

MINUTES APPROVED AT THE HPC MEETING ON MAY 10, 2022

**Historic Preservation Commission Meeting
Virtual**

April 12, 2022
5:30 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 Jonathan Haeber, Caitlin Hibma, Michael Hibma, and Gretchen M. Stromberg

Absent: Commissioner Fatema Crane

Staff: Jonelyn Whales

Approval of Minutes:

February 8, 2022

March 16, 2022

ACTION: It was M/S/C (Pavlinec/M. Hibma) to approve the minutes for February 8, 2022, and March 16, 2022; approved by voice vote: 5-0. Ayes: McNamara, Haeber, M. Hibma, Pavlinec, Stromberg; Noes: None; Absent: C. Hibma and Crane.

Meeting Procedures:

Chair McNamara stated that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Friday, April 22, 2022, by 5:00 p.m.

Public Forum:

CORDELL HINDLER mentioned there is a candidate interested in applying for the open Historic Preservation Commission position. He invited the Commission to the Richmond Rotary Club weekly meeting on May 6, 2022, at the Richmond Country Club. The Club will be receiving an overview of economic development initiatives. Also, the Commissioners were invited to the performance of Crowns from April 22, 2022, through May 15, 2022, at the Contra Costa Civic Theater.

Liaison Reports:

There was no liaison present and no reports.

Consent Calendar:

None

Public Hearing: None

Commission Business:

1. PLN21-160: **BRICKYARD LANDING CHIMNEY/ KILNS STABILIZATION AND PRESERVATION PROJECT**

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Description	PUBLIC HEARING TO RECEIVE AND PROVIDE COMMENTS ON THE SCOPE OF WORK FROM AN HISTORICAL ARCHITECTURAL FIRM THAT MEETS THE SECRETARY OF INTERIOR'S PROFESSIONAL QUALIFICATIONS STANDARDS TO OVERSEE AND DEVISE A PLAN FOR THE LONG-TERM STABILIZATION AND IMPLEMENTATION PLAN FOR THE HISTORICAL BRICKYARD CHIMNEY AND KILNS.	
Location	1223 BRICKYARD COVE LANE, RICHMOND, California Avenue	
Zoning	PA, PLANNED AREA DISTRICTAPN560-480-011	
Applicant	MICHAEL CARNALL, BRICKYARD LANDING HOMEOWNER'S ASSOCIATION	
Staff Contact	JONELYN WHALES	Recommendation: REVIEW CONTRACT

Ms. Whales reported the applicant has returned with the contract between a historical preservationist and Brickyard Landing.

Mark Hulbert, Preservation Architect, invited the Commissioners to ask questions about the scope of work outlined in the contract.

Vice-Chair Pavlinec mentioned the Staff report stated that the contract was not signed. Mr. Hulbert confirmed the warranty had been signed.

Commissioner M. Hibma remarked the scope of work did not include exploring reconstruction for the chimney. The fifth Condition of Approval made by the Historic Preservation Commission was to assist in reconstruction or preservation efforts. Mr. Hulbert confirmed his assessment would include whether total or partial retention of the historic structure is feasible.

Chair McNamara asked if feasible pertained to financially possible or physically viable. Mr. Hulbert stated feasibility pertained to both financial feasibility and physical feasibility. Chair McNamara inquired if Brickyard Landing Homeowners Association (BYLHA) has explored applying for the Mills Act to help with costs. Mr. Hulbert agreed the team would be exploring all historic incentives.

Vice-Chair Pavlinec commented that there are no Mills Act Contracts in the City. The Mayor suggested having a prototype project for Mills Act. A subcommittee was working on the implementation of the program. She inquired if the contract addressed not only the chimney but also stabilization and investigation of the kilns and the proposed timeline. Mr. Hulbert confirmed all three structures are included in the contract. He disclosed he had not yet drafted a timeframe for the project. Vice-Chair Pavlinec requested an update on the progress soon, and Mr. Hulbert agreed there would be periodic updates.

Chair McNamara suggested the preservation team come back to the Commission in 2-months with an update. Mr. Hulbert requested to have more time so that a more robust progress update could be shared with the Commission. He suggested coming back in 3-months.

Commissioner C. Hibma commented the next step was to present the preservationist's findings to the Commission, and it was not necessary to have an in-person update. She recommended the update be sent to staff, who will forward the information to the Commission. Chair McNamara agreed with Commissioner C. Hibma's suggestion.

Vice-Chair Pavlinec wanted a date-specific set for a progress report. One suggestion was to include the proposed alternatives in the update. Commissioner M. Hibma seconded that

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approach. Vice-Chair Pavlinec suggested the preservation team come back in 6-months with an update. Mr. Hulbert agreed to provide an interim report to staff and provide a timeframe on when the team will be coming back to the full Commission with an update.

Commissioner M. Hibma predicted the Secretary of Interior's Standards would be used to analyze alternatives, and Mr. Hulbert confirmed that is correct.

Commissioner Haeber suggested using the work already completed by the structural engineer. Mr. Hulbert stated the team would explore all structural engineers available and may use the same structural engineer who had previously worked on the project.

Commissioner M. Hibma reminded staff to make a placeholder for the project for October. He inquired if Commissioners had made any progress on the Rooted in Richmond App tour.

Commissioner Haeber commented he had been making significant progress with the oral historian. Also, he will begin working with the app developer and the Richmond Museum to scan archival materials into the app. He encouraged the Commission to revisit nominations for the Preservation Award and consider Shirley Ann Moore as a nominee.

Commissioner Stromberg requested Commissioner Haeber email the Google Document link to all Commissioners. Also, she asked for a folder to be shared with all the Commissioners to allow for documentation and resource sharing.

Vice-Chair Pavlinec suggested having an oral history piece done by a person who was active during the revitalization of the Civic Center Plaza.

Commissioner Haeber mentioned that the themes would have to be tied to a specific geography and then split into unique tours that can be trekked over time.

Commissioner Stromberg mentioned the history of jazz and nightclubs in North Richmond was fascinating.

Chair McNamara suggested having references in the tour regarding previous preservation awardees.

Commissioner M. Hibma referenced the biological resource theme and mentioned the giant eucalyptus trees near the old Nickle farmhouse. He suggested using the dry garden across the street as the landmark on tour to share the story about the eucalyptus trees. He shared a Historic American Landscape Survey that mentioned gardens along San Pablo Avenue as well.

Vice-Chair Pavlinec recommended Commissioner M. Hibma reach out to PGA Design regarding historical landscapes.

Commissioner Stromberg mentioned the sanitarium past Alvarado Park and the historic biotic resources.

Commissioner Haeber reminded Chair McNamara her theme was historical events. Commissioner Stromberg announced she would work on the piece with the Chair. Chair McNamara suggested having an oral history from the Rosie Riveters in the App.

Adjournment - The Commission adjourned at 6:35 p.m. to May 10, 2022.