit partners
- H. Local businesses

What has been accomplished so far

- Draft Conceptual Site Plan
 - Created an inviting entrance
 - Extended park/walkways to Harbor
 - Expanded the marsh
 - Created connection to Bay Trail and to Main Street's plan
 - Included community art
 - Provided overlooks as extension of walkways
 - Included historical references in interpretive exhibits
 - Included habitat information in interpretive exhibits
 - Adhered to sustainability goals of General Plan
- Identified potential funding sources
- Began City process

Other City entities can help make the park a reality with input and support. The draft conceptual site plan has been completed. There are three ways that you can help:

1. Comment on the conceptual site plan
2. Provide a letter of support for funding
3. Participate in the public process with the consultant and engineer to finalize a site plan

The following groups have or will be approached for a presentation of the project

Economic Development Board – Chair – Duane Oliveira

1. 2007 Economic development 10 year strategy priority items:
 - Increase tourism
 - Support and maintain downtown as community's core
2. Economic benefit to Benicia
 - Area to hold money-making events, ie: Art and Wine Festival
 - Possible outdoor art festival
 - Possible concerts
 - Area will draw more of Benicia population to downtown
3. Tourism as discussed in Jan 2008
 - Draft Tourism Marketing Plan
 - Day trip destination – waterfront is key strength
 - Interest in art, history, waterfront views (waterfront is a key differentiator) – one more thing to do after dinner
 - Park will be a focal point and will draw people to waterfront
 - name it - highlight it

Historic Preservation Commission – Chair – Chuck Mang

Compliment to Historic Depot
Need your help with information for interpretive stands

- Pony Express
- Railroad
- Tanneries
- Ferries

Arts Benicia Board - Director Kathryn Renfrow

Public Art will be encouraged
We need your help with attracting public art within the committee's parameters
Contest?
Use of detritus from marsh/renewable art?
Other ideas

Main Street Board - Director Nancy Martinez

Help with downtown revitalization
Pedestrian energy, excitement and interest
Extension of the work done by Opticos
Events assured of maximum space
Connection to Bay Trail from First Street over Depot "land"
Tourism boost to First Street
The new park, with the spit, will "bookend" the depot development

Other considerations

1. Water considerations
 - Elevate walkways for tides and floods
 - Increase marsh area for habitat and water quality
 - Recognize we can't fix all flooding but we won't make things worse
2. Public participation
 - Public charrette
 - Contest for public art?
 - Brick, paver, bench buying
 - Marsh restoration
 - Community clean up days
 - Education of the public regarding marsh and Strait habitat, history
3. Get the public to the park
 - More public events
 - Community picnic after the clean-up
 - Mini kite festival
 - Reverse the direction of the parades
4. Sustainability checklist
5. Animal watering place
6. Kiosk

The Waterfront Park Committee's work has just begun. The Park and Recreation Commission and City staff will add its expertise and create an engineered design, followed by preparation of documents for environmental review. The committee will then assist in a city wide effort of citizen participation. Simultaneously, we will be gathering information and providing any other help necessary to get to Phase II, which will be CONSTRUCTION. This committee stands ready to partner with the City to see this project through to fruition, and feels not only an obligation to do it right, but a spirit of pride in being able to do so.

The committee – a citizen advisory panel to assist the city

A concerted effort was made to include a wide representation of Benicians and others who would contribute to the diversity and strength of the committee.

The committee consists of:

Mike Alvarez	City Project Manager, City of Benicia*
Mario Giuliani	City liaison
Greg Davis	Citizen
Melanie Denninger	Coastal Conservancy
Jeff Graves	Citizen
Toni Haughey	Main Street Design/ Historic Preservation Committee
Mike Ioakimedes	Benicia City Council
Sue Johnson	Audubon Soc.
Sue Maddux	Native Plant Society
Nancy Martinez	Main Street
Scott Shepard	GIS/urban planner/citizen
Susan Street	Citizen and point of contact
Lee Syracuse	Planning Commission
Jon Van Landschoot	Citizen
Sue Wickham	Citizen
Martha Christopher	Benicia Chamber of Commerce (dropped out but keep informed)

Advisory

Kathy Hoffman	Cong. Miller's office
Lee Taubeneck	CalTrans
Laura Thompson Or Maureen Geoffrey	ABAG (Bay Trail)
Brad McCrea	BCDC

*nb: Other City Staff such as Public works will be added as needed



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

CITY HALL – COMMISSION ROOM

REGULAR MEETING MINUTES

**Thursday, November 20, 2008
6:30 P.M.**

I. CALL TO ORDER

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera and
Chair Mang
Absent: Commissioner White (excused)

Staff Present

Mike Marcus, Assistant Planner
Gina Eleccion, Management Analyst

C. Reference to Fundamental Rights of Public - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

II. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN

None.

B. PUBLIC COMMENT

Jon Van Landschoot, 175 West H Street – He commented on a memo submitted by Commissioner Taagepera. He questioned the Mills Act inspections. Gina Eleccion stated that she would respond during the Mills Act agenda item.

III. CONSENT CALENDAR

On motion of Commissioner Donaghue, seconded by Commissioner Mang, the Consent Calendar was approved by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera and Chair Mang
 Noes: None
 Absent: Commissioner White
 Abstain: Commissioner Crompton (Item III-B only)

- A. **Approval of Agenda**
- B. **Approval of Minutes of October 23, 2008**
- C. **Approval of 2009 Meeting Schedule**

IV. REGULAR AGENDA ITEMS

A. SOUTHERN PACIFIC DEPOT ADA ACCESSIBILITY AND SCHEMATIC SITE PLAN

90 First Street; APN: 080-20-007

PROPOSAL:

Design Review for a schematic site plan, including a plaza/parking area and accompanying site features, as well as ADA accessibility. ADA accessibility upgrades include an ADA ramp on the East side of the building, an ADA van accessible parking space, panic hardware for the historic sliding baggage door, and an ADA restroom.

Recommendation: Design review approval for ADA Accessibility and Schematic Site Plan at the Southern Pacific Depot.

Mike Marcus, Assistant Planner, gave an overview of the project. He highlighted the ADA accessibility issues and noted that this will be going to Council for a final site plan approval.

The Commission would like to make sure the ramp will be compatible with the historic building. The issues of skirting and railings were brought up. The Commission would like to see this come back with a site plan, including specific materials. The detailing should match the existing building, but should be minimized.

Commissioners discussed the site and proposed trails. There is a Waterfront Committee that will be giving a presentation to the Commission in December.

A recess was called at 7:05 p.m. to review the schematics of the project. The meeting was reconvened at 7:18 p.m.

Mike Marcus noted that a preliminary site plan included a parking lot, but based on community feedback, the parking lot is not the best use of the space.

The public hearing was opened.

Nancy Martinez, Benicia Main Street – She hoped that the Commission approves the concept of the plan.

Bonnie Silveria – She stated that there are accessibility issues. She commented on the plaza area that can be used for a variety of events.

Jon Van Landschoot – He likes the idea of a single ramp. He would like to see compatible materials with the historic building.

The public hearing was closed.

Commissioners discussed the project. Minimizing the ramp is preferable. If possible, use a single rail. The concept of the plaza is supported. Possibly different materials can be used in the parking lot to demarcate plaza use vs. parking. Commissioners would like a single ramp, with compatible materials, at the rear of the building. In the plaza, we should consider “Start at the Source” guidelines and sustainability.

There was discussion as to the previous use of the building. It was noted that there were offices occupying the building at various periods of time. The Bay Trail was discussed in terms of the width and materials. Mike Marcus noted that it could be a permeable material, but it has not been decided. It will be consistent with the existing trails. The issue of grading was discussed. There is no major grading proposed. The parking lot is not proposed to be striped. The Commission would like to see minimal shoreline development.

The resolution was amended as follows:

1. Add “Whereas” to include:
 - Single ramp on east side of building, achieved through grading
 - Minimal development along shoreline
 - Endorse the plaza concept and recommend compliance with “Start at the Source” guidelines.

RESOLUTION NO. 08-14 - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING DESIGN REVIEW FOR THE SCHEMATIC SITE PLAN AND ADA IMPROVEMENTS TO THE SP DEPOT LOCATED AT 90 FIRST STREET

On motion of Commissioner Donaghue, seconded by Commissioner McKee, the above Resolution was adopted, as amended, by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, and Chair Mang
 Noes: None
 Absent: Commissioner White
 Abstain: None

B. MILLS ACT PROGRAM GUIDELINES – Discussion of overall program to ensure guidelines meet the intent of the program.

Recommendation: Review the Mills Act Program Guidelines, and make recommendations, if any, to the City Council for updates to the program.

Gina Eleccion gave an overview of the program. The Commission has requested a discussion on this item. There have been concerns that the guidelines may not meet the initial intent of the program. An overview of the inspections was given.

Commissioners would like to see more consistency with the program. There was discussion about the maintenance only contracts as being important to preservation.

Commissioners discussed the inclusion of landscaping and fences on work plans. Mike Marcus suggested adding a standard condition of approval requiring staff review of landscaping or fencing.

Electrical and plumbing were discussed. These should be included on work plans when they are integral to structural integrity of the property. Information handouts will be updated to specify that electrical and plumbing improvements are the only interior items to be included on work plans. The following language will be added to the Mills Act brochure:

“Primary mechanical systems necessary to maintain the structural integrity or address safety concerns of the building (plumbing, electrical, heating) may be included in the work plan.”

Commissioners commented that the goal of the program is to give a benefit to the community that the property has been preserved.

The public hearing was opened.

Bonnie Silveria – She worked on the Mills Act committee. She would like to see the guidelines tightened up so that contracts are being entered into in a consistent manner. She commented on a couple of Mills Act properties.

Jon Van Landschoot – He echoed Bonnie Silveria’s comments. He suggested adding questions to the property owner’s annual report regarding major systems (plumbing, electrical, mechanical, seismic retrofits).

The public hearing was closed.

Commissioners discussed the overall program and support the following changes, as noted above:

1. Add a standard condition of approval to Mills Act contracts that requires staff review of landscaping and fencing projects.
2. Update Mills Act brochure to include “Primary mechanical systems necessary to maintain the structural integrity or address safety concerns of the building (plumbing, electrical, heating) may be included in the work plan.”

Staff advised that these recommendations are secretarial changes to the program and should not require City Council approval.

V. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Taagepera submitted a memo regarding ongoing issues with the historic surveys. This will be agendized for discussion.

VI. COMMUNICATIONS FROM STAFF

A. PRIORITY OF DISCUSSION ITEMS

Staff will provide a review of the ranking of the Commission’s discussion items.

Gina Eleccion gave an overview of the rankings. She noted that many of the items require funding. Additionally, many of the discussion items are included in the Downtown Conservation Plan update.

Gina Eleccion stated that she and Mike Marcus attended a workshop on Historic Integrity and the Secretary of the Interior Standards. She will be sending information to the Commissioners.

Gina Eleccion noted that the next meeting will be December 18th.

VII. ADJOURNMENT

Chair Mang adjourned the meeting at 9:18 p.m.



Community Development Department
MEMORANDUM

Date: December 5, 2008
To: Historic Preservation Review Commission
From: Mike Marcus, Assistant Planner
Re: Workshop – 726 First Street

The project before you is for discussion and for you to provide feedback on the preliminary proposal.

Delando Pegan of the Rellik Tavern and architect Steve McKee are requesting preliminary review of their proposal for façade alterations at 726 First Street, currently known as the Pastime. The subject is designated as contributing in the Downtown Historic Conservation Plan and has been recommended in the survey update to remain as a contributing structure.

Proposed interior tenant improvements that don't require design review approvals include a smoking lounge/VIP room, new 50' bar, food preparation area, ADA accessible restrooms and an office.

Historic Preservation Review Commission design review is required for the following proposed work:

- Removal of all existing signs; replaced with a carved wood shingle sign that will hang from wrought iron, lit on either side (sign will require a separate staff-level sign permit).
- Replace white painted brick with Old Myford style brick veneer.
- Paint existing wood beam to mimic the look of real wood.
- Add 2 leaded glass windows to the façade, flanking the front entrance door. Trim for each window would match the wood beam.
- Replace entrance doors with a wood Character Alder, 4-plank door, flat arch panel and center-locking rail finished with a mocha color stain.
- Upper façade will be finished with stucco, painted in artichoke green (Sherman Williams SW6179).

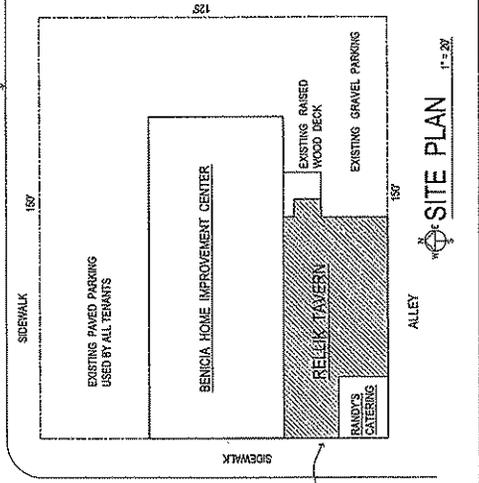
Attachments:

- Preliminary project plans
- DPR 523 A & B Forms

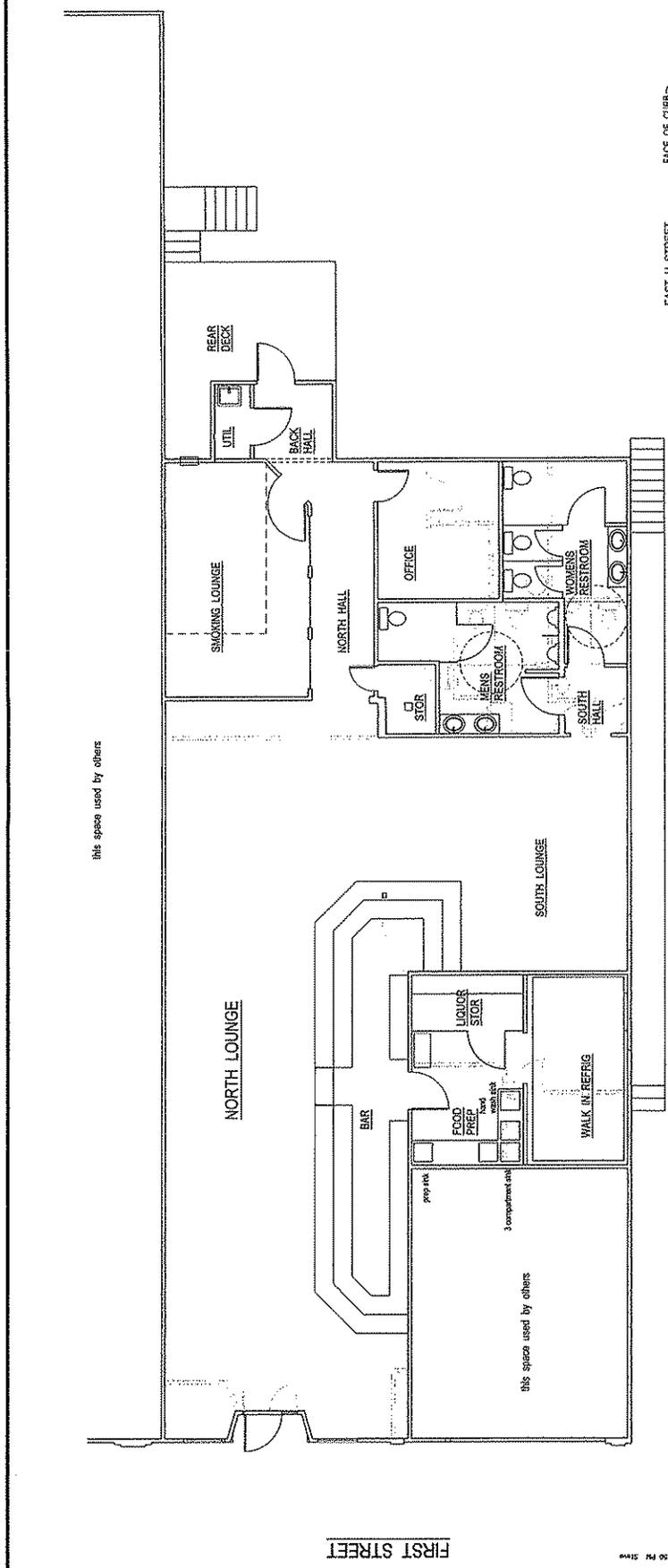
REMODEL
THE RELIJK TAVERN
726 FIRST STREET
BENICIA CA

Revisions:
Date: 10/15/08
Drawn By: SM

Steven McKee - Architect
925 West K Street
Benicia CA 94510
(707) 746-6788
(707) 746-6787 fax



EXISTING BLDG ENVELOPE UNCHANGED EXCEPT FOR COSMETIC REVISIONS. POINT OF REFERENCE IS RELIJK TAVERN.
OCT 20 2008



REMODEL

THE RELIQUA TAVERN

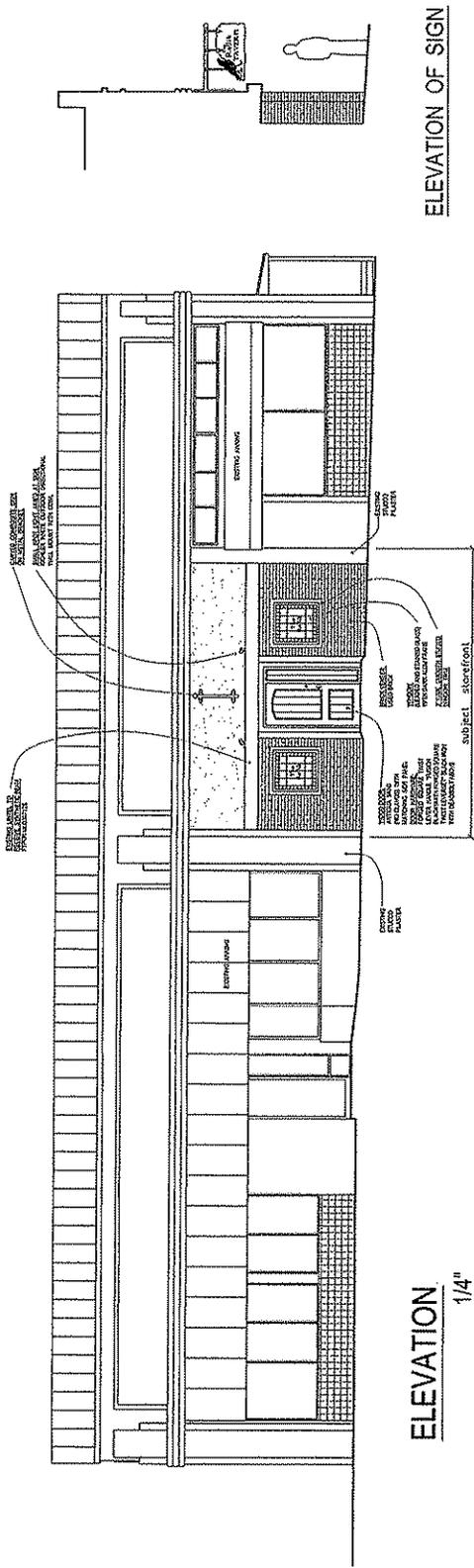
726 FIRST STREET
BENICIA CA

Date: 10/15/08
Drawn By: SM

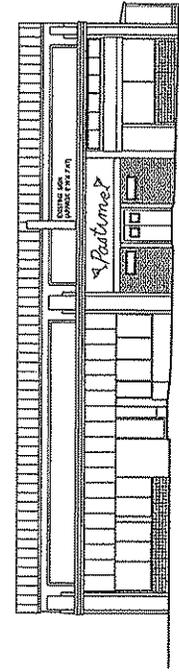
Revisions:

Steven McKee - Architect

925 West K Street
Benicia CA 94510
(707) 746-6928
(707) 746-6927 fax

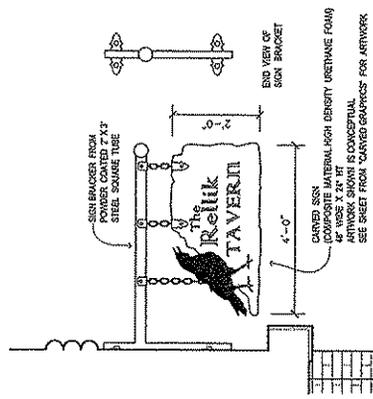


ELEVATION
1/4"



EXISTING ELEVATION
1/8"

ELEVATION OF SIGN



DETAIL OF SIGN

OCT 29 2008

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI #: _____
 Trinomial _____
 NRHP Status Code: _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or #: 726 First Street

- P1. Other Identifier:
- *P2. .Location: *a. County Solano
- b. Address: 726 first Street
- *c. City: Benicia Zip 94510
- d. UTM: N/A
- e. USGS Quad: Benicia T2N R3W MDM
- *f. Other Locational Data (APN #): 89-341-01

*P3a. Description
 This is a 20th century, one-story commercial block. Rectangular in plan, it has a flat roof with a stylized geometric pediment. There are multiple storefronts with recessed entries and flat store front windows along the front elevation. A clerestory runs in a band above the store front windows, but has been covered in the center of the building. One of the store fronts on the south side of the building has been enclosed to accommodate a bar. This has altered the appearance of the building which originally consisted of continuous store fronts.

- *P3b. Resource Attributes: HP6
- *P4. Resources Present: Building Structure Object Site District Element of District
- P5b. Description of Photo:
 Front façade, view northeast
- *P6. Date Constructed/Age: Circa 1930
 Prehistoric Historic Both
- *P7. Owner and Address:
 Patrick Leary Estate

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- 1020 Briones Rd
 Martinez, CA 94553
- *P8. Recorded by:
 Carol Roland
 Roland-Nawi Associates
 4829 Crestwood Way
 Sacramento, CA 95822
- *P9. Date Recorded: 11-20-04
- *P10. Type of Survey: Intensive
 Reconnaissance Other
 Describe Eligibility Evaluation
- *P11. Report Citation: none
- *Attachments: NONE Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Identifier: 726 First Street

*NRHP Status Code: 3D

B1. Historic Name: N/A

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Moderne

B7. Moved? No Yes Unknown

Date: N/A

Original Location: same

*B8. Related Features: None

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme: Benicia Downtown District Period of Significance: 1847-1940

Property Type: Commercial Applicable Criteria: A / C

This commercial building continues the pattern of contiguous shop blocks along First Street that was established in the 19th century. Relatively simple in design, the pediment and cornice treatment make an allusion to the Moderne Style which was popular in the 1930s and 1940s. With the Majestic Theater and the commercial building at 120 H Street, it is one of the few examples of 20th century moderne architecture in the town. Unfortunately the enclosure, or removal, of the store front façade in the center of the building and the removal or covering of the clerestory has adversely affected the building's integrity. Because it retains its original form and many of the other storefront features, the building may have potential for rehabilitation. This should be considered in any future review of proposals for alterations. The building is a contributor to the Downtown Historic District. However, the poor integrity of the building makes this designation fragile and any further changes should be carefully evaluated.

B11. Additional Resource Attributes: N/A

B12. References: McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf (1986); Bruegmann, Robert. *Benicia Portrait of an Early California Town: An Architectural History* (San Francisco: 101 Productions (1980); Woodbridge, Sally and Cannon Design Group. *Benicia, California: Downtown Historic Conservation Plan*. City of Benicia, 1990; Sanborn Map Benicia, CA. 1886; 1986 Benicia Historic Inventory form.

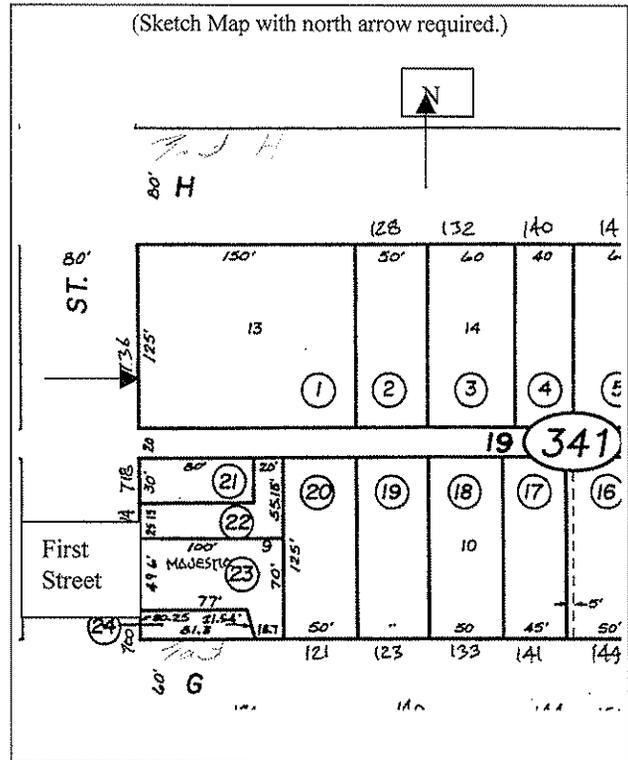
BUILDING, STRUCTURE, AND OBJECT RECORD

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants
4829 Crestwood Way
Sacramento, CA 95822

B 15. Date of Evaluation: 11-22-04



(This space reserved for official comments.)

AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION: DECEMBER 18, 2008
REGULAR AGENDA ITEMS

DATE : December 10, 2008

TO : Historic Preservation Review Commission

FROM : Lisa Porras, Senior Planner

SUBJECT : **FACADE UPGRADES AND ROOF CHANGE TO EXISTING BUILDING AT 1201 EAST 5TH STREET**

PROJECT : 08PLN-55 Design Review
1201 East 5th Street
APN 088-124-210

RECOMMENDATION:

Grant Design Review approval for proposed façade upgrades and roof changes to an existing structure at 1201 East 5th Street, based on the findings and subject to the conditions listed in the attached resolution.

EXECUTIVE SUMMARY:

Design review approval is sought to upgrade an existing two-story mixed-use building at 1201 East 5th Street. Building improvements include upgrades to all four building elevations, which include new siding, windows and doors, light fixtures, and overall painting. In addition, a new roof is proposed. This project is not located within a historic district but is subject to design review pursuant to Benicia Municipal Code 17.108.020.

BUDGET INFORMATION:

No fiscal impacts to the City are anticipated as a result of this project.

ENVIRONMENTAL ANALYSIS:

This project is Categorically Exempt under Section 15301 of the State CEQA Guidelines, which applies to existing facilities.

BACKGROUND:

Applicant/Owner:	Harold Bray / Mike Reed
General Plan Designation / Zoning:	Commercial General / General Commercial (CG)
Existing use:	office and residential

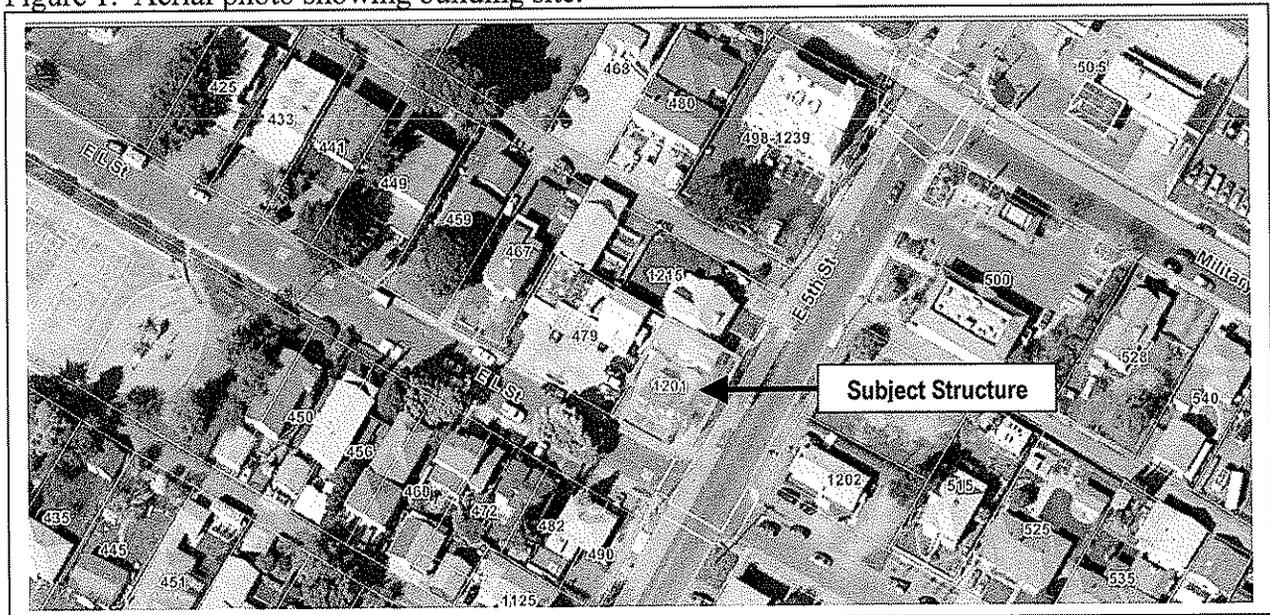
Proposed use:	office and residential (same as existing)
Adjacent zoning and uses:	
North:	General Commercial / residential
East:	General Commercial / East 5 th St., pet shop and apartments
South:	General Commercial / East L St., office and hair salon
West:	General Commercial / automotive services (body shop)

SUMMARY:

A. Project Location

The existing building is located on the northwest corner of East 5th and East L Streets and has both office and residential uses. The building sits on a 3,338 square foot lot as shown in Figure 1 below.

Figure 1. Aerial photo showing building site.



B. Existing Conditions and Site Context

This existing two-story building is 3,000 square feet, 21 feet tall, and contains one commercial space and three individual apartments. Unit A, as shown on the attached floor plans, fronts onto East L Street, while Unit B and the commercial space face East 5th Street. Upstairs Unit C is accessed from a stairway off of East 5th Street.

A 23 ft. separation from the face of the curb at East L Street to the face of the building consists of City-right-of-way. On East 5th Street, 17 feet separates the building wall to the face of the curb; this area is also City-right-of-way. These rights-of-way currently consist of dirt and gravel; the applicant proposes to install sidewalks and landscaping in these areas.

C. Project Description

Building upgrades consist of new siding, new windows and doors, new light fixtures, and a new roof. In addition, the applicant proposes to install sidewalks and landscape within the city-rights-of-way along East L and East 5th Streets.

Building Entrances

The building sits on a corner lot and has two primary frontages. The south elevation (from East L Street) has an entrance to Unit A. The east elevation (from East 5th Street) has an entrance to the commercial space, an entrance to Unit B, and a stairway entrance up to Unit C located on the second story. All three entrances will remain in their present locations but will be improved with new doors and doorway articulation. The commercial entrance will be redesigned as a portico-style entrance and will be flush with the building wall. This new commercial entrance will differentiate the commercial entrance from residential entrances.

Siding (Exterior Walls)

Siding will consist of stucco (painted “Napery”, or light beige) with new trim (painted “Dover White”). Paint is by Sherwin Williams (color sample board to be provided at hearing).

The trim on the building and the horizontal siding at the gable ends will be either hardi-plank siding or real wood lap siding, and painted “Dover White.”

Exterior Lighting

The applicant is proposing exterior light fixtures manufactured by Thomas Lighting, the “Covington” model, which consists of one-light die-cast aluminum in a matte black finish. These fixtures will be placed near all building entrances as shown on the attached plans.

Windows and Doors

New windows are manufactured by Milgard, and consist of: (1) the “Montecito” window series, which is a horizontal slider style window with grids on the upper half of the window panes, and (2) single-hung windows with grids on the upper half of the window panes. Window frames are vinyl and are colored white. New doors are manufactured by Therma Tru, and will be selected from the Fiber-Classic series. These doors are made of fiberglass and come in a light oak stain (see attachments); however the applicant is willing to paint the doors should the Commission direct. Staff finds the light oak stain acceptable as is. New windows and doors are proposed on all elevations and are described below:

- North elevation: upgrades include replacement of three existing windows.
- South elevation: upgrades include replacement of three windows and one door. In addition, the existing chimney will be removed and a new window will be installed in its place for a total of four windows on this façade.
- East Elevation: upgrades include replacing five existing windows and three doors.
- West Elevation: this façade currently has four windows, two of which will be removed, two replaced, and one added for a total of three new windows. In addition, an existing door will be removed.

Roof Style and Material

The existing building exhibits two different roof styles: flat and gabled. As shown in the elevations drawings, all roof upgrades will consist of a gabled-style roof. The proposed roof material is by GAF, in the Elk brand with a Timberline Prestique high definition roof shingle, and a weathered wood color (color board provided at hearing). This roof material will also be placed on the roof element above the entrance to Unit A.

The tallest point of the building is 21 ft. 6 inches, and the primary building height will be just over 17 feet.

Landscaping and Tree Removal

The City rights-of-way along East L and East 5th Streets will be planted with new landscaping by the applicant, as reviewed and approved by the Parks and Community Services Department and the Public Works Department, and consistent with the City's Water Efficient Landscape Standards.

In addition, the applicant proposes to remove four existing trees: three are located near the building wall on the south elevation. The fourth tree is located along the East 5th right-of-way within the area of the future sidewalk. Staff has instructed the applicant to apply for a Tree Removal Permit from the Parks and Community Services Department. To compensate the loss of these trees, the applicant is proposing to plant trees along East L Street and East 5th Street. The tree species and placement is subject to the approval by the Parks and Community Services Department. Accordingly, the applicant will be required to submit a landscape plan for staff review and approval prior to receiving a building permit.

D. Project Analysis

The proposed project is consistent with the purpose and intent of design review as described below, with staff analysis in *italics*.

- A. Ensure that the location and configuration of structures are visually harmonious with their sites and with surrounding sites and structures, and do not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use;

The existing building placement will remain as it presently sits on the site. Modifications to the building consist only of material upgrades to façades – including siding, windows, doors, and new roofing. These upgrades, along with proposed landscaping and new sidewalks, will add value to this downtown neighborhood block.

- B. Ensure that the architectural design of structures, their materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located;

The façade upgrades will unite the overall architectural appearance of the current building, which presently consists of worn materials in need of replacement. A new roof

in a gable style will tie in with the primary character of this block, which is largely residential.

- C. Ensure that plans for the landscaping of open spaces conform with the requirements of this title, and that they provide visually pleasing settings for structures on the site and on adjoining and nearby sites and blend harmoniously with the natural landscape;

Prior to receiving a building permit, the applicant will be required to submit a landscape plan that conforms to City landscape standards for water efficiency. The Public Works, Parks and Community Services, and Community Development Departments will review the landscape plans.

E. Conclusion

Because the project is consistent with the objectives of Design Review under Title 17 of the Benicia Municipal Code, as well as Programs 2.14.F and 2.14.G of the General Plan that call for sidewalk installation, staff recommends that the Historic Preservation Review Commission approve modifications to the existing building at 1201 East 5th Street, based on the findings and subject to the conditions listed in the attached resolution.

FURTHER ACTION:

The Historic Preservation Review Commission action will be final unless appealed to the Planning Commission within ten business days.

Attachments:

- Draft Resolution
- Project Plans
- Photographs

DRAFT RESOLUTION

RESOLUTION NO. 08-__ (HPRC)

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION
OF THE CITY OF BENICIA APPROVING MODIFICATIONS TO THE EXISTING
BUILDING AT 1201 EAST 5TH STREET**

WHEREAS, Harold Bray has requested Design Review approval for modifications to an existing building located at 1201 East 5th Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on December 18, 2008 conducted a public hearing and reviewed the proposed project;

NOW, THEREFORE, BE IT RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby approves the design of the structure at 1201 East 5th Street ; and

BE IT FURTHER RESOLVED THAT the Historic Preservation Review Commission finds that:

- a) The location and configuration of the modified structure is visually harmonious with their site and with surrounding sites and structures, and does not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use;

The existing building placement will remain as it presently sits on the site. Modifications to the building consist only of material upgrades to all four facades – including siding, windows, doors, and new roofing. These upgrades, along with proposed landscaping and new sidewalks, will add value to this downtown neighborhood block.

- b) The architectural design of the structure, its materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located;

The façade upgrades will unite the overall architectural appearance of the current building, which presently consists of worn materials that are in need of replacement. A new roof in a gable style will tie in with the primary character of this block, which is largely residential.

- c) The proposed building modifications and the proposed conditions of approval are consistent with Title 17 of the Benicia Municipal Code as applicable, and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed project, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

Prior to receiving a building permit, the applicant will be required to submit a landscape plan that conforms to the City's landscape standards for water efficiency. The Parks and Planning Divisions will review the landscape plans.

BE IT FURTHER RESOLVED THAT the Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

1. The plans submitted for the building permit and development and construction shall substantially comply with the submitted elevations and floor plans date stamped December 5, 2008 and prepared by LCA Architects, consisting of two (2) sheets marked Exhibit A, attached to this decision of record on file with the Community Development Department, except as modified by the following conditions.
2. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
3. Any alteration of the approved plans, including substitution of materials, shall be requested in writing and reviewed by the Community Development Director or designee prior to changes being made in the field.
4. All proposed signs must comply with Title 18 (Sign Ordinance). A sign or sign program permit is required for all on-site signs, which requires a separate processing fee.
5. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.
6. A landscape plan shall be submitted for review and approval by the Parks and Planning Division prior to receiving a building permit.
7. The applicant shall apply and receive a decision on a Tree Removal Permit from the Parks Division prior to issuing a building permit.
8. The applicant shall remove the existing front yard fence along East L Street.
9. The owner shall install a bicycle rack(s) to accommodate 7 individual bicycles. This must be shown on the construction drawings and reviewed by the Community Development Director, or designee, prior to receiving a building permit.
9. Appropriate care and maintenance of all landscaping in the adjacent right-of-way shall be the responsibility of the property owner to maintain in perpetuity. The property owner shall enter into a Maintenance and Operation Agreement with the City for the landscape improvements in the city right-of-way.

10. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the installation of fire hydrant(s) if required by the Fire Department. Improvements shall be designed by a Registered Civil Engineer in compliance with the City's Engineering Design Standards, Standard Plans and all applicable City Ordinances including 15.64 Storm Water Management. The applicant shall ensure that all proposed improvements comply with all provisions of City of Benicia Stormwater Management and Discharge Control Ordinance. The applicant shall use storm water quality BMPs to prevent sediments or pollutants from entering the storm drain system or watercourses. The impact of the proposed improvements on the storm drain system and watercourses shall be mitigated with storm water quality BMPs such that the rate of post construction runoff is no greater than preconstruction runoff to the extent practicable. Maintenance responsibility of Post Construction BMPs is the responsibility of the property owner and a signed Operation and Maintenance agreement must be submitted to the City. Prior to issuance of a Certificate of Occupancy the applicant shall complete all of the required improvements.

11. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

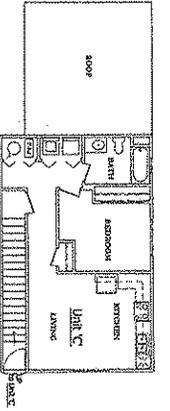
* * * * *

On motion of _____, seconded by _____, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on December 18, 2008 by the following vote:

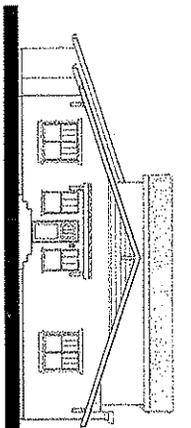
Ayes:
Noes:
Absent:
Abstain:

Chuck Mang
Historic Preservation Review Commission Chair

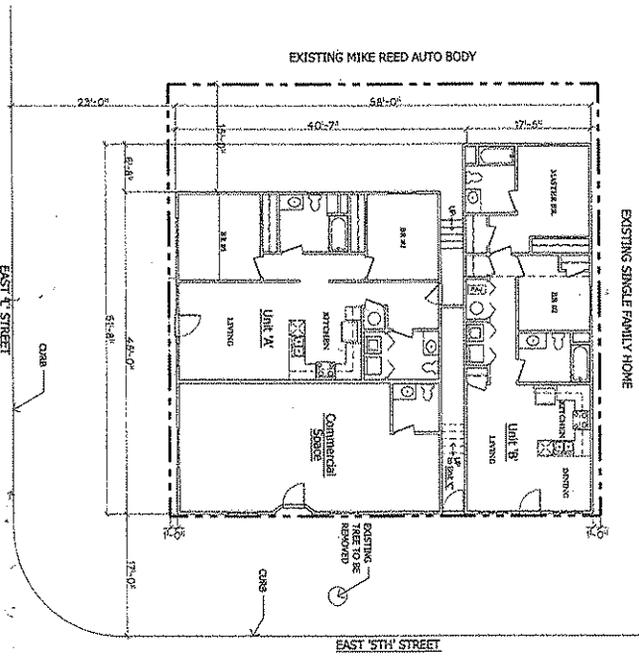
PROJECT PLANS



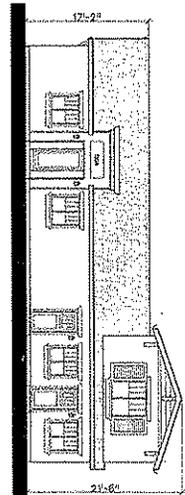
CONCEPTUAL SECOND FLOOR PLAN



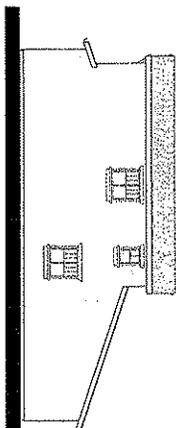
CONCEPTUAL ELEVATION AT 11th STREET



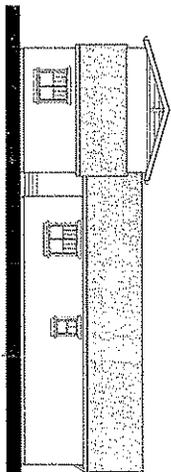
CONCEPTUAL FIRST FLOOR PLAN



CONCEPTUAL ELEVATION AT EAST 5th STREET

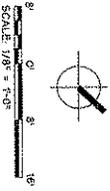


CONCEPTUAL NORTH ELEVATION



CONCEPTUAL WEST ELEVATION

- NOTES:
- NEW SIDEWALKS AT BOTH EAST 5th STREET AND EAST 11th STREET TO BE PROVIDED PER CITY STANDARD
 - NO ON-SITE PARKING EXISTS AND NONE IS PROPOSED
 - NEW LANDSCAPING TO BE PROVIDED AT STREET FRONTS ON CITY PROPERTY PER CITY STANDARDS

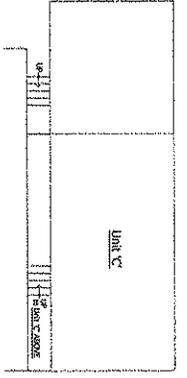


1201 East 5th Street Apartments

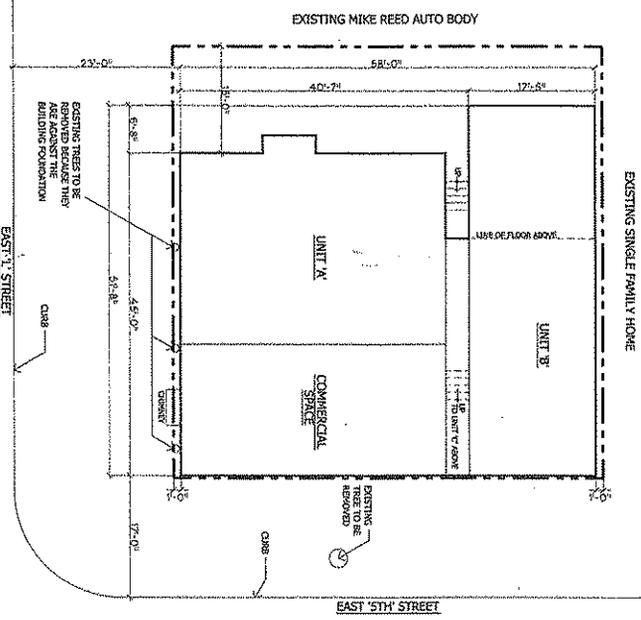
Benicia, CA

November 3, 2008
 Rev. December 4, 2008
 LCA # 08037



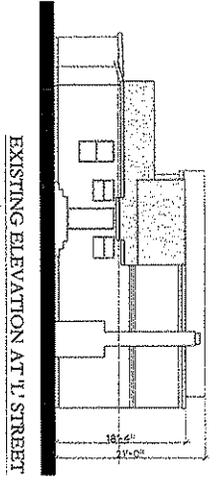


EXISTING SECOND FLOOR PLAN

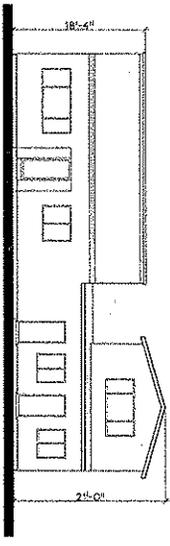


EXISTING FIRST FLOOR PLAN AND SITE PLAN

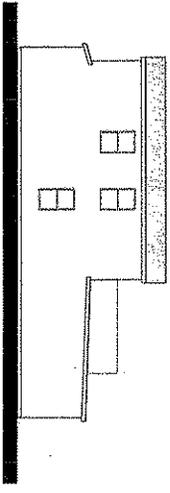
NOTES:
-NO ON-SITE PARKING EXISTS AND NONE IS PROPOSED



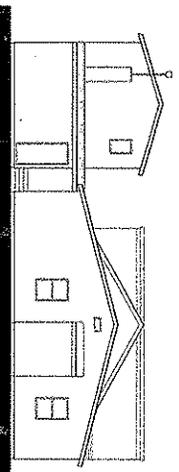
EXISTING ELEVATION AT 'L' STREET



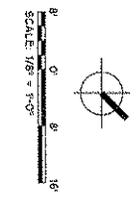
EXISTING ELEVATION AT EAST '5th' STREET



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

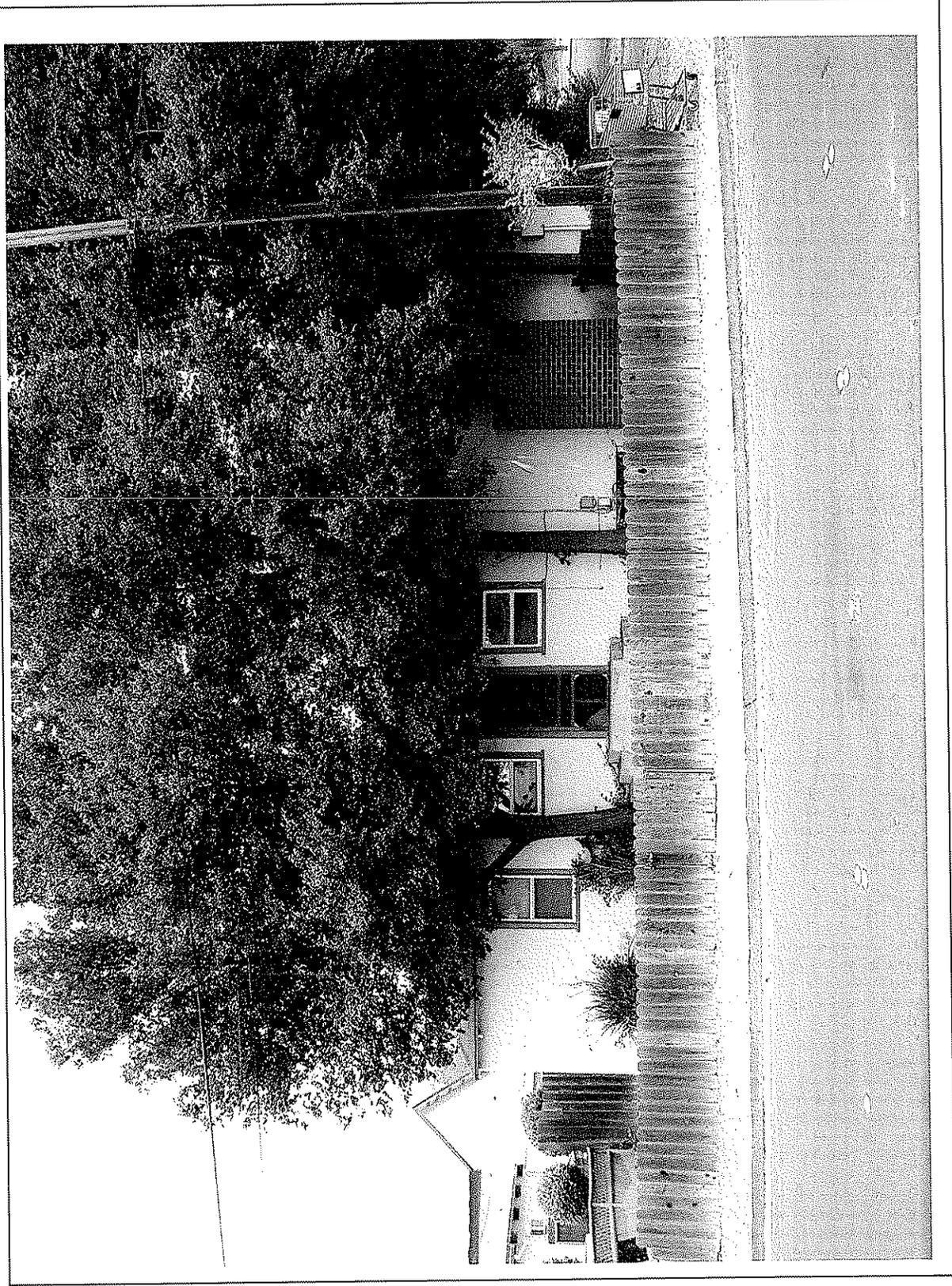


1201 East 5th Street Apartments
Benicia, CA

November 3, 2008
Rev. December 4, 2008
ICA # 08037



PHOTOGRAPHS



South Elevation – View from East L Street



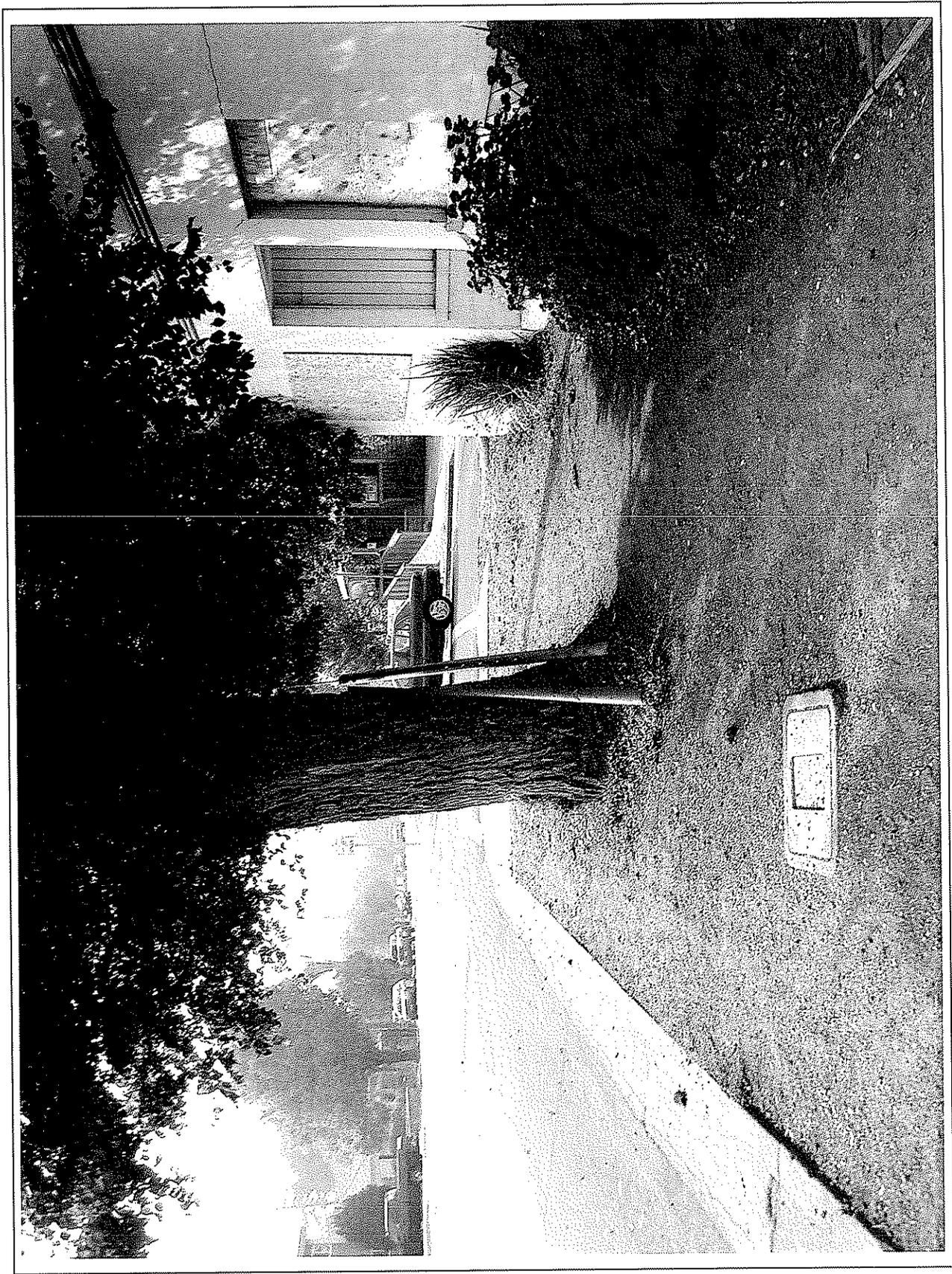
View of South Elevation, Entrance to Unit A



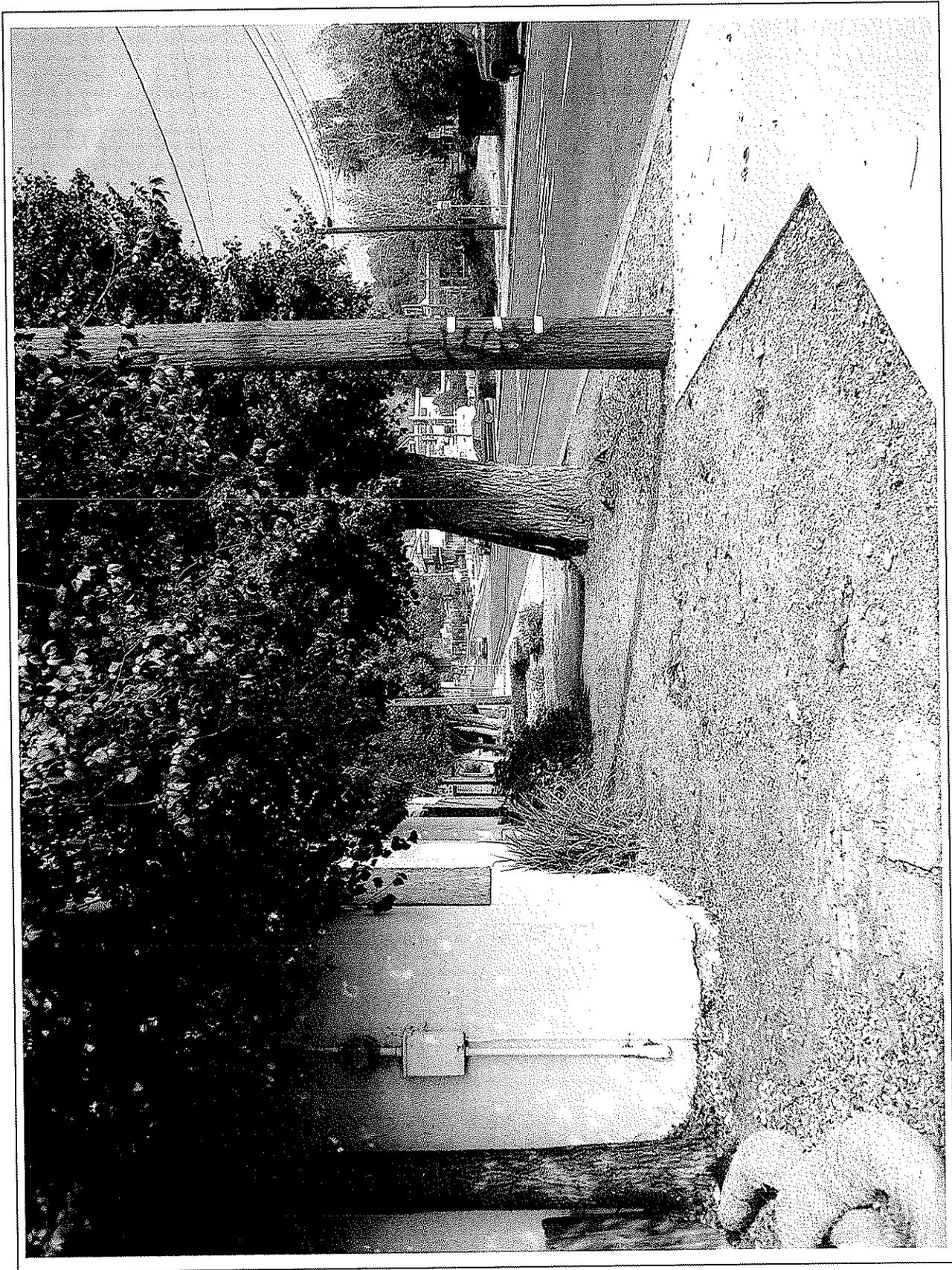
Portion of East Elevation – Doorway to Unit C and 2nd Story Unit C



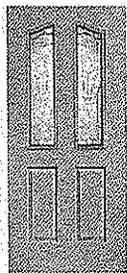
On East L Street facing east.



View from East 5th Street looking south.



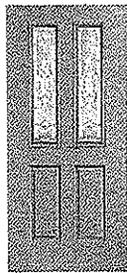
On southeast corner, looking north onto East 5th Street



FC56 (A,C)
2'8" x 6'8"
3'0" x 6'8"



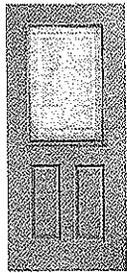
FC56SL (A,C)
12" x 6'8"
14" x 6'8"



FC57 (A,C)
2'8" x 6'8"
3'0" x 6'8"



FC57SL (A,C)
12" x 6'8"
14" x 6'8"



FC71 (A,C)
2'8" x 6'8"
2'8" x 7'0"
3'0" x 6'8"
3'0" x 7'0"

Transoms



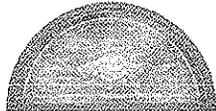
19610T (A,C)
12" & 14" Sidelite Only



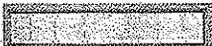
19060T (A,C)
3'0" Door + (2) 12" Sidelites
Continuous sill systems only
3'0" Door + (2) 14" Sidelites
Continuous/Boxed sill systems



19600T (A,C)
3'0" Door Only

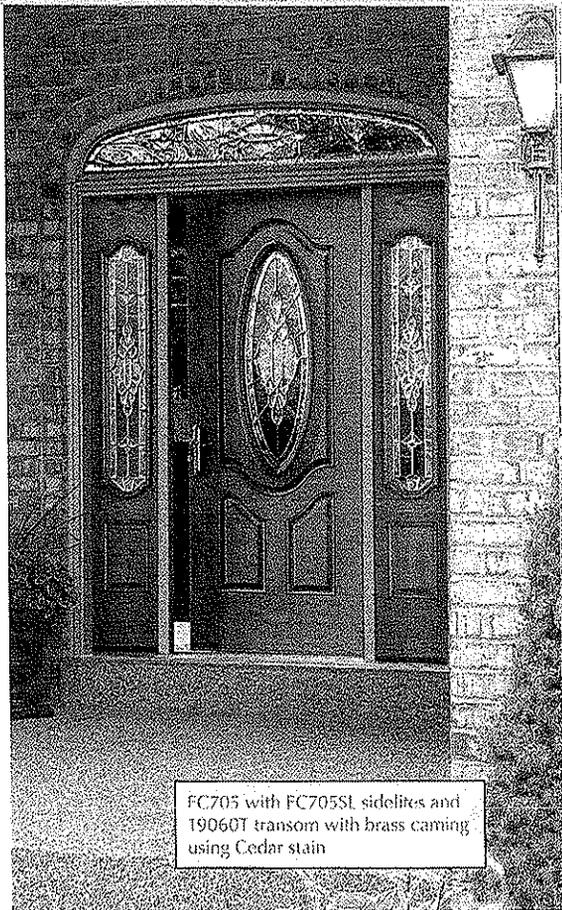


New Half Round Transom (A,C)
3'0" Door Only
3'0" Door + (2) 12" Sidelites
3'0" Door + (2) 14" Sidelites
Special Order Only

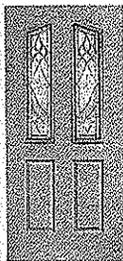


19620T/19630T (A,C)
3'0" Door + (2) 12" Sidelites
3'0" Door + (2) 14" Sidelites
Continuous/Boxed sill systems

Options	
A	Brass Caming
C	Brushed Nickel Caming
H6	Impact Rated Decorative glass



FC705 with FC705SL sidelites and 19060T transom with brass caming using Cedar stain



FC53 (A,C)
2'8" x 6'8"
3'0" x 6'8"



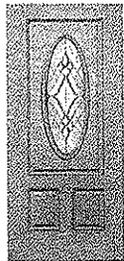
FC50SL (A,C)
2'8" x 6'8"
3'0" x 6'8"



FC67 (A,C)
2'8" x 6'8"
2'8" x 7'0"
3'0" x 6'8"
3'0" x 7'0"



FC67SL (A,C)
12" x 6'8"
14" x 6'8"



FC86 (A,C)
2'8" x 6'8"
3'0" x 6'8"

8' Styles



New 81900 (A,C)
2'8" x 8'0"
3'0" x 8'0"
H6



New 81900SL (A,C)
12" x 8'0"
14" x 8'0"
H6

Transoms



19910T (A,C)
12" & 14" Sidelite Only



19900T (A,C)
3'0" Door Only



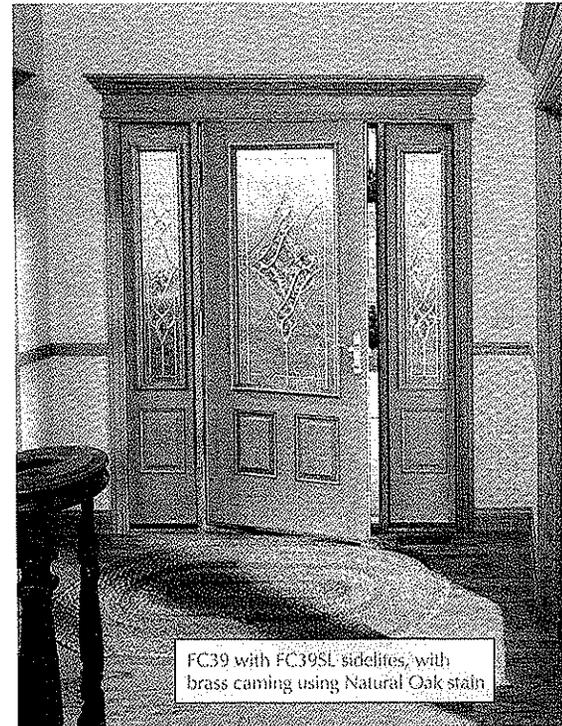
19920T/19930T (A,C)
3'0" Door + (2) 12" Sidelites
3'0" Door + (2) 14" Sidelites
Continuous/Boxed sill systems



19090T (A,C)
3'0" Door + (2) 12" Sidelites
Continuous sill systems only
3'0" Door + (2) 14" Sidelites
Continuous/Boxed sill systems



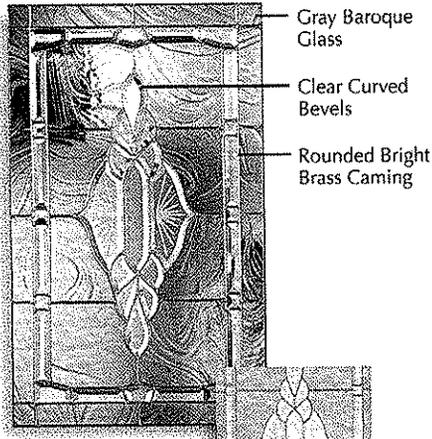
New Half Round Transom (A,C)
3'0" Door Only
3'0" Door + (2) 12" Sidelites
3'0" Door + (2) 14" Sidelites
Special Order Only



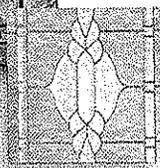
FC39 with FC39SL sidelites, with brass caming using Natural Oak stain

Note: Colors may vary from an actual application due to fluctuations in staining or the printing process of this brochure

Keystone™



Brass



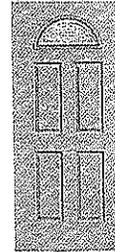
Brushed Nickel



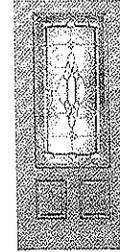
FC13 (A, C)
2'8" x 6'8"
3'0" x 6'8"



FC13SL (A, C)
12" x 6'8"
14" x 6'8"



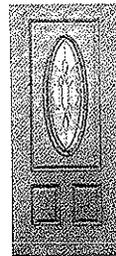
FC20 (A, C)
2'8" x 6'8"
2'8" x 6'8"
3'0" x 6'8"



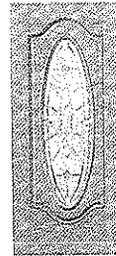
FC36 (A, C)
2'8" x 6'8"
3'0" x 6'8"



FC36SL (A, C)
12" x 6'8"
14" x 6'8"



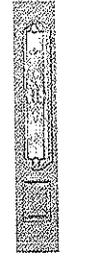
FC84 (A, C)
2'8" x 6'8"
3'0" x 6'8"



FC119 (A, C)
2'8" x 6'8"
3'0" x 6'8"



FC705 (A, C)
2'8" x 6'8"
3'0" x 6'8"

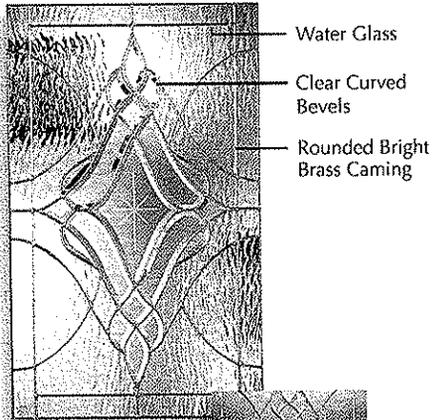


FC705SL (A, C)
12" x 6'8"
14" x 6'8"

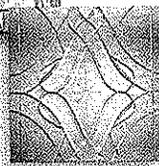


1412 (A, C)
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3'0" x 6'8"

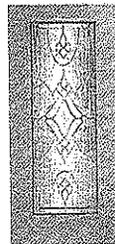
Starlite®



Brass



Brushed Nickel



FC19 (A, C)
2'8" x 6'8"
3'0" x 6'8"
H6



FC19SL (A, C)
12" x 6'8"
14" x 6'8"
H6



FC27 (A, C)
2'6" x 6'8"
2'8" x 6'8"
3'0" x 6'8"



FC39 (A, C)
2'8" x 6'8"
3'0" x 6'8"



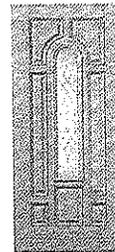
FC39SL (A, C)
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14" x 6'8"



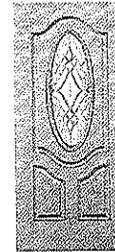
FC47 (A, C)
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3'0" x 6'8"



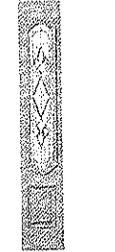
FC120 (A, C)
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3'0" x 6'8"



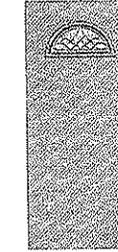
FC123 (A, C)
2'8" x 6'8"
3'0" x 6'8"



FC708 (A, C)
2'8" x 6'8"
3'0" x 6'8"



FC708SL (A, C)
12" x 6'8"
14" x 6'8"



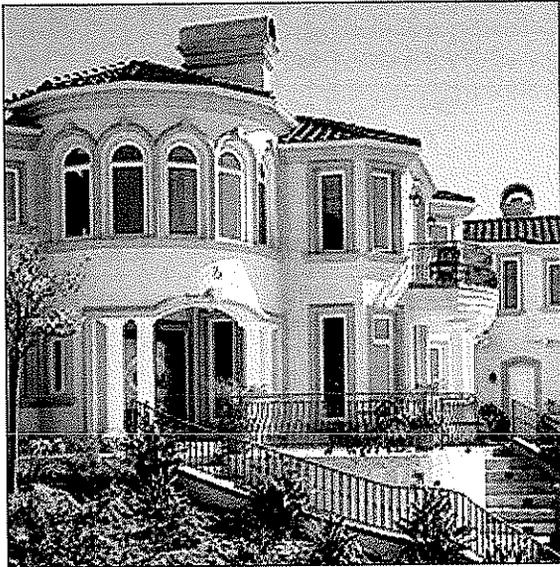
1912 (A, C)
2'8" x 6'8"
3'0" x 6'8"



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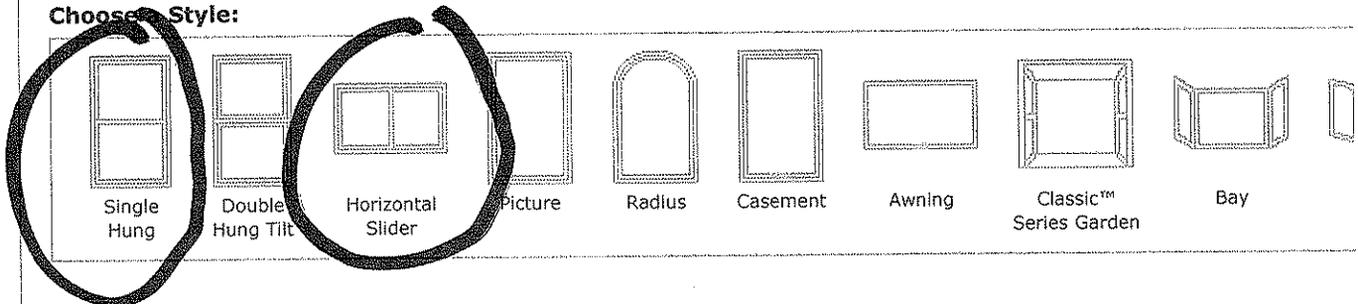
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MONTECITO™ SERIES NEW CONSTRUCTION VINYL WINDOWS



Traditional. Victorian. Contemporary. Cape Cod. No matter the style or size — of your new construction project, there's a Montecito to fit. And because your installation needs are unique, Milgard engineered this window line with a wide array of frame style and accessory options.

Choose a Style:



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- [Quiet Line Series Vinyl Windows](#)
- [Compare our Products](#)
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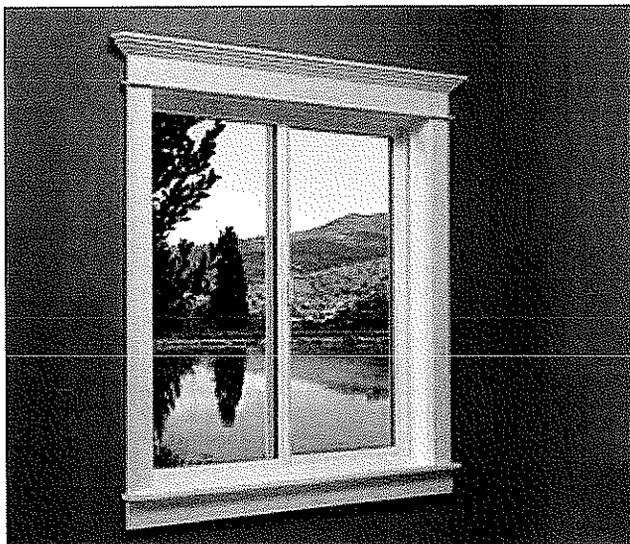


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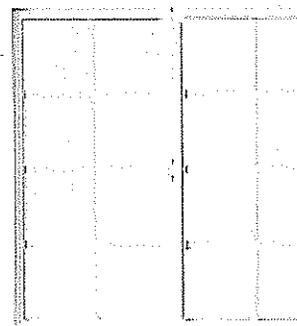
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MONTECITO™ SERIES - HORIZONTAL SLIDER WINDOW

Horizontal sliders are a popular style for contemporary homes and bedrooms requiring egress.



Substantial 3-1/4" frame depth resembles a wood window profile.



Shown with optional grids.

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ADDITIONAL RESOURCES:

- [Montecito™ New Construction Series Brochure \(1.6 MB\)](#)
- [Window & Door Styles](#)
- [Full Lifetime Warranty Information](#)
- [Technical Resources for Builders & Architects](#)

STANDARD FEATURES

- Maintenance-free vinyl frames won't rot, peel or require paint.
- 3-1/4" overall frame depth with 1-3/8" nail fin setback (1" nail fin setback with stucco key available).
- Available in custom sizes and configurations.
- Three J-Channel exterior trim options available.
- Milgard [SunCoat®](#) low-e glass standard for superior energy savings.
- Optional advanced energy efficiency package includes Milgard's [SunCoatMAX™](#) low-e glass advanced warm edge spacer technology for superior energy savings and additional comfort in extreme weather conditions.
- Meets or exceeds ENERGY STAR® performance requirements for all zones.
- Available in white or tan.
- [PureView™ window screen](#) with tighter weave and finer mesh comes standard.
- Industry-leading [Full Lifetime Warranty](#).

FRAME COLORS



White



Tan

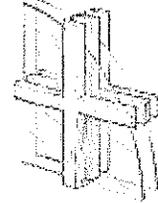
GRID OPTIONS



5/8" Flat Grid



1-1/16" Sculptured

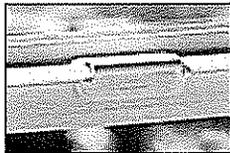


Simulated Divided Lite

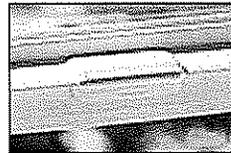
* Simulated Divided Lite not available in WI, IL, IN, MI, IA, OH

HARDWARE

SmartTouch™ Lock



Open

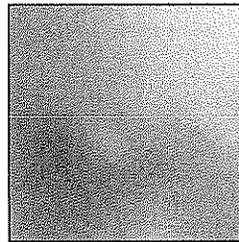


Closed

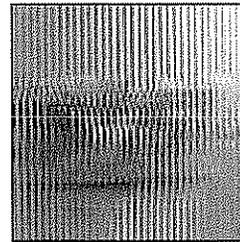
GLASS OPTIONS



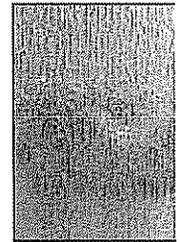
Glue Chip



P516



Narrow Reed 5/32"



Rain

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MONTECITO™ SERIES - SINGLE-HUNG WINDOW

Traditional in appearance, single-hung windows slide vertically, reminiscent of old-style sash windows. Combine a series of them for more impact.



Milgard's exclusive SmartTouch™ lock enhances security: when the window is closed, it's locked.



Shown with optional grids.

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ADDITIONAL RESOURCES:

- [Montecito™ New Construction Series Brochure \(1](#)
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STANDARD FEATURES

- Maintenance-free vinyl frames won't rot, peel or require paint.
- 3-1/4" overall frame depth with 1-3/8" nail fin setback (1" nail fin setback with stucco key available).
- Available in custom sizes and configurations.
- Three J-Channel exterior trim options available.
- Milgard SunCoat® low-e glass standard for superior energy savings.
- Optional advanced energy efficiency package includes Milgard's SunCoatMAX™ low-e glass advanced warm edge spacer technology for superior energy savings and additional comfort in extreme weather conditions.
- Meets or exceeds ENERGY STAR® performance requirements for all zones.
- Available in white or tan.
- PureView™ window screen with tighter weave and finer mesh comes standard.
- Industry-leading Full Lifetime Warranty.

FRAME COLORS

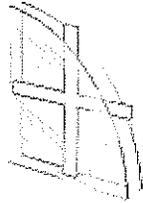


White



Tan

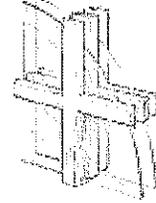
GRID OPTIONS



5/8" Flat Grid



1-1/16" Sculptured

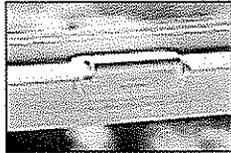


Simulated Divided Lite

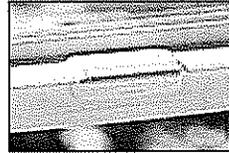
* Simulated Divided Lite not available in WI, IL, IN, MI, IA, OH

HARDWARE

SmartTouch™ Lock

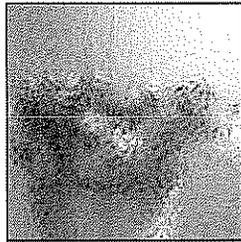


Open

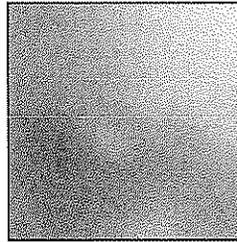


Closed

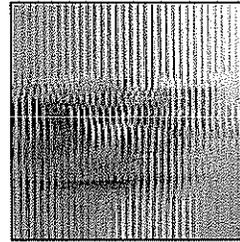
GLASS OPTIONS



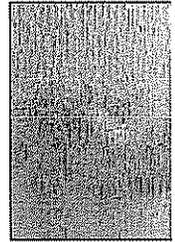
Glue Chip



P516



Narrow Reed 5/32"



Rain

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Collection/Family:
Covington

Catalog Number:
SL9423-7

Suggested Retail Price:
\$33.00

Description:
One-light die-cast aluminum outdoor wall bracket fixture in Mat Black finish.

ADDITIONAL PRODUCT SPECIFICATIONS:

UPC Number : 020389164650
Width : 5 1/2"
Body Height : 10"
Overall Length :
No. Lights : 1
Max Watt : 60w
Extends : 6 1/2"
HCO* : 2 1/4"

AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION: DECEMBER 18, 2008
REGULAR AGENDA ITEMS

DATE : December 10, 2008

TO : Historic Preservation Review Commission

FROM : Lisa Porras, Senior Planner

SUBJECT : LANDSCAPE PLAN AND BUILDING MATERIALS FOR 163 EAST H STREET

PROJECT : 07PLN-18 (Approved June 28, 2007)
163 East H Street
APN 089-052-290

RECOMMENDATION:

Approve landscape plans and building materials for a mixed-use structure at 163 East H Street.

EXECUTIVE SUMMARY:

This project, approved by HPRC on June 28, 2007, is a three-story mixed-use building with sub-grade parking, two retail spaces, seven offices, and seven residential units. HPRC Resolution 07-08 requires Commission review of a landscape plan and lower-base building materials prior to building permit.

BUDGET INFORMATION:

No fiscal impacts to the City are anticipated as a result of this project.

ENVIRONMENTAL ANALYSIS:

The Planning Commission certified and adopted an Initial Study/Mitigated Negative Declaration for this project on July 12, 2007 (Planning Commission Resolution 07-09).

BACKGROUND:

Applicant/Owner:	Roger Britt, East H Street Associates, LLC
General Plan Designation / Zoning:	Commercial Downtown / Downtown Commercial (in 2007) Current zone is Town Core
Existing use:	Vacant
Proposed use:	mixed use: retail, office, residential
Adjacent zoning and uses:	

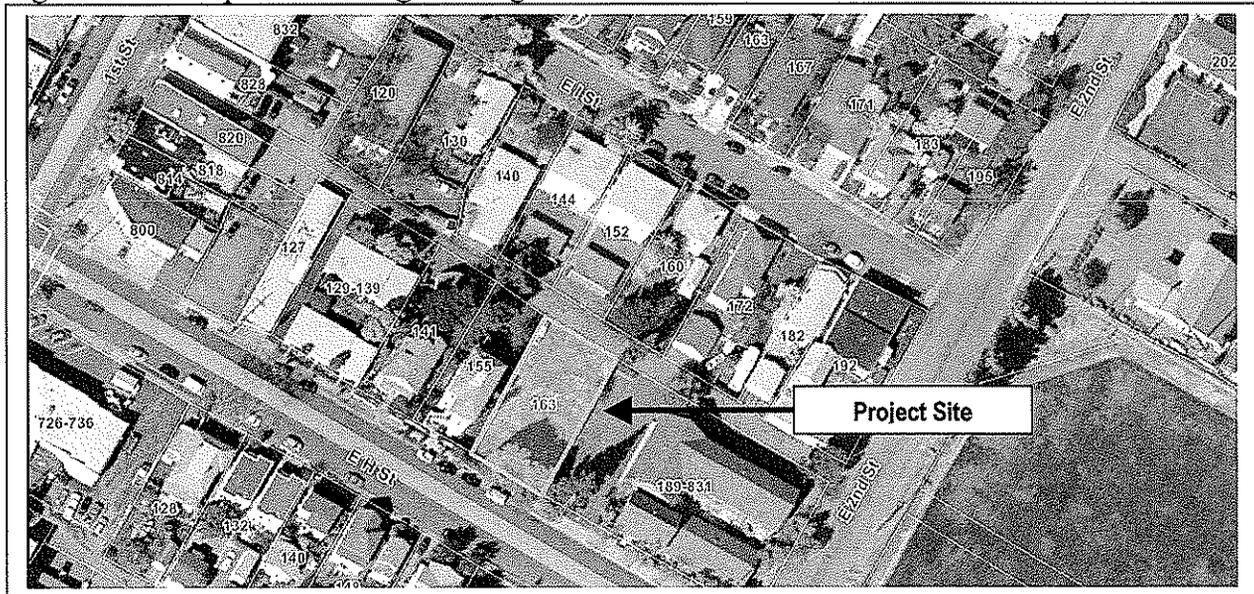
North:	Medium Density Residential / single family residence
East:	Downtown Commercial / Commercial and Open Space
South:	Downtown Commercial
West:	Downtown Commercial / Commercial

SUMMARY:

A. Project Location

The project site is located on East H Street between First Street and East 2nd Street on the north side of the block. The site is 0.21 acres, or 9,125 square feet. See project location in figure below.

Figure 1. Aerial photo showing building site.



B. Proposed Landscape Plan

The Mitigated Negative Declaration required the applicant to prepare a Storm Water Pollution Prevention Plan to, among other things, absorb storm water runoff post construction. Mitigation Measure HYD-1 states:

“The project applicant shall prepare a Storm Water Pollution Prevention Plan (SWPP) designed to reduce potential impact to surface water quality through the construction and life of the project. The SWPP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the implementation and operation of the proposed project.”

Accordingly, the landscape plan includes 5-foot wide bio-swales on the east and west sides of the building. These bio-swales would be planted with fine fescue and small shrub plants. The landscape plan presents options for preferred plant selection in these areas.

Other landscaped areas include 3-foot wide planters along the south elevation. These areas would be planted with medium shrubs such as Azalea, India Hawthorne, Rose, or Paraguay Nightshade. Smaller shrubs could include Lily of the Nile, Day Lily, Lavender, or Germander.

Altogether, landscaped areas cover 1,186 square feet: 98 sq. ft. for the planters and 1,088 sq. ft. for the bio-swales. (No specific amount of landscaping is required for the project.)

C. Lower-base Building Materials

The building siding will consist of stucco and either hardie plank or real wood lap siding. These materials will be painted with Frazee “One-off” (e.g. eggshell), or “Stigma” (e.g. steel blue gray). The base of the structure consists of Stone (Splitface CMU Vener Basalite D375 Splitface). A color and material sample board will be available at the hearing.

D. Conclusion

The landscape plan addresses Mitigation Measure HYD-1 contained in the Initial Study/Mitigated Negative Declaration. Staff recommends that HPRC approve the landscape plan and the lower-base building materials.

FURTHER ACTION:

The Historic Preservation Review Commission action will be final unless appealed to the Planning Commission within ten business days.

Attachments:

- Draft Resolution
- HPRC Resolution 07-08
- Landscape Plan
- Plant List

DRAFT RESOLUTION

RESOLUTION NO. 08-__ (HPRC)

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION
OF THE CITY OF BENICIA APPROVING THE LANDSCAPE PLAN FOR AN
APPROVED MIXED USE BUILDING AT 163 EAST H STREET**

WHEREAS, Condition Number 3 of the Historic Preservation Review Commission Resolution 07-08 requires the Historic Preservation Review Commission to review and approve a landscape plan prior to issuance of building permits for 163 East H Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on December 18, 2008 conducted a public hearing and reviewed the proposed landscaping;

NOW, THEREFORE, BE IT RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby approves the landscape plans for the building at 163 East H Street; and

BE IT FURTHER RESOLVED THAT the Historic Preservation Review Commission finds that:

- a) The proposed plans are consistent with the objectives and the applicable provisions of Title 17 of the Benicia Municipal Code;
- b) The landscape materials are visually harmonious with the site and with surrounding sites and structures, and does not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use;
- c) The landscape design is visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located;
- d) The proposed landscape plans are not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed project, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

BE IT FURTHER RESOLVED THAT the Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

1. The landscape plans submitted for the building permit and development and construction shall substantially comply with the submitted plans date stamped December 2, 2008 and prepared by SDG Architects, consisting of one (1) sheet marked Exhibit A, attached to this decision of record on file with the Community Development Department, except as modified by the following conditions.

2. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
3. Any alteration of the approved plans, including substitution of materials, shall be requested in writing and reviewed by the Community Development Director or designee prior to changes being made in the field. The following materials were submitted: The building siding will consist of stucco and either hardie plank or real wood lap siding. These materials will be painted with Frazee "One-off" (e.g. eggshell), or "Stigma" (e.g. steel blue gray). The base of the structure consists of Stone (Splitface CMU Vener Basalite D375 Splitface).
4. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.
5. Appropriate care and maintenance of all landscaping shall be the responsibility of the property owner to maintain in perpetuity.
6. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * *

On motion of _____, seconded by _____, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on December 18, 2008 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Chuck Mang
Historic Preservation Review Commission Chair

HPRC RESOLUTION 07-08

RESOLUTION NO. 07-8 (HPRC)

A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW FOR THE PROPOSED MIXED-USE PROJECT AT 163 EAST H STREET (07PLN-18)

WHEREAS, on March 20, 2007 Roger Britt requested design review approval for a mixed-use building (Benicia Office Building) at 163 East H Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on June 28, 2007, conducted a public hearing and reviewed the proposed project;

WHEREAS, In accordance with state and local procedures regarding the California Environmental Quality Act (CEQA), the Community Development Department conducted an Initial Study (with a public review period that ends on June 29, 2007) to determine whether the proposed project could have a significant adverse effect on the environment, and on the basis of that study, proposed certification of a Mitigated Negative Declaration;

WHEREAS, the Planning Commission at a regular meeting on June 14, 2007, conducted a public hearing, considered public testimony and other relevant documents and tentatively approved a use permit for an exception to the height limit and a reduction of the required off-street parking for the proposed mixed-use project.

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby finds that:

- A. The Historic Preservation Review Commission considered and recommended approval and certification of the Initial Study/ Mitigated Negative Declaration to the Planning Commission.
- B. The proposed development is consistent with the objectives and provisions of Title 17 of the Benicia Municipal Code and the purposes of the Downtown Commercial zoning district.
- C. The proposed location of the Benicia Office Building project and the proposed conditions of approval will be consistent with the General Plan and with Title 17 of the Benicia Municipal Code and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city.

BE IT FURTHER RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby approves the proposed project subject to the following conditions:

1. This approval shall expire two years from the date of approval, unless made permanent by the issuance of a building permit and the commencement of work that

is diligently pursued to completion. Alternatively, the time period may be extended, by the Community Development Director, if the application for time extension is received prior to the end of the initial two year deadline and there has been no change in the City's development policies which affect the site, and there has been no change in the physical circumstances nor new information about the project site which would warrant reconsideration of the approval.

2. The plans submitted for the building permit and construction, except as modified by these conditions of approval, shall be in substantially compliance with the plans dated March 20, 2007 on file in the Community Development Department.



3. A landscape plan shall be reviewed and approved by the Historic Preservation Review Commission prior to issuance of building permits.

4. All minor design details, such as light fixtures and paint colors, shall be reviewed and approved by the Community Development Director prior to issuance of building permits.

5. No visible mechanical equipment units shall be located above the roofline. All equipment shall be contained in the proposed mechanical wells.

6. The siding and trim shall be smooth Hardi-plank. The trim shall project beyond the lap of the siding.



7. The Historic Preservation Review Commission shall review (at no additional cost to the applicant) the lower base materials/finishes (i.e. concrete masonry units and cultured stone) prior to installation. The applicant shall explore the use of concrete water table with a color break.

8. No vinyl-clad windows.

9. 4 3/4" OG gutters shall be used.

10. The applicant shall re-evaluate the parking arrangement to create better maneuverability for parking space #1 and #23.

11. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.

12. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.

13. All Mitigation Measures contained in the Initial Study/Mitigated Negative Declaration that was prepared for this project, shall be fully complied with.

14. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * * *

On motion of Commissioner Wilson, seconded by Commissioner Conlow, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on June 28, 2007 by the following vote:

Ayes: Commissioners Conlow, Donaghue, Haughey, Mang, White, Wilson and Chair
Delgado
Noes: None
Absent: None
Abstain: None



Gina Eleccion
Historic Preservation Review Commission Secretary

LANDSCAPE PLAN

PLANT LIST

Planting Legend

Medium Shrub (selection options)



Azalea Standard (*azalea indica*)



India Hawthorn (*Rhaphiolepis indica*)



Rose (*Rosea*)



Paraguay Nightshade Standard (*Solanum rantonnei*)

Sub Shrub (selection options)



Day Lily (*Hemerocallis*)



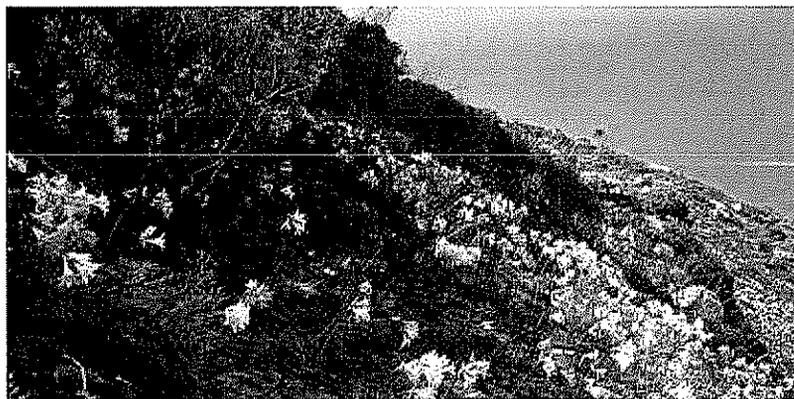
Germander (*Teucrium chamaedrus*)



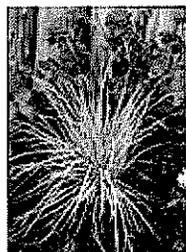
Lily of the Nile (*agapanthus africanus*)

Bio-Swale Planting Legend

Sub Shrub (selection options)



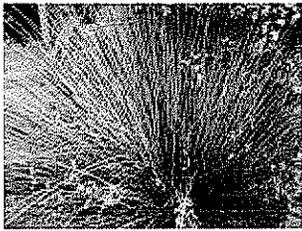
Naked Lady (*Amaryllis Belladonna*)



Magellan Wheatgrass (*Elymus magellanicus*)



Iris (Iris Douglasian)

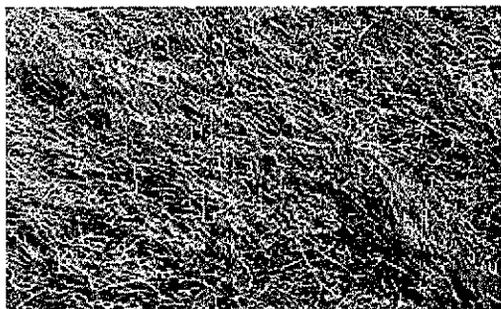


California Gray Rush (*Juncus patens*)



Daffodil (*Narcissus* spp.)

Groundcover (selection option)



Sod ("no mow" fine fescue)



Community Development Department
MEMORANDUM

Date: December 11, 2008
To: Historic Preservation Review Commission
From: Gina Eleccion, Management Analyst
Re: Commissioner Taagepera's Memo – Downtown Historic Building Survey

Prior to the November 20th meeting, Commissioner Taagepera submitted a memo related to historic preservation and the historic resource inventory. The Commission requested this be agendaized for discussion.

Attachments:

- Commissioner Taagepera's memo dated November 20, 2008

DATE: November 20, 2008

TO: Gina Eleccion, City Staff to the HPRC, and
Historic Preservation Review Commissioners

FROM: Leann S. Taagepera, Member HPRC

SUBJECT: Downtown Historic Building Survey

We have made a lot of progress in Benicia in the area of historic preservation since I relocated here 7 ½ years ago. The HPRC has been created and it is a decision-making authority; we have gained CLG status; the Mill's Act property tax program has been put into place; the City Council approved design review of all buildings within the historic district; and, city staff and Commissioners are much more educated than they used to be regarding historic resource regulations, CEQA, and the Secretary of the Interior Standards. Without staff, Council, and public support, these strides forward would not have been possible. Benicia has come a long way and made much progress - this should be celebrated and recognized. There is more to be done, however, and the following explains what and why.

In short, in order to comply with state requirements and have a quality program:

1. Every building in District boundaries should be surveyed if it is 45 years old or older.
2. Survey boundaries need to be reviewed and to be made consistent with requirements.
3. A Historic Context needs to be prepared, consistent with the state requirements.
4. A procedure should be developed when the Ad Hoc Committee, City's hired architectural historian, HPRC, Planning Commission or City Council disagree on whether a building should be listed as a contributor to the district.
5. The HPRC needs to address having a procedure whereby a property owner can restore a building and regain historic status, as is possible, if that building is de-listed.

This memo is to request a status of the downtown historic survey and to request that these items listed above be placed on the next meeting agenda. During my efforts on the HPRC Ad Hoc Committee on the historic survey, it became apparent that the draft survey had deficiencies and is not in compliance with the state's requirements for historic surveys. Please provide an update on how we will continue work on the historic survey so that it meets the OHP's requirements. We have gotten through an important step, which was the review of the draft historic survey DPR forms as completed, so far, but further work still needs to be done.

The following is from Ordinance 05-01 which created the Historic Preservation Review Commission:

2.56.010 Purpose. "The purpose of the Commission is to identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia..."

2.56.140 B. "Maintain a program to compile, record and update an inventory of cultural resources within the City. The inventory shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures."

When I sat on the committee which interviewed all of the consulting firms who submitted proposals for the historic survey, we asked them how they would survey the historic district. They replied that they would survey all buildings within the district of 45 years of age or older. However, it turned out when Carol Roland's scope of work was prepared in her contract, it did not specify that all buildings of 45 years old and older be surveyed. She was provided with addresses of buildings that were surveyed in 1986 for the original survey and was told to update those DPR forms. This is why some historic homes were missed by Carol, originally, because they were not surveyed in 1986. The Ad Hoc Committee and City staff hopefully caught all of these missed historic buildings when it provided a list of these buildings to Carol to review, which she did.

Since City staff, in 2004 when the contract was prepared, and before that when the budget request was made to the City Council, was not aware that a historic survey is more than the DPR forms, but includes a detailed historic context with information about how buildings are determined to be historic or not, a historic context was not included in Carol Roland's budget. We have already been made aware by OHP and City staff that this is a deficiency in our historic survey.

In speaking with Marie Nelson of OHP, I understand that Benicia's approach was backward, as she indicated has occurred in other jurisdictions, as well. The historic context should be prepared first, reviewing many items, including the history of development in Benicia, development trends, important ethnic groups, and important people, among other items. The context also includes a description of how the significance of buildings are determined (due to architecture, relation to an important person, or event) and would describe the issue of integrity and how much of a building needs to be original or restored in order for a building to have retained enough integrity to be included as a contributor to a district. Definitions of contributors and landmark buildings are also included in historic contexts. Some of this information was included in Carol Roland's survey, but not comprehensively enough, because this was not included in her scope of work. In addition, historic surveys should include any other historic features within a district besides the buildings, such as any historic landscape retaining walls, hardscape, street/outdoor light fixtures, landscaping or other items which might be identified.

Lastly, the boundaries of the historic district were set in 1986 and 1990, when the survey was done by local volunteers. The boundaries of the district have not been reviewed to determine if they comply with state and federal requirements. This has resulted in a boundary which has seemingly been set arbitrarily and snakes around historic buildings at times to exclude non-historic buildings.

Therefore, the historic survey still needs an update in the following areas in order to comply with state historic survey requirements:

1. Every building in District boundaries should be surveyed if it is 45 years old or older.
2. Survey boundaries need to be reviewed and to be made consistent with requirements.
3. A Historic Context needs to be prepared, consistent with the state requirements.

In addition, a procedure should be developed when the Ad Hoc Committee, City's hired architectural historian, HPRC, Planning Commission or City Council disagree on whether a building should be listed as a contributor to the district. If Commissions or the Council vote on whether a building is historic or not – what standards are they supposed to use? The Committee used the definition of integrity found in our 1990 Downtown Historic Conservation Plan. How did the City's hired architectural historian decide which buildings retain enough integrity to be considered contributors? The answer is that we don't know, because a historic context discussing this issue was not prepared. De-listing a historic building is an action under CEQA, which could result in a significant impact to the environment. CEQA and case law dictate that de-listing a historic building requires the preparation of an EIR.

The HPRC also needs to address having a procedure whereby a property owner can restore a building and regain historic status, if that building is de-listed. The HPRC is tasked with encouraging historic preservation. If historic buildings have had alterations which could be restored, then de-listing them with no procedure to allow them to regain historic status is removing all financial incentive to restore, meaning that those buildings would no longer be eligible for the Mill's Act property tax savings. People who need to restore their buildings would benefit from that savings the most.

I look forward to Benicia's continued progression with historic preservation issues and regulations and encourage the City to use volunteers such as historical society members and interns to assist with the City's compliance with state requirements.



Community Development Department
MEMORANDUM

Date: December 11, 2008
To: Historic Preservation Review Commission
From: Gina D. Eleccion, Management Analyst
Re: 2009-2011 Budget Planning Strategic Project Rankings

BACKGROUND

The City has begun the process of preparing the Budget for the 2009-11 fiscal years. Part of this will include the City Council prioritizing the Strategic Projects for the City in this two year time period.

The Commission is being asked to consider current and future projects and programs, and provide input on what should be considered as work priorities for the next two years. The Commission has already established a list of discussion items.

Please advise if any changes should be made to the Commission's list of work priorities, or if the list can be forwarded to the City Council with its current rankings.

Attachments:

- Priority List of Discussion Items

Priority List of Discussion Items

Priority	Discussion Item	Status
1	<p>Historic Context</p> <p>Includes:</p> <ol style="list-style-type: none"> 1. Portuguese Influence 	<p>2008 – Applied for grant. Did not receive. Will apply for 2009 grant</p>
2	<p>Downtown Historic Conservation Plan Update</p> <p>Includes:</p> <ol style="list-style-type: none"> 1. Window Standards – Review existing resolution establishing window standards 2. Craftsman Cottages 3. Paint Standards for the H overlay district 4. Design Guidelines for non-historic homes 	<p>Pending update to Historic Resource Inventory</p>
3	<p>Mills Act Program – Training, discussion of overall program and recommendation to City Council for amendments</p>	<p>SHPO training early Spring 2008 Program overview 7-24-08 Additional discussion on program eligibility</p>
4	<p>Staff level Design Review (Administrative Certificates of Appropriateness) for specific projects that are consistent with Secretary of Interior's Standards for the Treatment of Historic Properties</p>	
5	<p>Secretary of the Interior Standards for Treatment of Historic Properties</p>	<p>SHPO training (Mark Huck) February 2008 Additional discussion requested by Chair Mang</p>
6	<p>Information to Historic Property Owners and Realtors (Notification of historic property designation status & eligibility for Mills Act)</p>	<p>Complete until further direction. Staff report 1-25-07. Staff to draft language to be included on deed. Will cost City approximately \$15,000 to implement</p>