



THE CITY OF
BENICIA
CALIFORNIA

Historic Preservation Review Commission

March 25, 2021

232 West J Street
Design Review

Existing
Residence





West J Street

Project Site

Benicia Fellowship Church

292

288

280

272

264

258

250

240

232

226

251

241

235

225

219

207

281

273

265

260

257

247

241

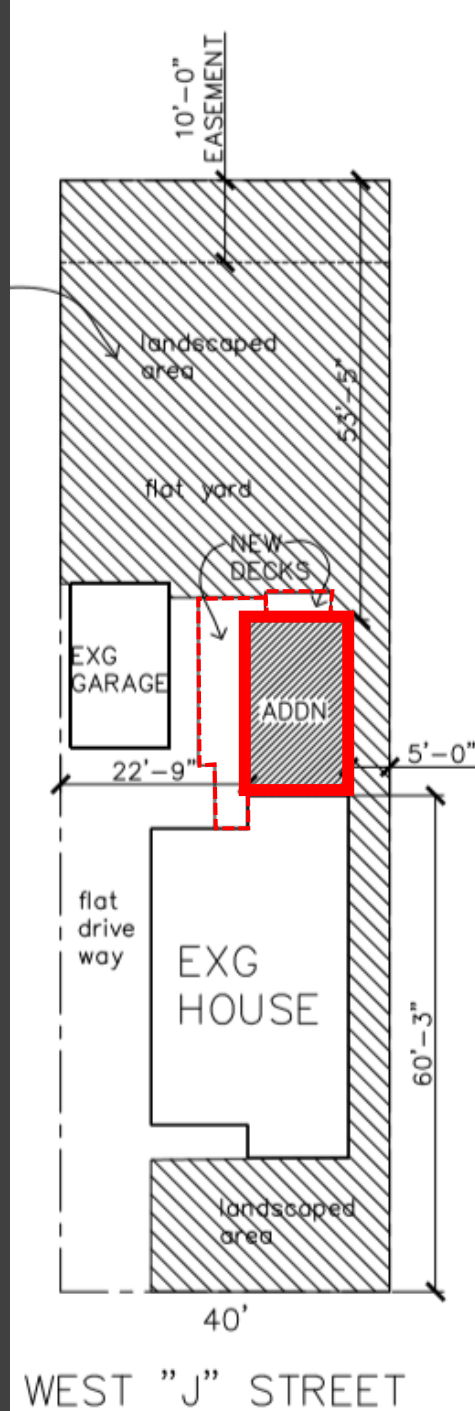
233

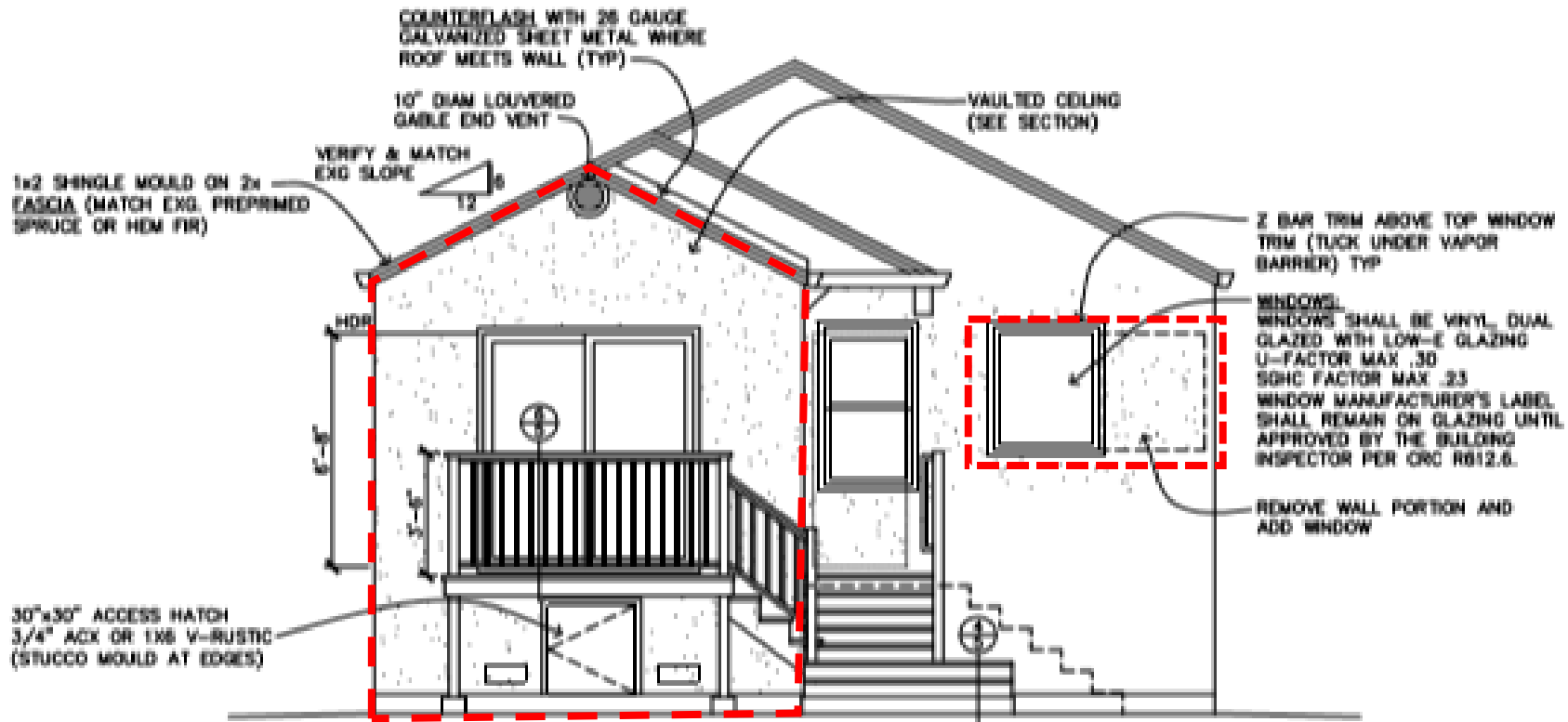
925

Site Plan

261 sq.ft. addition

Two New Decks

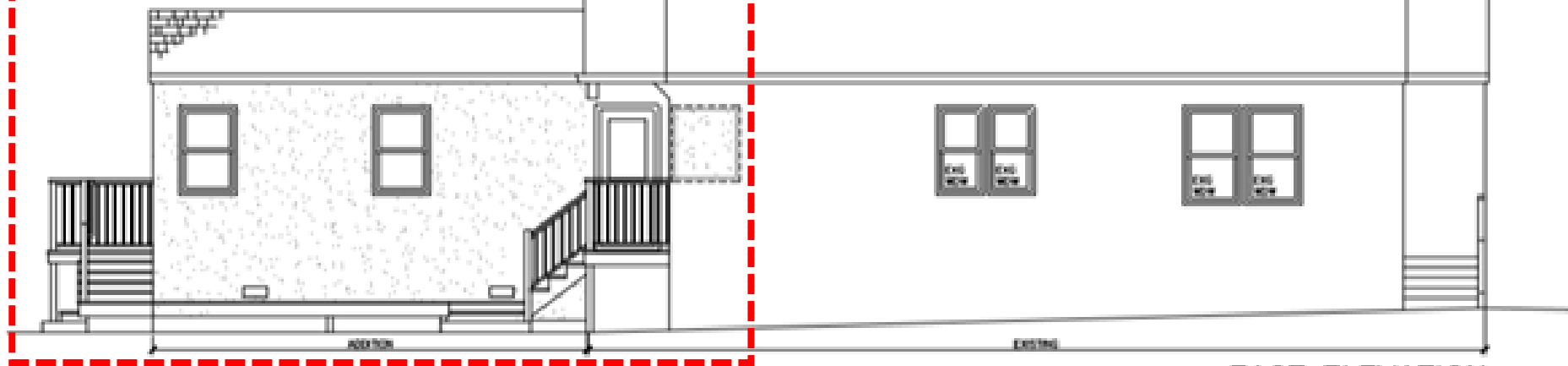




SOUTH ELEVATION

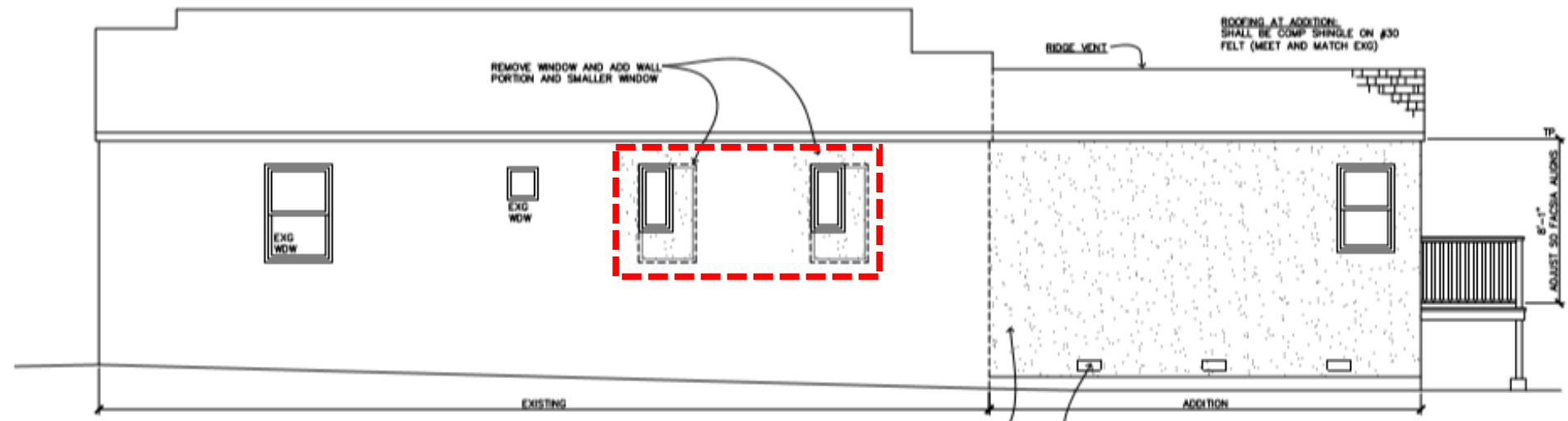
1/4"

PAINT COLORS
 HOUSE BODY KELLY MOORE "WOODS BAYNE" #W0084-1
 TRIM COLOR KELLY MOORE "SOFT BEIGE" #W007-1
 FRONT DOOR AND GARAGE DOOR KELLY MOORE "JALONE GREEN" #W0063-1



EAST ELEVATION

1/4"



STUCCO SHALL BE 7/8" CEMENT PLASTER (3 COAT) ON METAL LATH ON 2 LAYERS OF GRADE "D" PAPER. WHERE NEW STUCCO MEETS EXISTING BREAK BACK EXISTING TO EXPOSE 2" (MIN) EXG LATH. TUCK NEW PAPER 2" UNDER EXISTING. PROVIDE WEEP SCREED AT BOTTOM EDGE OF STUCCO. MAINTAIN MIN. 4" BETWEEN STUCCO AND GRADE.

6" X 14" SCREENED DRAIN SPACE VENT (TYP) WITH 1/4" CORROSION RESISTANT METAL SCREEN

WEST ELEVATION

1/4"

Proposed Color Palette

House and Garage body color:
Kelly-Moore
"Hidden Ravine" KM3884-2



Trim Color:
Kelly-Moore
"Soft Sesame" OW227-1



FRONT Door and Garage Door color:
Kelly-Moore
"Jillene Green" KM3863-3



Required Review

- Proposed addition and new color palette require design review approval.
- An addition to a non-contributing residence in the Downtown Historic District should comply with DHCP guidelines for New Construction.
- Project must comply with Zoning Ordinance & Benicia Municipal Code

Public Notification & Comment



March 15, 2021 – Notice was mailed to property owners within 500 feet, posted at property and in City Hall

All public comment received by 3pm on March 25, 2021 will be provided to the commissioners and posted online at www.ci.benicia.ca.us/planning.

Any comment received after this time will be read into the record.

Recommendation

Adopt the resolution approving the design review request for an addition and exterior alterations at 232 West J Street, based on the findings and subject to the conditions listed in the proposed resolution, after a public hearing and determination that the project is exempt from CEQA.