

MINUTES APPROVED AT THE HPC MEETING ON FEBRUARY 12, 2019

Historic Preservation Commission Meeting
450 Civic Center Plaza, Richmond, CA
1st Floor Lobby
June 12, 2018
5:00 p.m. Regular Meeting

MINUTES

Roll Call:

Chair Cawelti called the meeting to order at 5:02 p.m.

Present: Chair Robin Cawelti; Vice Chair Joann Pavlinec; Commissioners Jonathan Haeber, Michael Hibma, Caitlin Hibma and Paul Scolari

Absent: None

Staff: Roberta Feliciano

Approval of Minutes:

May 8, 2018

Commissioner Pavlinec requested a correction on Page 3, 2nd paragraph, adding “based on the scale within the Historic District.”

ACTION: It was M/S/C (Pavlinec/Scolari) to approve the minutes for May 8, 2018, as amended; which carried by the following voice vote: (6-0) Ayes: R. Cawelti, J. Haeber, C. Hibma, M. Hibma, J. Pavlinec, P. Scolari; Noes: None.

Meeting Procedures:

Chair Cawelti stated that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, June 25, 2018, by 5:00 p.m.

Public Forum:

No speakers

Liaison Reports:

No liaison reports.

Consent Calendar:

None

Public Hearing:

None

- | | |
|---------------------|---|
| 1. PLN18-047 | EXTERIOR REHABILITATION |
| Description | PUBLIC HEARING TO CONSIDER A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR THE EXTERIOR REHABILITATION OF A CONTRIBUTING STRUCTURE WITHIN THE POINT RICHMOND HISTORIC DISTRICT |
| Location | 19 Cottage Ave |
| APN | 558-140-021 |

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Zoning	RL-2, Single Family Low Density Residential	
Owner	FFF 10 Cottage LLC – Trenor Askew	
Applicant	Sonia Rivas-Lamera Associates, LLC	
Staff Contact	Roberta Feliciano	Recommendation: Conditional Approval

Ms. Feliciano presented the staff report outlining the previously issued building permit for an interior remodel, exterior work started without permits, and how the work to the exterior will be replaced to meet the Secretary of the Interior's Standards per the Analysis outlining project consistency. She discussed the Point Richmond Neighborhood Council recommendation for darker window trim.

Sonia Rivas, applicant, explained removal of asbestos siding, changes to windows, hand rail and planters.

In response to Chair Cawelti, Ms. Rivas discussed the proposed colors.

Commissioner Michael Hibma asked if the Preservation Architect had determined the original color. Mr. Coleman, member of applicant team, stated the original color was a cream color.

Commissioner Caitlin Hibma stated she did not have a paint color preference but suggested a light field with darker trim to match the original colors.

In response to Commissioner Pavlinec, Ms. Rivas displayed the preferred accent color for the front doors.

Commissioner Michael Hibma asked if the decorative window treatments would be retained. Mr. Coleman confirmed that the original rectangular ornaments would be replaced.

Commissioner Pavlinec agreed that the window trim should be retained and the side trim should be thicker. She requested the construction drawings include a note to include four-inch-wide window trim.

In response to Commissioner Michael Hibma, Mr. Coleman explained the proposed windows and removal of the railings.

Commissioner Haeber asked why the railings were not code compliant. Mr. Coleman summarized the previous railings and the suggestion for wood picket style.

Commissioner Caitlin Hibma asked about the proposed siding. Mr. Coleman stated there was no salvable siding. He discussed the approved siding and presented samples. He stated the old siding would be encapsulated.

Commissioner Pavlinec asked if either siding profile was better at shedding water. Mr. Coleman stated both had equal water shedding ability. The Commission discussed siding options and recommended the bevel siding.

Ms. Rivas requested input on the color options. The Commission reviewed the color samples and suggested Hostaleaf, MQ6-09, Smokin Hot, MQ1-24, and Scribe, MQ2-31 in semi-gloss.

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Commissioner Michael Hibma requested clarification on the meaning of substantial compliance in the Conditions of Approval (COA) 1. Ms. Feliciano explained it was a standard condition indicating the plans submitted would be constructed. Commissioner Michael Hibma requested this condition to be as amended by the HPC during the meeting. He further requested COA 7 be changed from Planning Director to Historic Preservation Commission.

Chair Cawelti summarized the proposed amendments:

Outlining that COA 1 would be as amended by the HPC; Replacing Planning Director with Historic Preservation Commission in COA 7; Including larger window detail in the drawings, 4-inch wide window trim; gable hood window trim over the front windows, beveled siding, suggested paint colors, and installation of porch railing painted to match the building.

ACTION: It was M/S/C (M. Himba/Pavlinec) to conditionally approve; which carried by the following voice vote: (6-0) Ayes: R. Cawelti, J. Haeber, C. Hibma, M. Hibma, J. Pavlinec, P Scolari; Noes: None.

ACTION: It was M/S/C (Male/M. Himba) to stated that the project met the Secretary Standards for rehabilitation with the added conditions; which carried by the following voice vote: (6-0) Ayes: R. Cawelti, J. Haeber, C. Hibma, M. Hibma, J. Pavlinec, P Scolari; Noes: None.

Commission Business:

A. Commission member reports, requests, or announcements

Ms. Feliciano provided information on the proposed demolition of the house at 257 3rd Street and replacement with a women's shelter. She stated it was not eligible for a historic designation.

Commissioner M. Hibma stated he was provided an earlier draft, provided comments and worked with City staff to refine plans.

Ms. Feliciano stated the project would be reviewed by the Design Review Board and Planning Commission. She presented the material as an information item.

Chair Cawelti stated she was approached by the Heritage Trails Group regarding working together on walking tours of historic buildings in the City of Richmond. She expressed interest in the proposal and indicated she would further investigate.

Commissioner Pavlinec discussed the CPF Conference and requested each Commissioner stated something learned.

Commissioner M. Hibma discussed the statement that a decision to not maintain a historical resource, also known as demolition by neglect, was not considered a project under CEQA.

Commissioner Pavlinec discussed a session on designating a property or structure for national register and decisions regarding demolition.

Commissioner Haeber stated he enjoyed the sessions on resiliency and Frank Lloyd Wright.

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Commissioner C. Hibma discussed the session on technology in documentation.

Commissioner Haeber thanked the City for supporting the Commissioners' education.

Commissioner Pavlinec suggested discussing the awards ceremony and thanked staff. She stated she liked the display of photographs. Chair Cawelti stated it was well received and a good turnout.

Adjournment - The Commission adjourned at 6:05 p.m. to July 10, 2018.