

**MINUTES APPROVED AT THE HPC MEETING ON APRIL 12, 2022**

**Historic Preservation Commission Meeting  
Virtual**

March 16, 2022  
5:30 p.m.

**MINUTES**

**Roll Call:**

Vice-Chair Pavlinec called the meeting to order at 5:30 p.m.

Present: Chair Robin McNamara; Vice-Chair Joann Pavlinec; Commissioners Fatema Crane, Jonathan Haeber, Caitlin Hibma, Michael Hibma, and Gretchen M. Stromberg

Absent: None

Staff: Jonelyn Whales

**Approval of Minutes:**

None

**Meeting Procedures:**

None

**Public Forum:**

CORDELL HINDLER mentioned he was encouraging a member of the public to become a Historic Preservation Commissioner. He invited the Commissioners to Anton in Show Business at the Contra Costa Civic Theater as well as the Point Richmond Business mixer at Little Louie's.

**Liaison Reports:**

Mayor Butt gave no report.

**Consent Calendar:**

None

**Public Hearing:**

None

**Commission Business:**

A. Commission member reports, requests, or announcements

- a. **Rooted in Richmond Application** – set a work plan/timeline (based on the timeline in our RFP) and solicit volunteers from the Commission for various items that need to be completed for the App (including historic research, content writing, archive digitization)

Commissioner Haeber reported the Commission applied for a grant in May 2021 and was awarded the grant in September 2021. Staff issued a Request for Proposal and received three consultants. One consultant, Liam O' Donohue, will collect oral histories and work with community members to collect audio content for the tour. The Richmond Museum was working on digitizing

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items for the tour as well. The grant was \$25,000 and was matched by 2/3s of volunteer time or other types of in-kind services. Per the grant, the project must be completed by September 30, 2022. Community outreach and Council approval of the App developer has been completed.

The tour will contain eight to ten tour stops on a planned route. The planned route will follow much of the path of the Richmond Greenway by bypassing the Richmond Civic Center, Richmond Museum, and other designated historic sites. Commissioners have met with surrounding neighborhoods and have discussed historical themes and tour stop with them.

Mayor Butt inquired if the project was confined to sites that are along the proposed path. Commissioner Haeber explained that the app can trigger historical sites within a specific radius from the designed path. Mayor Butt mentioned the route passes by many of the Rosie Riveter features but missed the old Kaiser Hospital. He recommended the path provide a loop to Marina Way. The proposed path does not come near many historical sites along the eastern stretch of the Greenway.

Commissioner Haeber clarified the proposed route on the eastern portion of the Greenway was to connect the transportation hubs to the Ferry.

Mayor Butt proposed to explore and possibly integrate the Yellow Brick Road into the route. Commissioner Stromberg mentioned that the proposed route also traversed portions of the Wellness Trail.

Mayor Butt mentioned the University of California Library has the best oral histories and many are transcribed.

Commissioner Haeber shared his subcommittee, Commissioner Stromberg, Vice-Chair Pavlinec, and himself, discussed early affordable housing in Richmond and highlighted Atchison and Nystrom Village. He suggested the tour should highlight the Black Panthers of Richmond and the environmental justice movement.

Commissioner M. Hibma mentioned he recently walked the eastern portion of the proposed route. He stated 23<sup>rd</sup> Street use to be a streetcar route and suggested transportation be one of the themes. Another theme near City Hall and the Civic Center was modern architecture. Metro Richmore Village Neighborhood at 27<sup>th</sup> Street contained several modern architectural buildings. Along Carlson was the entrance to the Ohlone Greenway which was part of a multi-modal transportation corridor. The end of the route included Mira Floras and the Sakai Nursery.

Vice-Chair Pavlinec suggested the Commission discuss overlapping areas and how those can be integrated into one. She supported one of the themes being transportation. Commissioner Stromberg mentioned that the Pullman Townsite can be included in transportation and Commissioner Haeber added the International Hotel.

Vice-Chair Pavlinec wanted to tie homelessness with affordable housing and incorporate the Belding/Woods' history with homelessness.

Commissioner Haeber agreed the Sakai Nursery should be included in the tour but inquired what theme this should be under. Commissioner C. Hibma suggested it should be included in the food and garden theme.

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Commissioner Stromberg mentioned that her subcommittee discussed having the tour focus on non-WWII components in Richmond and Commissioner M. Hibma agreed.

Vice-Chair Pavlinec supported the contemporary architecture theme.

Chair McNamara shared the Civic Center is a Timothy Pflueger building and mentioned she would acquire more information about Mr. Pflueger. She requested that staff provide her with a list of groups she should reach out to for oral histories.

Commissioner Haeber suggested having a theme about Native Americans in Richmond. Commissioner C. Hibma stated she would pull up her notes on Ford Point and the Ohlone's history at the site.

Vice-Chair Pavlinec agree with Mayor Butt to collaborate with the University of California and Mr. O'Donohue confirmed he would.

Commissioner C. Hibma agreed the tour should highlight modern architecture in the City.

Commissioner H. Hibma suggested the tour highlight the biological resources in the City.

Commissioner C. Hibma stated she would research the Japanese Camp Garrard Boulevard listed as a California State Historical Landmark in Richmond's Historic Resources Element.

Commissioner Crane mentioned the Richmond Art Center and the presence of art in Richmond. She suggested art and murals be one theme. She remarked she'll be contacting the neighborhood groups again as well. Commissioner Haeber understood that either the Richmond Art Center or the Art Commission requested that a theme about art be added to the tour. He explained that the tour can be expanded to include more themes at a later time.

Commissioner Haeber agreed that the Commission should contact the neighborhood groups again and provide an update.

[The Commission moved to the next steps and the Mills Act.]

### **b. Mills Act**

Vice-Chair Pavlinec acknowledged that the City has adopted the Mills Act Program but has not implemented it. The subcommittee, Commissioners Haeber, M. Hibma, and herself, have reviewed the City's fees which were high compared to other cities in California. Some California cities have a Fee Waiver for the first three to five applications to incentives the program. A consultant formulated a Mills Act calculator to help inform applicants if they will receive a refund once they apply as well as the dollar amount that must be used for repairs on the historic resource. The subcommittee revised zoning language in the Mills Act and drafted a potential Mills Act Contract Agreement. The City Attorney was reviewing those revisions. The subcommittee was exploring a streamlined process to enable citizens to do research and file for historical designation themselves.

Vice-Chair Pavlinec inquired if Mayor Butt would support a fee waiver, should the subcommittee meet with individual Council Members before the item is presented to the full Council, and inquired about implementation timing. Mayor Butt encouraged the subcommittee to explore a scheme that provided a modest amount of funding and identify one pilot project to showcase as an example.

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[The Commission moved back to discussing Rooted in Richmond]

### **c. Next Steps**

Commissioner Haeber recommended that each subcommittee provide information for the theme and potential contacts in the Google Document and provide an update to their various neighborhood groups. Also, he suggested each Commissioner explore a specific theme further and find community members willing to provide an oral history.

Commissioner Haeber noted he will be exploring affordable housing in Richmond.

Vice-Chair Pavlinec wanted to explore modern architecture. She emphasized the Commission should not be exploring the same things as the consultant.

Mr. O' Donohue shared folks generally spend 5- to 10-minutes at each stop and suggested having a single narrative for each stop. He requested the Commission provide one speaker from the community who can encapsulate a single narrative for each theme.

Commissioner Crane wanted to know specific next steps, delivery dates, and how to provide an update to the neighborhood groups. Commissioner Haeber explained next steps were to develop the themes, collect materials and write textual versions of the oral stories. By the April 2022 meeting, each theme should have two or three contacts identified.

The Commission agreed to have housing as a theme. Commissioner Stromberg suggested linking the Rancho era and the Ohlone era with respect to housing patterns over time.

The Commission discussed possible spots related to each of the themes. Commissioner Haeber mentioned the grant required a minimum of eight to ten stops. For the housing theme, the Commission discussed Acheson and Nystrom Village as possible stops. For transportation, Commissioner M. Hibma suggested 23<sup>rd</sup> Street and Barrett Avenue, and the Ohlone Greenway. Commissioner Stromberg commented that 23rd Street and Barrett Avenue could be a stop to discuss more contemporary events as well.

Commissioner M. Hibma agreed he would explore the biological/agricultural history of Richmond.

Commissioner Stromberg suggested Commissioner M. Hibma and herself work on the transportation theme.

Commissioner C. Hibma supported exploring Native American Tribal history.

Commissioner Stromberg emphasized that oral histories should be ethnically diverse.

Commissioner Crane commented she would explore the justice and equity theme.

Commissioner Haeber recommended the Commissioners highlight one stop on the tour for each of their assigned themes. The Commission would discuss these stops at the April 2022 meeting.

**Adjournment** - The Commission adjourned from 7:00 p.m. to April 12, 2022.