

**MINUTES APPROVED AT THE HPC MEETING ON SEPTEMBER 13, 2022**

**Historic Preservation Commission Meeting  
Virtual**

August 9, 2022  
5:30 p.m.

**MINUTES**

**Roll Call:**

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

Present: Chair Joann Pavlinec; Vice Chair Caitlin Hibma; Commissioners Fatema Crane, Jonathan Haerber, Linda Hemmila, Michael Hibma, and Gretchen M. Stromberg

Absent: None

Staff: Jonelyn Whales

**Approval of Minutes:**

June 14, 2022

ACTION: It was M/S/C (M. Hibma/C. Hibma) to approve the minutes for June 14, 2022; approved by voice vote: 6-0-1 Ayes: Pavlinec, Crane, Haerber, Hemmila, C. Hibma, M. Hibma; Noes: None; Abstain: Stromberg
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**Meeting Procedures:**

None

**Public Forum:**

CORDELL HINDLER reminded the Commission that the reappointment of several Commissioners was scheduled for the City Council meeting in September. He invited the Commission to attend the Richmond Rotary Club weekly meeting on August 19, 2022, at 12:30 p.m. at the Richmond Country Club. Also, on August 24, 2022, the El Cerrito Chamber of Commerce was holding a mixer at Ablation 66 Brewery.

**Liaison Reports:**

There was no liaison present and no reports.

**Consent Calendar:**

None

**Public Hearing:**

None

**Commission Business:**

- Description    Reports from Commission Members and Staff
- a. Winehaven Historic District Update
  - b. Rooted in Richmond App Update

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### c. Future Projects

Staff Contact Jonelyn Whales

Recommendation: Receive and Provide Comments

Ms. Whales shared that staff was putting together a Request for Proposals (RFP) for a consultant to evaluate the buildings at the Winehaven Historical District. Staff requested that the Historic Preservation Commission review the RFP once it was complete and participate in the interview process.

Chair Pavlinec asked when the interviews would be conducted and Ms. Whales answered she was not sure.

Commissioner Crane inquired what the RFP was for and how it related to the Master Use Permit. Ms. Whales answered the focus of the RFP was to determine how to restore the buildings at Winehaven.

Chair Pavlinec wanted to know if the RFP would include drafting a maintenance plan and stop-gap measures to prevent continued demolition of the buildings due to neglect. Ms. Whales concurred that staff intended to have the consultant draft a maintenance plan.

Ms. Whales mentioned that East Bay Regional Park District requested to hold a special joint meeting with the Commission the week of August 22, 2022, to discuss the request for a Major Alternation Permit for the Ferry Point Pier. Chair Pavlinec suggested August 23, 2022, for a special meeting and several Commissioners indicated they could attend it.

Commissioner M. Hibma asked if the RFP included a structural engineer and/or a preservation architect. Ms. Whales confirmed the request was for both. Commissioner M. Hibma mentioned the City of Oakland had demolition findings that focused on assessing whether or not buildings could be saved or not. He supported the City in pursuing a structural engineer for the project.

Chair Pavlinec understood there was water damage at the site and Ms. Whales answered she did not know. Chair Pavlinec requested an expert who specialized in water damage be consulted as well.

Chair Pavlinec invited Commissioner Haeber to provide an update on the Rooted in Richmond App.

Commissioner Haeber reported that he had been working on scheduling the oral interviews. Also, Commissioner Hemmila and he were working on the text for the app. He rerouted the tour one block over from where it was previously going by the Nystrom School. The route included 16 stops and included digitized documents from the Richmond Museum of History. The only components missing from the tour were more text for the stops and the oral interviews.

Commissioner M. Hibma mentioned he had pictures of the Sakai Nursery and would forward them over.

Chair Pavlinec asked if Chris Pattillo was going to be interviewed. Commissioner Haeber reported that the oral historian had two interviews scheduled with two family members from the original Sakai Nursery. He suggested he interview Ms. Pattillo to limit going over the contract with the oral historian.

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Chair Pavlinec mentioned she reached out to Shasa Curl for an interview but had not received a response. Ms. Whales indicated she would try contacting her. Chair Pavlinec mentioned she reached out to Daniel Levy from Oakland Heritage Alliance (OHA) who indicated he had many contacts as well.

Commissioner Haeber summarized where the stops were located and what stops had oral histories.

Commissioner Stromberg noted she had contacts for the International Hotel and provided a little bit of background about the International Hotel. She mentioned the Rosie the Riveter Trust had drafted the Rosie Tour which included a lot of World War II buildings and sites that were related to the national park. Many of the stops proposed on the Rooted in Richmond tour were mentioned in the guide.

Commissioner Haeber mentioned the Richmond Museum of History had many historical objects and those would be featured in the tour. He asked Commissioner Crane if she had any additional information about the Black Panthers. Commissioner Crane mentioned there were boundaries set that complicated collecting information from her contact.

Commissioner Haeber mentioned that the tour did not include events and celebrations in the City and he invited Commissioners to provide any information they had on the topic.

Chair Pavlinec asked where the Black Panther stop would be if it were included. Commissioner Haeber understood that most of the events were focused around the Iron Triangle neighborhood. If in the future the Commission or the City wanted to add additional stops, the app could accommodate them. The Richmond Art Commission had expressed interest in adding to the app a mural tour. He noted the work involving the execution of contracts and payments through the grant had to be completed by September 30, 2022. There was time after the deadline to refine the tour before it launched. Chair Pavlinec encouraged the tour to include a stop about the Black Panthers.

Commissioner Stromberg suggested to ask Melinda McCleary about items that pertained to the Black Panthers. Commissioner Haeber mentioned Doug Harris did a short video segment on the community engagements the Black Panthers do in the City. He invited the Commission to suggest a stop for the Black Panthers along the tour.

Chair Pavlinec volunteered to write up the text on the Black Panthers if Mr. Harris allowed the Commission to use his speech for the tour. Commissioner Haeber mentioned that Mr. Harris had indicated he wanted payment for the use of his material. Chair Pavlinec recommended dropping the item for the time being and going with the already proposed stops.

Commissioner Haeber shared the visual materials he had gathered for each of the stops.

Chair Pavlinec asked what other ways the Commission could help. Commissioner Haeber invited folks to write text segments for the stops and upload them on Google Drive.

Chair Pavlinec volunteered to write a segment on Nystrom School. Commissioner Stromberg mentioned the Rosie Tour book had a section on the Nystrom School.

Commissioner Haeber mentioned the goal was to complete all the text segments by the end of August 2022.

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Commissioner C. Hibma requested an example of a finished text segment and agreed to write a text segment on the Civic Center.

Commissioner Hemmila agreed to edit all the text segments.

Commissioner M. Hibma concurred he was willing to do a text segment as well. Commissioner Haeber assigned environmental justice and mentioned he would send over information. Chair Pavlinec mentioned that John Gioia was heading up a committee on environmental justice.

Chair Pavlinec moved to future projects.

Ms. Whales summarized future projects including an update on the Brickyard Cove chimney as well as the Pullman building.

Commissioner C. Hibma mentioned that ownership and occupancy had shifted a lot for the Pullman building. There had been maintenance work done to one section on the small one-story building in the rear and that was proposed to be repeated on other sections. For the largest building, she suggested the owners return to the Commission to discuss their plan for the windows.

Chair Pavlinec mentioned that Mayor Burt had raised a concern about the enforcement of Conditions of Approval. Ms. Whales said that staff confirms that all Conditions of Approvals are satisfied before issuing a Certificate of Occupancy.

Ms. Whales reported that the Harvester building had recently installed signage and suggested that the Commissioners go by and look at it.

Chair Pavlinec asked if the Point Richmond building project would return to the Commission and Ms. Whales believed it would. Chair Pavlinec requested that the project be placed on the next meeting agenda for a follow-up. Commissioner M. Hibma mentioned the City had placed a Stop Work Order on the home in Point Richmond.

Chair Pavlinec recommended the Commission meet again for its regularly scheduled meeting in September and the Commission agreed.

**Adjournment** - The Commission adjourned at 7:00 p.m. to August 23, 2022.