



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING MINUTES

**City Hall Commission Room
Thursday, May 24, 2012
6:30 P.M.**

MEET & GREET SESSION: 6:30 – 7:00 P.M.

Chair Crompton will provide an introduction to the Meet & Greet Session. City staff, HPRC Commissioners and members of the local preservation community, including the Benicia Historical Museum, will be available to meet the public, answer questions, and discuss general issues. There is no agenda for this portion of the meeting to allow citizens the opportunity to ask questions, get information regarding City procedures and discuss any topics desired.

Chair Crompton opened the Meet & Greet Session.

I. OPENING OF MEETING: 7:00 P.M.

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Delgado, Haughey, McKee, Trumbly, Van Landschoot and Chair Crompton

Absent: Commissioner Taagepera

Staff Present:

Amy Million, Principal Planner

Stacy Hatfield, Sr. Admin. Clerk, Recording Secretary

C. Reference to Fundamental Rights of Public

II. ADOPTION OF AGENDA:

On motion of Commissioner Van Landschoot, seconded by Commissioner Delgado, the Agenda was approved by the following vote:

Ayes: Commissioners Delgado, Haughey, McKee, Trumbly, Van Landschoot and Chair Crompton

Noes: None
Absent: Commissioner Taagepera
Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT

None

B. PUBLIC COMMENT

Constance Beutel, Chair of the Community Sustainability Commission, thanked the Commission for hosting the Meet and Greet. She encouraged both Commissions to reach out to each other since they have issues in common.

IV. PRESENTATIONS

None.

V. CONSENT CALENDAR

On motion of Commissioner Van Landschoot, seconded by Commissioner Haughey, the Consent Calendar was approved by a majority vote.

Ayes: Commissioners Haughey, Trumbly, Van Landschoot and Chair Crompton
Noes: None
Absent: Commissioner Taagepera
Abstain: Commissioners Delgado and McKee

A. Approval of Minutes of April 26, 2012

VI. REGULAR AGENDA ITEMS

DESIGN REVIEW TO REPLACE 69 WINDOWS AT 827-857 FIRST STREET

12PLN-00017 Design Review
827-857 First Street
APN: 0089-044-090

PROPOSAL:

The applicant requests design review approval to replace 69 existing aluminum, single-pane windows with vinyl, dual-pane windows on the existing multi-tenant commercial and residential building located at 827-857 First Street. The building is a non-contributing structure within the

Downtown Historic Conservation District. (Note: Correction from Notice of Public Hearing mailed May 14, 2012 states 68 windows. The total number is 69 windows.)

Recommendation: Approve design review request to replace the aluminum, single-pane window with vinyl dual pane windows (69 total) on the existing multi-tenant commercial and residential building located at 827-857 First Street, based on the findings, and subject to the conditions listed in the proposed resolution and as discussed during the public hearing.

Commissioners Trumbly and Van Landschoot were conflicted out on this item and left the meeting.

Staff presented the project to the Commission. She noted that there are large 6X4 horizontal sliding windows on the ground floor facing First Street that will be replaced with fixed windows with no sliding components.

The meeting was opened up to the applicant, Richard Bortolazzo. Mr. Bortolazzo explained that he wants to replace the windows to be more consistent with retail space. He intends to pull a permit to replace all of the windows in the building; however, he will only be replacing the first floor windows facing First Street at this time.

Commissioner Delgado suggested to the applicant that he might want to consider changing the fixed glass windows to operable to help with airflow. The applicant pointed out that the windows on the back of the building are operable.

The meeting was opened up to public. There were no public comments so the meeting was brought back to Commission.

RESOLUTION NO. 12-05 (HPRC)

A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING THE REPLACEMENT OF ALL WINDOWS (69 TOTAL) TO THE BUILDING AT 827-857 FIRST STREET

On motion of Commissioner Delgado, seconded by Commissioner Haughey, the above resolution was approved by the following vote:

Ayes: Commissioners Delgado, Haughey, McKee, and Chair
Crompton
Noes: None

Absent: Commissioner Taagepera
Abstain: Commissioners Trumbly and Van Landschoot

VII. COMMUNICATIONS FROM STAFF

Staff informed the Commission that St. Dominics Church will be doing some maintenance and repair work. They are going to begin by working on the tower to address the issues with the bees and repairing some dry rot. St. Dominics is also interested in doing some work to the roof, but at this point they are still researching what the original material was in order to match it. If they decide to change the roof material this item will be brought to the Commission. Staff will keep the Commissioners updated on this matter.

VIII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Haughey is aware of a property that wants to apply for a Mills Act and she wanted to know the when deadline is. Staff confirmed that it is June 30th. Amy Million encouraged Commissioner Haughey to have this person contact her directly.

IX. ADJOURNMENT

Chair Crompton adjourned the meeting at 7:19 p.m.