

MINUTES APPROVED AT THE HPC MEETING ON MARCH 9, 2021

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

September 10, 2019

5:00 p.m.

MINUTES

Roll Call:

Chair McNamara called the meeting to order at 5:01 p.m.

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

Absent: None

Staff: Lina Velasco and Jonelyn Whales

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, September 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: None.

1. PLN19-139 POINT MOLATE HISTORIC RESOURCES

Description STUDY SESSION FOR 1) PRELIMINARY REVIEW OF A POTENTIAL H-HISTORIC DISTRICT OVERLAY OR L-LANDMARKS OVERLAY DISTRICT DESIGNATION OF CHINESE SHRIMP CAMP (CA-CCO-506H); AND, 2) INPUT ON NATIONAL REGISTER NOMINATION FOR CHINESE SHRIMP CAMP AND NATIONAL REGISTER ADDENDUM FOR WINEHAVEN HISTORIC DISTRICT(CA-CCO-422H).

Location STENMARK DRIVE

APN 561-100-008

Zoning PR, PARKS AND RECREATION; CG, COMMERCIAL GENERAL; IL, INDUSTRIAL LIGHT; AND OS, OPEN SPACE

Applicant CITY OF RICHMOND (OWNER)

Staff Contact LINA VELASCO Recommendation: PROVIDE AND RECEIVE COMMENTS

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Ms. Velasco disclosed that the item before the Commission is a follow up to the item that was discussed at the August 2019 Commission meeting. Three key items needed additional discussion and that included the Navy buildings that were proposed to be non-contributors, the internal railroad, and the zoning designation.

Ms. Velasco reported that she did look at how other cities handle archeological sites and those Cities typically covered a larger area than the resource itself. Staff's recommendation was to identify a larger area with the zoning to protect the Chinese Shrimp Camp.

Staff hosted a site visit for the Navy Fuel Depot resources with three Commissioners. It was discovered during the visit that two of the Navy-related buildings that are listed on the map had been demolished. There were no strong opinions about the remaining buildings portraying significance, but there was discussion about the railroad being a contributing structure to the Winehaven district.

In closing, Staff was seeking comments from the Commission and the public regarding the Winehaven addendum and the Shrimp Camp nomination to the National Register.

Charlene Gross, Analytical Environmental Services (AES), suggested that the Commission start the discussion of the Navy Fuel Depot buildings. Her personal opinion was that the Navy Fuel Depot buildings did not have a value that raised to the level that would make them a district on their own or even a contributing resource.

Commissioner M. Hibma agreed that the Navy Fuel Depot buildings are secondary structures but he felt that Buildings 1 and 2, the cottages, the winemaker's house, and fire station jointly told the story and helped explain the history of the site. He agreed that the vehicle sheds and secondary structures could be removed. Ms. Gross explained that staff would have to expand the period of significances to make the Navy Buildings register eligible or add a secondary period of significance.

Vice Chair Pavlinec did not want to dismiss the secondary structures solely based on their utilitarian appearance. Ms. Gross explained that the structures do not convey the feeling of a Navy Fuel Depot and are very generic.

Commissioner Haeber disclosed that the site is being recognized for its wine storage history, not its Naval history. He agreed with Commissioner M. Hibma that it is important to recognize the many historical uses of the site, but because the nomination is for Winehaven, a lot of work would need to happen to accommodate the Naval aspect. He agreed that many of the facilities on the site contained buildings that are not significantly important. He advised the Commission to recommend that the site have an interruptive scheme which would highlight the full history of the site.

Commissioner Crane explained that the non-contributing buildings resonated with her for their use, not their age. She agreed with the consultant's recommendation regarding the nomination being for Winehaven only.

Chair McNamara suggested leaving one Quonset hut on the site and give it a plaque that explained the Navy's influence. Ms. Velasco agreed that the interruptive value is a key part of the site and there are plans to include an education and interpretive center.

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Vice Chair Pavlinec asked if the H-Overlay could be applied instead of the National Register Nomination District criteria and have the H-Overlay include the historical Naval signs. Ms. Gross clarified that the signs are painted on the Winehaven buildings themselves and the question is whether they can be preserved or not. Commissioner Crane added that other historical signs are around the site that were free-standing. Vice Chair Pavlinec asked if a condition could be added that those signs be photographed and professionally documented before they are removed. Ms. Velasco answered yes, that could be included in the proposal when it comes before the Commission.

Commissioner Crane asked if the site is on the Local Historic Register and Ms. Velasco answered yes because Winehaven is on the National Register. Ms. Gross added that everything on the site is covered under the National Register District because the original nomination was very broad and non-specific. The outline of the district will not change but the proposed Addendum is to remove the Naval buildings.

Commissioner Haeber believed that the Commission will have the opportunity to fine-tune the interpretive program when the application comes before the Commission for review.

Vice Chair Pavlinec was concerned that the signs would get defaced. Ms. Gross disclosed that timing is important to get those fenced off and marked before contractors come in and that was part of design review. Ms. Velasco suggested that a special Commission meeting be held at Point Molate and then the Commission can designate which features should remain. She suggested that happen in early October of 2019.

Ms. Gross suggested the Commission discuss the internal railroad. She noted that the railroad linked Buildings 1, 6, and 10 together nicely and she suggested that it should be considered separate from the Richmond Beltline. There was consensus among the Commissioners who visited the site that the railroad is a contributing factor.

Mark Hulbert, Preservation Architect, disclosed that the railroad themselves are very challenging to preserve due to them being partially buried and their condition. Also, the rails run in a pattern right where critical pathways for circulation are planned to be placed.

Ms. Gross asked if the rails could be removed and then install a replica that mimicked the existing rail but made it so the rails could be worked around during and after construction. Mr. Hulbert asserted that most likely Orton Development will apply for a Historic Preservation Certification Tax Credit application and if the existing railroad is listed as a contributing structure. That will cause a lot of issues for construction and circulation throughout the site. Ms. Gross suggested that the rails not be included in the Addendum but include a Mitigation Measure that addresses replacement of the rails or some indicator regarding the rails.

Vice Chair Pavlinec asked if there is a hierarchy of contributing elements in the National Register and Mr. Hulbert answered no.

Commissioner Crane predicted that the rails can be called out as historic in the Addendum to the National Register Nomination and therefore they are historic resources but they can be removed. Vice Chair Pavlinec believed that to be the process as well and supported adding specific mitigations in the Environmental Impact Report addressing the railroad.

Commissioner Crane asked for more information regarding the Historic Preservation Certification Tax Credit. Mr. Hulbert emphasized that there is a high level of scrutiny when a Historic

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Preservation Certification Tax Credit application is applied for. The state reviews the tax credit application and the whole district is considered.

Commissioner M. Hibma believed the rails to be a key defining feature of how the buildings are arranged and what their function was. He did not believe the rails to be 100-years old, but the presence of a rail system between the buildings is significant. He concluded that he supported a process that when the project is complete, the rails are included, whether embedded in the ground or not.

Commissioner Haeber suggested the rails be listed on the Local Historic Register.

Mr. Hulbert suggested they be identified as a site pattern.

Vice Chair Pavlinec asked if the rails can be included in the National Register Nomination as a rail site pattern rather than the rails themselves. She supported an interpretive pattern in the development of the rail pattern itself. Mr. Hulbert noted that the site considerations for the National Register can be updated to say that the rail pattern is a character-defining feature. Ms. Velasco believed that having flexibility as the development goes through the process is helpful and not formally identifying the rails as contributing structures provides flexibility for interpretation. She expressed that there is some urgency and remarked that staff will bring proposed language to be included in the Addendum regarding the rails to the October 2019 meeting.

Ms. Velasco asked if there is consensus among the Commission to have the Navy buildings be listed as local historic structures instead of national historic structures.

Vice Chair Pavlinec suspected that some of the Navy buildings will be eliminated during design review. She predicted that because the buildings are not historic, there could be no requirements requiring documentation of the buildings before demolition. Ms. Velasco clarified that the Commission could require it through a Condition of Discretionary Approval. She suggested that the Commission wait until the October 2019 meeting so that the Commissioners can walk the site and determine what should happen to the Naval buildings.

Ms. Velasco asked the Commission their thoughts regarding the Chinese Shrimp Camp.

Commissioner M. Hibma wanted to understand how the City planned to place the boundaries around the Chinese Shrimp Camp. Ms. Velasco predicted the boundary would coincide with the park boundary but be confined to the existing park location versus the expanded park location. Commissioner M. Hibma suggested that the H-Overlay be bound to the current park boundary as well as the portion that the City intended to develop.

After further discussion, Ms. Velasco mentioned that the National Register Nomination will be for the resource itself and will follow the actual boundary. The overlay district is proposed to be slightly larger.

ACTION: It was M/S/C (M. Hibma/McNamara) to accept the Findings of the additional documentation for the Shrimp Camp and to authorize the City to move forward developing a Historic Overlay District over the Shrimp Camp, the boundary to be determined; approved by voice vote: 6-0 Ayes: McNamara, Pavlinec, Crane, Haeber, C. Hibma, M. Hibma; Noes: None.
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Commission Business:

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A. Commission member reports, requests, or announcements –

Chair McNamara disclosed that the Commission had discussed at their last meeting changing the start time of meetings. Ms. Velasco noted that staff will poll the Commission to determine what time is best for each Commissioner and then will share those results with the Commission at the Special October 2019 meeting.

Commissioner Haeber shared that the Assembly passed the State Historic Tax Credit and now the bill will go to the Governor's desk. He requested that City staff and Commissioners write letters of support to the Governor.

Adjournment - The Commission adjourned at 6:10 p.m. to October 8, 2019.