

MINUTES APPROVED AT THE HPC MEETING ON FEBRUARY 11, 2020

**Historic Preservation Commission Meeting
450 Civic Center Plaza, Richmond, CA
1st Floor Lobby**

December 10, 2019

5:00 p.m.

MINUTES

Roll Call:

Chair McNamara called the meeting to order at 5:30 p.m.

Present: Chair Robin McNamara; Vice Chair Joann Pavlinec; Commissioners Michael Hibma, Caitlin Hibma, Fatema Crane and Jonathan Haerber

Absent: None

Staff: Lina Velasco

Approval of Minutes:

None.

Meeting Procedures:

Chair McNamara stated that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, December 23, 2019, by 5:00 p.m.

Public Forum:

No speakers

Liaison Reports:

There was no liaison present and no reports.

Consent Calendar:

None

Public Hearing:

- 1. PLN16-401 REHABILITATION OF HISTORIC RESOURCES AT MIRAFLORES**
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| Description | STUDY SESSION TO PRESENT THE REHABILITATION PLANS FOR THEOISHI RESIDENCE, SAKAI RESIDENCE, PUMP HOUSE AND WATER TANK (NATIONAL REGISTER ELIGIBLE PROPERTIES) AT THE MIRAFLORESSUBDIVISION AND THE INTERPRETATIVE PROGRAM FOR THE SUBDIVISION AND GREENBELT. |
| Location | S 47 TH , NORTH OF FLORIDA AVENUE |
| APN | 513-321-008 |
| Zoning | PA, PLANNED AREA DISTRICT |
| Owner | MIRAFLORES COMMUNITY DEVCO, LLC |
| Applicant | CITY OF RICHMOND |
| Staff Contact | LINA VELASCO Recommendation: PROVIDE AND RECEIVE COMMENTS |

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Chair McNamara noted that the item had never come before the Commission. Director Velasco explained that the project was being funded by Redevelopment dollars and that was why the City was the lead and not the developer.

Mr. Alan Wolken, Planning and Building Services Division, gave a brief background of the Miraflores project. The project goal, as a whole, was to turn the area from an industrial area residential housing in order to make it more cohesive with the surrounding neighborhood.

The component of the project that the Commission was to discuss was the rehabilitation of the Sakai house, the Oishi house, the oil house, the water tower and pump house. The structures were to be relocated but relocated and oriented to as close to original positions as possible. All the structures were found to be contributors to part of the overall site that was associated with Japanese/American history in Richmond.

Many of the historic fabric of the Oishi House had been removed but it still maintained the details and original shape. The plan was to provide new structural stabilization and it was to be rehabilitated into an office building. The most significant changes were the lifting of the structure and the windows. The idea was to paint the house white or something similar.

The Sakai House was to function as a community meeting space for the Senior Center that was located close by. The house had more historic fabric available to work with and would receive similar rehabilitation construction as the Oishi House.

The Pump House was to be used for storage, the structure did not contain a lot of architectural details but the idea was to reuse as many existing materials as possible, and the biggest challenge was going to be moving the water tower.

In terms of the Green Houses, the plan was to keep them in storage until funding was secured and then reintroduce them to the site.

The goal was to get the construction documents and permits before the end of 2019, start the grading of the site and hire a contractor to start the rehabilitation of the houses once they are moved. It was negotiated that the neighborhood HOA would maintain the greenbelt on the site as well as the open spaces around the residential units.

Regarding Commissioner's questions, the phases of construction for the site were disclosed and how that pertained to the houses. The houses were to be moved only once and it was predicted that would take place in the year 2021. It was suggested by Commissioner M. Hibma that a paint analysis be conducted, investigate if the buildings had wood shakers and explore pricing, and possibly look into the water tower becoming a cell tower to help pay for renovations.

In terms of the interpretive plan, it was to weave throughout the green belt and incorporate the historic structures. The six themes that were being proposed were arrival, building community, life in wartime, perseverance, making a living and home. All the themes were to explain the heritage and history of the Japanese families that lived on the site.

In terms of putting down roots in the interpretive plan, Vice-Chair Pavlinec suggested to remove the word prison and replace it with incarceration camps as well as replace the word racism with less incendiary language. Director Velasco recommended to include pamphlets that were in other languages for the historic panels.

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The site was named Miraflores by the City and it was not recommended to call it by the Japanese names because there were over 15 families that lived on the site. There were plans to re-discuss the name at some point in the near future.

The discussion commenced regarding the materials that were chosen for the historic panels.

Vice-Chair Pavlinec suggested doing a local historic designation of the site after construction was complete.

Commission Business:

- A. Commission member reports, requests, or announcements – In terms of Winehaven, it was recommended by Commissioner M. Hibma and Commissioner Pavlinec that four areas be designated as the tracks and that the historical buildings have character-defining features incorporated into them. Director Velasco thanked the Commission for all their hard work they did throughout the year.

Adjournment - The Commission adjourned at 7:30 p.m. to January 14, 2019.