



Historic Resources Board

Staff Report (ID # 8752)

Report Type: Approval of Minutes **Meeting Date:** 12/14/2017

Summary Title: HRB Draft Meeting Minutes of November 9, 2017

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From: Hillary Gitelman

Recommendation

Staff recommends the Historic Resources Board (HRB) adopt the attached meeting minutes.

Background

Attached are minutes for the following meeting(s):

- November 9, 2017

Attachments:

- Attachment A: Draft HRB Meeting Minutes of November 9, 2017 (PDF)



HISTORIC RESOURCES BOARD MEETING DRAFT MINUTES: November 9, 2017

City Hall/City Council Chambers
250 Hamilton Avenue
8:30 A.M.

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Call to Order/Roll Call

Present: Vice Chair Bower, Board Member Margaret Wimmer, Beth Bunnenberg, Brandon Corey, Roger Kohler, Michael Makinen

Absent: Chair Martin Bernstein

Vice Chair Bower: Could we call roll? Thank you.

Oral Communications

None.

Agenda Changes, Additions and Deletions

None.

City Official Reports

1. Historic Resources Board Meeting Schedule and Assignments

Vice Chair Bower: First order of business is the meeting schedule and I don't think there's any change in that. I'm disappointed we're not meeting on Thanksgiving Day.

Ms. Amy French, Chief Planning Official: Well, it maybe not too late to send out a notice if you really are sorely disappointed.

Vice Chair Bower: I don't have a pass to get into the building.

Ms. French: But there will be a subcommittee meeting of you and someone else.

Vice Chair Bower: Oh, I see and the December 28th meeting looks real? That's the week between Christmas. Do you think...

Ms. French: December 28th will be canceled.

Vice Chair Bower: Ok so we have – after today we'll have one meeting on the 12th or 14th of December if you have...

Ms. French: Correct.

Vice Chair Bower: Ok, great.

Study Session

1 **2. City of Palo Alto New Historic Preservation Website**
2

3 Vice Chair Bower: Alright next we have two study sessions up today. The first is the – well, either – it
4 doesn't matter which one but on the agenda the first one is the new Historic Preservation website and
5 the second item under that heading would be the Eichler Design Guidelines update. We can do those in
6 that order if you want or we could do them in reverse order since Page and Turnbull's representative is
7 here and then you can get on with your day.
8

9 Ms. French: Let's keep the order as is.
10

11 Vice Chair Bower: Fine, let's do the website then.
12

13 Ms. Emily Vance, Historic Planner: Sure, good morning everyone and this shouldn't take too long. I just
14 wanted to bring to your attention the new Historic Preservation website for the City of Palo Alto. I'm sure
15 you guys are familiar with the old one which was just one kind of big page full of text but now when you
16 navigate to the City's Historic Preservation page you will be confronted with just some – you'll
17 immediately notice some changes. The older website was a little confusing and the information, while
18 there, wasn't very readily available and you have to kind of – yeah. You kind of have to parse through it
19 so here my goal was to get the information as clear and as accessible as possible while highlighting some
20 of the success stories of our program. As well as incentives and the design review process loud and clear
21 since those are the questions I get most asked. When you start off the home page is now a nice big
22 welcome sign, a lovely gift of our beautiful –some of our beautiful buildings. You'll find information, news
23 and updates, some success stories about Stanford Theatre, Women's Club and out contact information.
24 What I want to share with you today though are these new pages that we have created so the first one
25 being project review. This is going to be where anyone who has any questions about what they can and
26 can't do with their home, they'll find all that information here. This is a very good – very useful resource
27 for us at the City. The next page is our preservation incentives that we offer historic property owners and
28 so this is something that the public is very interested in and here we have all of that clearly laid out,
29 easily digestible, and it just goes on and on. We also have a new page devoted to the Historic Registers
30 so we have our Local, California and National Register, as well as explaining what those mean and what
31 the criteria are. What is a Category One? What is a Category Two? It's all laid out nice and clearly and we
32 have pictures and the inventories loaded up of every single National Register individually listed building.
33 People can come and actually read those nominations and there's a nice little picture. Ok, I'll go back up.
34 We now also have a page devoted to our Historic Districts and the historic surveys that have occurred in
35 Palo Alto so we have Professorville, Ramona, and links to the nominations themselves, as well as
36 guidelines for Professorville and further information – further reading linking too past for example, some
37 of their information. Then for the surveys, we talk about the 1979 survey and it's got some nice images
38 that came out of that, as well as the Dames and Moore and some of their context summaries that they
39 put together. So, there are lots – that information is now readily available, it's up and anyone can come
40 and read that and learn about the history and all the work that went into those. The next – the final page
41 we put together is an actual history of Palo Alto and this was written by Steve Staiger, our resident
42 Historian, and so we actually have a nice summary of the history here in Palo Alto. At the bottom, this
43 will be of interest to all you on the HRB, it's every historic preservation resource online that you could
44 possibly want. So, we have all of our City resources, as well as County, Bay Area, State and National so
45 you'll find information about the OHP, the CLG Program, historic building code, etc. That it's and I just
46 wanted to give you a quick rundown of our new site. I encourage you to look it over and provide any
47 feedback if somethings missing, if you want to include some more information or if you see something
48 that you'd like to change or to add onto.
49

50 Board Member Wimmer: I just had a quick question, were – are – is there a link to the Professorville
51 Guidelines and then there will be an eventual link to the Eichler Guidelines?
52

53 Ms. Vance: Yeah, so we – here, I'll just bring this up since we're here. We do have our Eichler page so
54 there will be a link to the Eichler Guidelines on the district page. As well as here are our Eichler Neighbor
55 Design Guidelines page so this is being updated as we're going along with an updated schedule. There's

1 the pictures from the last event, the memory event which was fun. Yeah, I've already (inaudible) so
2 yeah, there's an updated schedule and the draft guidelines will go up here, as well as the final – yeah.
3
4 Vice Chair Bower: Where would I, as a homeowner, find the 2000 Dames and Moore information?
5
6 Ms. Vance: That's a great question because I tried to build this as if I'm not a preservationist, I'm just a
7 homeowner and I'm just a citizen of Palo Alto and I come to this front page and I read and I see
8 something that says here Historic Districts and Historic Resources surveys. So, I assume I would click
9 that and I would scroll to the bottom where we have our survey section and here's the Dames and Moore
10 section. I can't read it but it's one of these links that you would click; probably that one.
11
12 Vice Chair Bower: So, I'm following you on my computer here and so you go down the bottom where
13 there are all these boxes. Final survey report?
14
15 Ms. Vance: Yeah so, the final survey reports, as well as a summary, are uploaded. It might take a while
16 to upload because it's very big but it's (inaudible).
17
18 Vice Chair Bower: Yeah, very big.
19
20 Ms. Vance: So, these – I thought these were very interesting because (inaudible) are the context
21 summary that Dames and Moore put together on something like 46 topics – unique topics to Palo Alto.
22 While they are not interactive at this point, it gives you an idea like you say oh, I want to read about
23 Leslie Nichols. I can go into the final report and read about him or her.
24
25 Vice Chair Bower: Is it – the first thing I did when I saw those boxes, I thought great, click on them.
26
27 Ms. Vance: Right so we are still in – so originally you could click on these and you would get a nice big
28 picture of – I love these drawings from the 1979 survey. It's still a work in progress. You'll notice at the
29 top of our website it will say thank you, we're still working out bugs until November 30th.
30
31 Vice Chair Bower: It's been there what 20-years?
32
33 Ms. Vance: No, we just got – it's brand new. So, I'm still going to be working on getting these...
34
35 Vice Chair Bower: Ok, I – this is a fabulous arrangement of information and it's a huge amount. I think it
36 might be a little intimidating for your average resident because there's so much here but at least it's
37 here, at least it's accessible.
38
39 Ms. Vance: Well, I'm hoping...
40
41 Vice Chair Bower: But they can call you Emily if they have questions.
42
43 Ms. Vance: Yes. You can send them right to me. I think what people are mostly going to be looking for
44 though are the links about the HRB meetings, the project review and preservation incentives that we
45 offer. It's very nice to have all the other information just available and accessible.
46
47 Vice Chair Bower: Yeah, I mean I assume it's a kind of dual level approach to this information. There will
48 be the professionals who need to have information like Martin, Rodger, and Margaret and need to be in
49 the weeds here. Then there will be the homeowners who are interested in the general overview of what
50 historic preservation means to their properties. Well, I think this is a huge improvement and thank you
51 for – anyone has comments? Ok, let's move onto...
52
53 Board Member Corey: I was going to say that I think it's great overall, although one thing that I did find
54 though that I had trouble searching for it. So, if you search for historic preservation, it actually didn't
55 come up and you had to navigate through. So maybe that's just the – something we – if you go to the

1 main page and you search – if you go to the search box and you search for historic preservation, that
2 page doesn't come up.
3
4 Vice Chair Bower: Right you have to...
5
6 Board Member Corey: So probably worth...
7
8 Ms. Vance: That is very good to know, thank you.
9
10 Vice Chair Bower: Yeah, you have to do that through google and when you do that, then you get right to
11 the page.
12
13 Board Member Corey: Yeah but it's – but the search box at the top it just didn't come up so that's – I
14 mean assume that's easy to fix.
15
16 Ms. French: Thank you. There might other such errors and we've had to overhaul our whole website, not
17 just these pages, and went to a different system. So that's why it took so long to actually launch all the
18 work that Emily and our intern did this summer. We've had to wait for the new regime of the website.
19
20 Board Member Corey: Overall though it looks fantastic; it's great.
21
22 Vice Chair Bower: Council Member Holman.
23
24 Council Member Holman: Yeah, I had a couple of observations that I had made earlier too which is when
25 you click on – well when you're on the homepage. Do you want to go back to the home page? So, it's the
26 last bullet here is a little confusing. It looks like it's the listing for all of them and they – at the same time,
27 there's one earlier which is also Palo Alto listed properties so I think people might find that confusing why
28 they are both there.
29
30 Ms. Vance: So, when you click on the Palo Alto listed properties, it's literally just the PDF of all of the
31 properties that are listed.
32
33 Council Member Holman: Ah, ok.
34
35 Ms. French: It's just the inventory; it's not the Cal. Register ones which are different from the (inaudible).
36
37 Council Member Holman: Yeah, I think it might be – if there's a way to differentiate those like on the
38 subject because – I don't know, it might be a little bit confusing. The other thing I noticed was when you
39 do go to the link that is the Palo Alto inventory, California Register and such when it lists the benefits – it
40 does here. I know I saw it earlier so somewhere. I know I wasn't that sleepy when I was looking at this
41 earlier. (crosstalk) Yeah, I don't know why I am not finding it here but two things, one is it doesn't list
42 the stages for building code either there for National or local so it seems like that would be an important
43 thing to have one there. It's mentioned somewhere else but it's not mentioned hereunder benefits. The
44 other question I had was from the Dames and Moore report or survey, there were some – there was a
45 conclusion drawn of how many of those and which of those were actually eligible for the National
46 Register. I couldn't tell looking at this that any of those houses had been added to this list.
47
48 Ms. Vance: No, so these are the actual individually listed; a nomination was prepared and sent to MPF
49 and there are only 16 of those. The other ones have been deemed eligible but they are not actually
50 listed.
51
52 Council Member Holman: Where would one find those that are eligible for the National Register? It seems
53 like it would be important for the Planning Department as well as the Building Department.
54

1 Ms. Vance: Yeah so those are listed in our internal GIS, as well as on – if you go to a parcel report, you'll
2 see that it says been deemed eligible so that's one way.
3
4 Council Member Holman: Excuse me.
5
6 Ms. Vance: I believe it might be in the summary report but I don't – probably not. I don't think there's an
7 actual list of all of the ones that were deemed eligible out of that report.
8
9 Council Member Holman: Is there a reason not to have them on the website? I mean somebody might
10 want to know that they – hey my property is eligible for the National Register.
11
12 Ms. Vance: No, there's no reason to not put them up. I can put them up in that section. There's an – I
13 have another – there's another part on how to – is your property historic and you go to the parcel report
14 and it links the parcel report. You put in your address and it will tell you if it's considered a historic
15 resource (inaudible) City.
16
17 Council Member Holman: Ok. I concur with the comments that have been made up here that this is a
18 huge, huge, huge improvement and this woman to my right is a great asset and addition to the City
19 Staff.
20
21 Vice Chair Bower: I bet. I just finished loading that and it's a huge file but what I was looking for where
22 the individual reports that Councilwomen Holman has just been talking about. I was hoping to see those
23 up here because I think those are really valuable. Especially the 200 that are potentially eligible for
24 listing. All of them – I did the – I scanned all those in and had a fabulous time looking at the inventory
25 and think it would be a really valuable resource. By the way at the end there's a note here that says, the
26 DPR-523 records, I have no idea what that is but...
27
28 Board Member Makinen: (Inaudible)
29
30 Vice Chair Bower: What's that?
31
32 Board Member Makinen: Department of Parks and Recreation.
33
34 Vice Chair Bower: Oh, Department of Parks and Recreation...
35
36 Ms. Vance: That's...
37
38 Vice Chair Bower: ...there are 291 individual properties evaluated in the survey may be found that the
39 Guy Miller Archives, City of Palo Alto Library. Not here but somewhere else so anyway, a link to that
40 might be...
41
42 Ms. Vance: Yeah, that'd be great and this is wonderful feedback. Since you guys are going to be using
43 this probably a lot more than most people so again if you have any other comments, feel free to just
44 send them to me and let me know.
45
46 Vice Chair Bower: For the 11-years that I've been on the – 10-years that I've been on the Historic
47 Resources Board, we've never had this much information put on the website so this is a huge step
48 forward. Rodger, you had a comment?
49
50 Board Member Kohler: (Inaudible)
51
52 Ms. Vance: Oh that – so we haven't put those up yet but that will – the place to find those will be on the
53 Eichler – the special Eichler page and we'll have the draft guidelines available for the public to download.
54
55 Vice Chair Bower: Ok, Council – Karen.

1 Council Member Holman: One other...
2
3 Board Member Kohler: Just a – is there somewhere – I haven't looked at this thoroughly but if I have
4 (crosstalk)...
5
6 Council Member Holman: That's the next item.
7
8 Vice Chair Bower: It's our next item.
9
10 Board Member Kohler: Ok.
11
12 Vice Chair Bower: Karen.
13
14 Council Member Holman: So back to the website, this is – you've been so busy in doing so many great
15 things and I am wondering if this information is going to be disseminated to the realty community so
16 they can use it for a resource for clients? It's great information and I concur with David by the way that
17 the buttons that you have listed, I think it would just be remarkably interesting for pretty much anybody
18 on having those as hot links would be terrific when you get to it.
19
20 Ms. Vance: Yeah, that was kind of the end goal is to have a little – with the information because they are
21 nice little essays, you know a page or two, to have that information. That's the end goal for sure and yes,
22 it would be good to get this information to different communities so we can work on that certainly.
23
24 Vice Chair Bower: Ok, any other comments? Michael.
25
26 Board Member Makinen: I think it was an excellent project right here (inaudible). One comment I had –
27 it's not anything to do with the way you organized it but the Categories Three and Four, it leaves one
28 wondering what the differentiation is so much so maybe we should address that at this point. It goes to
29 Three and Four but there's – really, why do we have Three and Four there if there's no differentiation? Is
30 it just three you know? I don't know I think we should put some flesh on that. It would probably be
31 helpful, in addition to that, if we had some type of definition of any of the terms that are kind of strange
32 to somebody who's looking on here; like a glossary or something that they can go to and quickly find out
33 what a term is and back. I think that would be very helpful for a novice who's looking at this so they
34 don't get confused.
35
36 Ms. Vance: Yeah, that's a great idea and that's something we can easily put together.
37
38 Board Member Makinen: Put it as an additional item.
39
40 **3. Eichler Design Guidelines Update**
41
42 Vice Chair Bower: Alright, if there are no other comments we can move onto the next item which is the
43 Eichler Design Guidelines review.
44
45 Ms. French: Thank you. We have today Christina Dikas of Page and Turnbull and she is here to present a
46 PowerPoint on the Eichler Design Guidelines for neighborhoods. We have been at this project for a while.
47 We got approval last December 2016 to hire our consultant to work on these. As of yesterday, we have
48 the guidelines in draft form and we are intending to send through an E-blast today to the stakeholders
49 who have been following this, as well as upload them on our webpage. So, you are the first in the
50 community to see, everyone at this table and in this room, the hard copy of the guidelines. So, I'll let
51 Christina take it away. On the screen – oh wait, let's – ok, drive on this one. Ok, technical difficulties. We
52 have had new two-story homes in Palo Alto that have been subject to the Individual Review Guidelines
53 and Individual Review Program and Process. These have included homes in Eichler neighborhoods that
54 did not have a single-story overlay; new one-story homes, in these neighborhoods and elsewhere, do not
55 have any kind of design review process; they are simply just a building permit. We've had a concern for

1 lack of compatibility in the Eichler neighborhoods, and that has led to some neighborhoods coming
2 forward to elect to place a single-story overlay on their neighborhoods to, at least, keep the homes one-
3 story and compatible in that way. There are guidelines in place to help architects and homeowners to see
4 what – how to sensitively add to an Eichler or a replacement building that would be compatible with the
5 homes in the tract. So, I already noted that the Council approved this contract to go forward with Eichler
6 Design Guidelines. These are not regulatory, these are tools, so as noted we have the single-story
7 overlay applicable to some Eichler neighborhoods and one non-Eichler neighborhood that is looking sort
8 of Eichler-like (I call them Feichler's or Likelers I think is another term). And then we have the – we also
9 have flood zones and this is not a tool; it's more of a – there's – in the code – the zoning code for R-1
10 neighborhoods - a new home in a flood zone can be taller than other homes because the first finished
11 floor needs to be taller. So, in an Eichler neighborhood – you're already starting much higher than other -
12 homes that are slab-on-grade in the tract. We also have accessory dwelling unit legislation that came
13 through this year and the City adopted local guidelines that are helpful. These Eichler Guidelines also
14 address the Accessory Dwelling Unit Guidelines. Then, as you know, we have two historic districts –
15 National Register Historic Districts - and they are not listed on the City's inventory so they don't come
16 before this Board. They're historic and so we have a chance to look at those to make sure they are
17 compatible with Secretary of Interior's Standards. Some neighborhoods have covenant codes and
18 restrictions and we know of three neighborhoods that have Architectural Control Committees. So, in
19 those neighborhoods, there has been another layer, that is a private matter, that helps with maintenance
20 of one-story homes in those neighborhoods. It's not – those Architectural Control Committees don't have
21 all the tools they need. Obviously, these – the enforcement is very difficult and they do have issues in
22 those neighborhoods as well. The goals of the guidelines... (do you want to do this one?)
23

24 Ms. Christina Dikas: Sure, the goals of this document are to develop illustrated guidelines for preserving
25 the distinctive character of the Eichler neighborhoods in Palo Alto, to provide a design tool for
26 homeowners and architects, and to adopt as a reference for Palo Alto review bodies. In addition to this
27 document, we are exploring with the City the possibility of establishing an Eichler overlay or other
28 regulatory updates where specific standards would apply in lieu of or in addition to the existing single-
29 story overlay and individual review guidelines. So, that's something that we're exploring and we'll discuss
30 more in the future. The next slide is our calendar and where we are today. We have this informational
31 hearing and I will be coming back to you on December 14th to hear your comments so you have a good
32 month or more to really dive into this document. We certainly recommend or we certainly welcome any
33 comments that you have. Yes, that document.
34

35 Vice Chair Bower: Could I stop you right there for a second? I see that the Planning and Transportation
36 Commission is going to get this document on the 13th December and then we'll look at it the following
37 day. What's the – what's Planning and Transportation going to do with this if we haven't yet reviewed it
38 and approved it to move forward?
39

40 Ms. French: Right, so we are – this will be their first look at it and we are going to describe the fact that
41 we are also looking at potential code changes. Certainly, one of the code changes is necessary - and that
42 is to reference these guidelines. As well as a cleanup item to reference the Professorville Guidelines,
43 which the code does not do right now. So, it's about the zoning code changes that are necessary and
44 potential zoning code changes that we would return to them after Council provides directions on some of
45 these things. It's a conversation, and the guidelines - they can recommend adoption of those guidelines
46 on that night, just as you can the next day. I hear what you are saying, you would rather maybe have
47 the Planning Commission go after the HRB to hear what the HRB's comments are on the guidelines.
48

49 Vice Chair Bower: So, that's why I bring this up. It seems to me that the process is backward here.
50 Planning and Transportation has a legitimate role here but they ought to hear from us first because we're
51 the Board that actually has expertise in historic issues. I think that this is what happens with the ARB
52 frequently, they are making their decisions separate from our input.
53

54 Ms. French: Sure.

1 Vice Chair Bower: Sometimes they just ignore our input which I think is inappropriate but – so I just –
2 so...
3
4 Ms. French: We could just do a study session to talk with them and/or cancel that one. It's a difficulty of
5 holiday agendas so we – so the next time we could come to them is in late January.
6
7 Vice Chair Bower: I think it would be more informative for the Planning and Transportation
8 Commissioners to actually hear from us first. I mean hear what we have to say about it so I would –
9 since I didn't see them on this timeline later, that's why I am interrupting and bringing this up.
10
11 Ms. French: They would certainly be later if and when the Council were to direct zoning code changes.
12 Then that would be a more important meeting from their standpoint. This is more of a how to look at
13 these and...
14
15 Vice Chair Bower: So, that's fine. Now I understand that this is more like a study session for them and
16 then the following day we will actually review these for substance and recommendation. Ok, so I
17 apologize for interrupting.
18
19 Ms. Dikas: We are targeting a public review period that starts today. The document will be put on the
20 website later today and ending in mid-January so the general public will have a good two months – two?
21 Two months to review.
22
23 Board Member Kohler: Where would we find the – how to get to that site? Is that under our...
24
25 Ms. French: We will – as Emily showed you earlier, there's the Eichler Guidelines dedicated website and it
26 will be placed there. Certainly, we will send a link to the HRB and others that are stakeholders in this that
27 have been following all this, and they will get the link that will make it easy for them to click on.
28
29 Board Member Kohler: Good because I just have at least one or maybe two people who are interested in
30 that so good. Thank you.
31
32 Ms. Dikas: We have a list of contact information from people who have been attending the community
33 meetings that we've held throughout the year and others who are interested community members. So,
34 there will be an e-blast with all the information so people can take a look. We're targeting an April
35 completion, hopefully. Next slide? The next slide I'm going to present to you is just a quick overview so
36 that you can get a sense of what the design guidelines are and then again you have a good amount of
37 time to really read them fully before we come back to you. This is the table of contents and I'll be going
38 through each of these chapters in subsequent slides. We have an introduction, brief history of Eichler
39 homes and Eichler residential development in Palo Alto. That also includes a section on character-defining
40 features of different styles of Eichler homes. Chapter Three is an overview of community values and
41 concerns and then we get into the guidelines. We have Chapter Four guidelines on maintaining Eichler
42 homes, guidelines for architectural compatibility and neighborhood cohesion. So, this includes new
43 additions to existing Eichler residences and new construction within Eichler neighborhoods. Chapter Six is
44 guidelines on the shared landscape, streetscape and a sense of nature. We kind of weaved through these
45 chapters so some of those values and concerns that we heard from community members earlier this year
46 so that's where the sense of nature comes in. Then Chapter Seven is special considerations and we have
47 a special section on the two historic districts and then we have a section on accessory dwelling units. I
48 will mention that the only true historic resources are the buildings that are contributors to the two
49 National Register Historic Districts. So that is the only section of this that really uses of the Secretary of
50 the Interior's Standards and basically says that if you're a contributor to one of those two historic
51 districts, ideally you would have a higher bar for any alterations that you may make. There's a certain
52 amount of flexibility that's provided in the rest of the design guidelines that are not preservation
53 guidelines per say but loosely follow our Secretary of Interior's Standards. There is just a little bit more
54 flexibility there so I just want to make that clear. The next slide, these are our Eichler tracts and Palo Alto
55 has the most Eichlers, I think of any City of 11,000 Eichler houses that were developed by Eichler Homes.

1 There are over 2,500 in Palo Alto so we have found 31 tracts of Eichler and you can see the two National
2 Register Historic Districts are in green. This information was really derived from efforts that Page and
3 Turnbull put into trying to identify the specific Eichler tracts. There's a google document that was online
4 and we're not sure who developed it. It's kind of an open source map of Eichler tracts but it wasn't
5 complete so we also went to the County and we were able to get tract maps. Then we went out and we
6 drove every single street in these areas to really define is this an Eichler? Is this a likelier? So, we could
7 identify these boundaries so we hope that this is quite accurate. There are some possibilities that there
8 are tiny pockets of a couple of Eichlers here and there that aren't represented on this map but this is
9 pretty thorough. This is part of the first chapter, the introduction and we include that map and then we
10 have the section on how to use these design guidelines. There is an overarching concept and if you're
11 familiar with the Professorville Design Guidelines that we produced last year, similar kind of a format. We
12 have a statement explaining the objective or general approaches and then we have clarifying bullets that
13 follow and when applicable we have some sidebars with links. Chapter Two includes a brief history of
14 Eichler homes and these are just some of the images that we include. If you're not familiar, Joseph
15 Eichler started Eichler Homes in 1949 and the first Eichler tract that was developed in Palo Alto was
16 University Gardens in 1950. It's interesting to see how some of the Eichler designs change over time. He
17 had a contractor who worked on this first tract and it's a little different. It has brick fireplace chimneys
18 that are prominent on the front façade, which you don't see in later ones. Later on, he had several well-
19 known and highly reputable mid-century modern architects who worked with him. One of them is Anshen
20 and Allen out of San Francisco. They did the Fairmeadow tract and a number of others but this is an
21 example of theirs. Jones and Emmons, A. Quincy Jones, designed Green Meadow in 1954 to 1955 and
22 next slide, Claude Oakland's work on some of the later Eichler tracts and an example is the Los Arboles
23 Addition number two in 1974, which are really interesting with this center gable roof. Yes, Chapter Two in
24 much more detail. We also discuss a general history about Joseph Eichler's concept for affordable yet
25 modern design in the post-war period. So, this is an example of an advertisement that was made at the
26 time. Next slide; and then some of the interesting neighborhood layouts. We talk a little bit about the
27 Green Meadow Community Center. Again, that was Jones and Emmons and then the Community Center
28 landscape was also done by Thomas Church who is a very well-known mid-century landscape architect.
29 Then as I mentioned earlier this chapter not only includes a history of Eichlers but also the defining
30 character features. We've broken them down into different typologies of Eichlers so this is straight out of
31 the document. This is a front gabled Eichler and we have some illustrations that pull out into bullet points
32 of some features that can identified with additional character-defining features over on the side in bullet
33 points. I lost my page. Flat-roofed Eichlers with these interesting tall and narrow windows on the front
34 and next slide there's a flat with shed roof version and we have a series of photo variety. I love the one
35 at the bottom right with the yellow car in the driveway as well. Then the last one that we have is this flat
36 with gable roof and there are variations of it that you can see in the photos below the main one with a
37 side gable and kind of flat trunk aided roof gable. Those are the ones from Claude Oakland from the
38 1979s. Then Chapter Three as I mentioned earlier there's an overview of community values and
39 concerns. We have – we hosted two community meetings in the spring, one was a general community
40 meeting where we introduced this project and the other one was specifically for the two National Register
41 Districts to find out if they had any specific concerns or comments that they wanted to provide us. We
42 heard from people but not everybody was able to attend these meetings so we took the questions that
43 we had posted in the meetings and we posted them online in a survey monkey link. We ended up
44 receiving I don't know how many hundreds of comments from the community and we documented all of
45 those. We distilled them down in to these six general concepts of comments that we received so in this
46 chapter will be summarized of what we heard from the community. Then we tried to weave those
47 through the guidelines that are in the following chapters. This is kind of an interesting approach and
48 something that we haven't had in other design guidelines that we have produced for Professorville or for
49 other Cities just because we really wanted to use all of this commentary that we received from the
50 community. This page just kind of illustrates the first three topics of a sense of community, a shared
51 landscape, streetscape and sense of nature and valuing privacy. This is a quote from one of the
52 community members, 'Eichler owners and residents are very social with each other. Members of our
53 Eichler neighborhood meet twice a year for block parties, twice a year for solstice parties, monthly for
54 book clubs and daily for informal chat sessions. I've never lived in a place where the neighbors are more
55 tightly connected and welcoming.' So that is a comment that we received and categorized into that sense

1 of community value. Next slide; and then the last three are comments about the modern architectural
2 style, concerns or comments about architectural compatibility with new construction in the neighborhood
3 or other changes and valuing neighborhood cohesion. One comment about the architectural style is this
4 quote here that somebody mentioned a uniquely California modern indigenous style. The fifth community
5 value and concern involved adaptability and I think we also discussed the need for upgrades and
6 sometimes some difficulties that Eichler homes present for upgrades. Then lastly those who do value
7 preservation and there are a lot of different opinions about Eichlers. Some people love them, some
8 people don't care so much for them so we tried to be objective and not chapter but kind of report back
9 what we heard. Alright, these next slides are just a few examples of guidelines that we have in each of
10 the chapters, just so you get a little sense of that. Chapter Four is on maintaining Eichler homes and a
11 couple examples of the guidelines are to maintain/replace windows while representing the design
12 characteristics of Eichler homes. We have the illustrations that show that you should really try to maintain
13 those large plate glass expanses verses inserting windows with lots of divisions. To treat entry doors and
14 garage doors in a manner that maintains the patterns found in Eichler neighborhoods. We have a yes on
15 solid front doors preferably and garage doors that have a cladding that similar to the wall cladding of the
16 rest of the house versus the kind of modern or contemporary garages doors and front doors that you
17 may see. As I mentioned the – with the National Register Historic Districts we have – we use more of the
18 Secretary of Interior's Standards so this is a little bit looser guideline. You know preferable to keep what
19 you see in your neighborhood. Chapter Seven or sorry, Five involve architectural compatibility and
20 neighborhood cohesion. This is where we talk about additions, one-story additions and two-story
21 additions so 5.2.1 discusses placing a new residence or new construction within its lot so that it conforms
22 to the streetscape pattern of the surrounding neighborhood. Then we have bullet points that follow with
23 more detail and 5.2.2, to develop a new house design with an appropriate massing and height that
24 blends well with the surrounding neighborhood so there's a no on that bottom graphics. Then Chapter Six
25 involves landscape, 6.3.1 is an example to place fences and other boundary features.

26
27 Board Member Kohler: Can I ask a quick question just -- on this page you were just going through
28 showing the good and bad and then the 'X'? Is there – where do you...

29
30 Vice Chair Bower: What page are you one?

31
32 Board Member Kohler: I'm having a hard time figuring out what page we're on.

33
34 Vice Chair Bower: It's over here up on the upper right corner.

35
36 Board Member Kohler: I know, it's 84 (inaudible). I'm just curious is there anywhere where you talk
37 about one-story versus two-story? (Inaudible)...

38
39 Ms. Dikas: Yes, we have guidelines that are specific to one-story additions and then we have guidelines
40 that are specific to two-story additions. We also have guidelines on new buildings, whether one or two-
41 story.

42
43 Board Member Kohler: In this?

44
45 Ms. Dikas: In the document, yes. These – this presentation is really just quick highlights so a couple of
46 examples.

47
48 Board Member Kohler: Ok, I just wanted to get – figure out where we were here. Ok, thank you.

49
50 Ms. Dikas: Chapter Six on landscape, just a couple of examples that we've provided are to place fences
51 and other boundary features where they will not obstruct views of an Eichler residence.

52
53 Board Member Kohler: Sorry to interrupt again but in this case, it might great on this big green page to
54 have a six because you have to look in here to figure out where you are.

55

1 Ms. Dikas: Ok, thank you, I'll keep that in mind.

2

3 Board Member Kohler: That's what's confusing, I go (inaudible) -- ok, alright, thank you.

4

5 Ms. Dikas: We have some check marks on examples that have front yards that do have fences but they
6 are semi-permeable or are setback close to the house versus all the way at the front of the street where
7 the entire front yard would be a block off and that's not recommended. Chapter Seven, this is that special
8 consideration chapter on the National Register Historic Districts and ADUs. This is an example of an – one
9 of the ADU Guidelines to design detached ADUs with as low height and roof slope as possible in order to
10 reduce the buildings visibility from surrounding residences. The ADU topic is interesting because they –
11 because of the State legislation they are allowed even though in Eichler neighborhoods the backyards are
12 very important because that's where the full window walls occur. So, we've tried to provide some
13 guidelines generally to place ADUs that might be built in appropriate places and try to minimize their
14 mass as much as possible. Then our Chapter Eight involves process improvement suggestions. This
15 chapter is a bit of a work in progress. It – part of it really relates to these regulatory changes that we're
16 still exploring so there's actually a placeholder right now where a matrix may end up being inserted. It
17 discusses some of our recommendations for project review for the National Register Historic Districts,
18 design review training and raising awareness of the neighborhood Architectural Control Committees, and
19 designation of additional National Register Historic Districts you recommend. We found that when we
20 were driving around there were actually a couple of tracts that we noticed that had perhaps even higher
21 integrity than at least one of the National Register Districts. So, there are certainly others out there that
22 could be eligible for similar reasons. Then again, this potential modification to zone code related to
23 Eichler neighborhoods. We have – we currently have some of the background information about what
24 we're exploring but not really the meat of those recommendations yet. That concludes my presentation,
25 thank you.

26

27 Vice Chair Bower: Great, thank you for running through that for us. I have some comments but does
28 anyone else want to start? Ok.

29

30 Board Member Wimmer: I was just going to ask, once we have a chance to review the document, how do
31 we – if we see suggestions and things like that, how are we going to just go—at a future meeting and
32 each individual person make their suggestions? How would you like to receive comments I guess is what
33 my question is?

34

35 Ms. French: Thank you. We could do one of two things or both, we do plan to come back to you, as
36 noted, December 14th so if you wanted to make notes etc. and – on your copy in red or something and
37 bring those to the meeting on the 14th, that would be great. Also, if there's some critical issue that is
38 formatting something that needs – it doesn't need discussion but needs – you need to alert us to
39 something, I would ask that you go ahead and email that to me. We can – I can collect anything that
40 comes forward in the next month and ship that over to Christina.

41

42 Ms. Dikas: Yeah, so we're definitely accepting written comments, whether an email to Amy or a marked-
43 up copy that you want to hand over, or verbal comments at the next meeting that we attend.

44

45 Vice Chair Bower: I'll lead off then. I think Roger's suggestion about numbering the title pages is a really
46 good one because I had the same problem.

47

48 Ms. Dikas: Ok, great.

49

50 Vice Chair Bower: On the map that you've created which I am very appreciative of; when I first looked at
51 it, I couldn't understand why the dates of – the building dates of these tracts were so haphazard - and
52 then I realized that you've listed the tract alphabetically. I wonder if you could sort that by – also provide
53 a map sorted by date so we have a sense of the oldest and the youngest. I'm not sure how complicated
54 that would be but it's probably just sorting the list – tract name list.

55

1 Ms. Dikas: We do have a table of the tracts where we tried to find the architects but we haven't been
2 able to – I forget – oh, I think it's at the end of Chapter Two; let's see.
3
4 Vice Chair Bower: End of Chapter Two?
5
6 Ms. Dikas: Where was it?
7
8 Vice Chair Bower: Which is what page?
9
10 Ms. Dikas: Well, I can't find it now but I'll see if it was organized by year for that one. Oh, I just found it,
11 it's on page 40. Oh, and I just saw a typo. This also looks to be ordered by – in alphabetical order so
12 that's a great comment, thank you.
13
14 Vice Chair Bower: What's really helpful is to see – as I was looking at the map, I was most interested in
15 what – where the first tracts or the first clusters, I think is a better term, where built.
16
17 Ms. Vance: That can – if I could just kind of follow up on that? I think that's a great idea to show it
18 chronologically and what you could do, I've done this in the past, is you do like a gradient shading so you
19 can see going light to dark. That kind of provides this geographic context as well, and to see where they
20 are coming from - but I like that idea a lot.
21
22 Ms. Dikas: So, it would be an additional...
23
24 Ms. Vance: Yeah, I was kind of envisioning it as another map. The same one but just doing a color scheme
25 to show the order in which the neighborhoods where built.
26
27 Vice Chair Bower: In the Professorville Guidelines they do – your firm did shade the buildings by era.
28
29 Ms. Dikas: Eras, yeah.
30
31 Vice Chair Bower: Not quick by date of when they were built but I think they clustered – they identified
32 them as – by design. Anyway, I think it would – I'm not trying to push another page in here but I think
33 that's important. I'm wondering about the setback; did you look at average setbacks on these Eichler
34 houses? It looks – I mean my intuition is that they are about 25-feet from the property line.
35
36 Ms. Dikas: I believe we did.
37
38 Vice Chair Bower: It seems to me that one of the most important parts of the Eichler neighborhoods is
39 the streetscape. You can't really get into a person's house unless you're invited but everybody can see
40 the architecture from the street and it's really startling how many different design patterns there are and
41 you've done a really excellent job of bringing that out. I'm wondering if there shouldn't be effectively a
42 façade easement suggestion or even an ordinance that will preserve what the public sees. What you do
43 in your backyard I'm less concerned about, although I am concerned about the impact on the neighbors
44 but it's really the streetscape that we're trying to preserve. That's the part of the public history that we
45 can see. Last comment – two comments, one is it seems to me in reviewing this and also as part of the
46 Professorville Guidelines review, that single-story review is critically important in these neighborhoods
47 where there is a historic designation because if you lose – if single-story buildings are not included in
48 discretionary review, somebody can go in there and build any style of architecture. This begins to bleed
49 off the critical mass that makes Historic District important. At the past, Palo Alto Stanford Heritage Board
50 Meeting last night, one of the Board Members had mentioned that one of the Eichler districts is worried
51 about losing their Historic District status because they've had so many infill projects. So, I'm not sure
52 how to move this forward in terms of the ordinance but it seems to me that that's something that the
53 Council ought to consider. I'm not sure how it would fit into this process but it could be a
54 recommendation from Staff or it could be a recommendation from our Board. Last item, again, I don't
55 mean to be picking apart your timeline – your public hearing timeline but I'm wondering about the

1 advisability of having the Historic Resources Board evaluate and move this forward in the legislative
2 process before the end of the public comment period. So, there will be a month – pretty much a month
3 from today that we'll be looking at it but the public comment period goes on a month beyond that. I
4 worry about the impression that we're racing to judgment before the public comment period ends. I
5 would have felt somewhat more comfortable having our meeting after the public comment period ended.
6 Now I understand all of the complexity about that but I'm just saying that I'm a little bit uncomfortable
7 about that.

8
9 Ms. French: I'll just say originally, we had the meeting set up for November 28th and I think I announced
10 that but there was a conflicting Rail meeting that came up and so we had to cancel it, change our plans
11 and put it off into February now.

12
13 Vice Chair Bower: I understand. There's nothing else going on in the City but historic preservation review
14 but nonetheless, I just – it's a perception issue more. It's not that we couldn't – we could come back as a
15 Board and incorporate any comments that come after our meeting but I just think that's problematic.
16 Anyone else has a comment about this? Michael.

17
18 Board Member Makinen: Just one comment, I was glad to see that on page 31 that you do recognize the
19 fact that Eichlers are basically an extension of Frank Lloyd Wright Usonian houses. Wright – the Eichler
20 was really designed as a low-cost version of the Usonia house for the working man. It would be nice to
21 have a little example of a Usonian house and how the Eichler derived from the Usonian house; just a little
22 picture there of how they relate to one another. Wright was greatly influenced by Frank Lloyd Wright -
23 and that's the genius for all these Eichlers, was Frank Lloyd Wright.

24
25 Board Member Corey: One question, all – I think it looks good overall. I'm going to go through and mark
26 up some comments at a later date. One question I had kind of and I don't know if it's a particular issue
27 as far as from the front façade but my observation from Eichlers before and being in them with friends is
28 they have very prominent chimneys on the inside. I noticed on page 71 about the chimneys, there's a
29 discussion about seek strategies to structurally stabilize the chimney. My understanding is there are
30 ordinances now with the City where you effectively can't touch brick and mortar chimneys to stabilize
31 rather than replace because there are concerns about wood burning. It would be good to get clarification
32 at some point on what that is. So, you can't get a permit to stabilize because they encourage people to
33 tear down and rebuild it; it's for air quality.

34
35 Vice Chair Bower: And earthquake safety.

36
37 Board Member Corey: Sorry? Yeah, no, sorry. It's the replace rather than repair because of the wood
38 burning and because of earthquakes safety, there's a lot of concerns around doing that so I just wanted
39 to kind of throw that in. Again, I don't think there're a lot of fronts, but I notice this is – because they are
40 very prominent on the inside, these huge like ceiling to wall fireplaces. I don't know if you can come back
41 with any info on that.

42
43 Vice Chair Bower: There is no repair of an existing masonry fireplace.

44
45 Board Member Corey: You literally have to tear it down.

46
47 Vice Chair Bower: Because it doesn't have enough steel in it, it's not built to current standards. They
48 probably need points if you can get into the flue and seal that again, that would be useful but most likely
49 – I mean the City Building Department had no interest in trying to patch together an old fireplace.

50
51 Ms. French: I guess the comment on that, that I would have, is the good news - that there is only one
52 Eichler tract that has chimneys facing the streets. So, from the public standpoint, that won't be as much
53 of a problem as far as the look of it but yeah, we should get a handle on that. Thank you.

54
55 Vice Chair Bower: Beth.

1 Board Member Bunnenberg: Is there any mention in here of the problems with the heating coils that
2 were put into the cement?
3

4 Ms. Dikas: Yes, we do have a guideline or two that have to do with the slab heating.
5

6 Vice Chair Bower: There's a terrible example of adding heating and cooling to the top of an Eichler
7 building near the Eichler Edgewood Plaza. It's astoundingly bad, it's probably about 2 ½-feet above the
8 roof plane, it totally ruins the Eichler design lines, and it's just lazy in my opinion. It could have been
9 made much smaller and flatter but I don't know, it's something you've addressed here I presume?
10

11 Ms. Dikas: We do have a guideline that discusses adding mechanical or other things to the roof, whether
12 it's HVAC or heater or otherwise. I think we just say that to try to keep it as low as possible so that it's
13 not particularly visible.
14

15 Vice Chair Bower: Ok, any other comments?
16

17 Board Member Wimmer: Yeah, I was going to mention something. I was just kind of thinking beyond the
18 guidelines and how this sort of impacts our community and things. I was wondering because we're
19 always talking about incentives, are there any – could there be any creative incentives just for Eichler
20 people who want to preserve their Eichler? Maybe we could keep that in mind as – in further discussion
21 to make it – kind of give them some incentives so they feel somewhat rewarded for preserving what they
22 have. Also, I was wondering now that these are becoming more of a historic structure, would we want to
23 think about coming up with a plaque? In Professorville we have those really neat plaques on the houses
24 and maybe we come up with a different look. Maybe not the oval plaque but maybe something square or
25 something, I don't know. I think that could be kind of neat idea because it really makes it more –feels –
26 that contributes to the sense of community, the sense of preservation. I know a lot of people don't like
27 those plaques on their houses but I don't know, maybe some people – the Eichler people would like that.
28 I don't know, just an idea.
29

30 Vice Chair Bower: Alright, Council...
31

32 Board Member Kohler: Can I ask one more question? I have a client who started out doing a new home
33 and they're right off Charleston. I'm looking through here to see in the guidelines for new homes and
34 looking at page 81, in that area there's a check off on a house that's ok and it's got a continuous wall of
35 the second floor in the back behind the – I guess (inaudible) beyond the existing Eichler. Then over on
36 the other side – I guess it's the little glass window but – so you're encouraging this shape of home for
37 new homes or second-floor additions on page 81 in the lower left-hand side? Is it got the little green
38 arrow?
39

40 Ms. Dikas: We have guidelines that discuss pushing second-story additions back from the street and
41 things of that nature. So, I think this image is an example of somebody who's done that in the
42 neighborhood.
43

44 Board Member Kohler: This is the section that someone who is going to do a new home looks at it for
45 guidance.
46

47 Ms. Dikas: This specific section is on second-story additions to existing Eichlers.
48

49 Board Member Kohler: I'm assuming that if you're doing a new home you'd have to look at this section.
50

51 Ms. Dikas: 5.1, the title to this section is new additions to existing Eichler residences and then I think
52 later, 5.2 is new home construction within Eichler neighborhoods. Then we have a couple of photo
53 examples of new homes on page 84. They both happen to be one-story which is generally what we're
54 recommending but we're not excluding second-story homes.
55

1 Board Member Kohler: But I mean – are you saying you can do two-story homes or are you saying...
2
3 Ms. Dikas: Yes.
4
5 Board Member Kohler: This is the guideline that you'll refer too? Well, I'm not sure that's enough
6 guidelines and maybe there need to be more sketches or something. I just – for the average person to
7 look at this, I – essentially you want the back of the house to be – if it's two-story in the back part, not
8 up toward the front is what you're saying I think. Is that...
9
10 Ms. Dikas: That image was for an addition to an existing Eichler.
11
12 Board Member Kohler: Ok, well I'm just trying to say, is there guidelines in here too – that has sketches
13 of new homes and how they might work or not work or have anything because the Eichlers are great
14 homes but they are not so well holding up at this age point. There have been lots of problems and
15 people are – would like --- would rather do a new home than refurbish one that's – the heating doesn't
16 work and all these kinds of things; the windows are double paned.
17
18 Ms. Dikas: We've mostly included photos of buildings in the neighborhoods that we found to be more
19 successful examples of new home construction within Eichlers versus using illustrations of a potential
20 design. We do recommend not a historicism design but using a modern vocabulary to be more
21 compatible with Eichlers, using certain roof forms...
22
23 Board Member Kohler: That's here – in the book here?
24
25 Ms. Dikas: Yes, it's all under 5.2 and there are -- there's 5.2.1 through 5.2.8 so there are eight different
26 recommendations for a new home construction.
27
28 Board Member Kohler: Ok but I'm not seeing – there's no visual.
29
30 Vice Chair Bower: Right, there's no visual.
31
32 Board Member Kohler: It's all writings.
33
34 Ms. French: (Inaudible)
35
36 Board Member Kohler: Well, even your guidebooks for regular homes have got more detail.
37
38 Ms. French: What I'm hearing Rodger is that you're saying that like the IR Guidelines that have don't do
39 this, do something more like this, in drawn elevations. Is that what you're saying you'd like (crosstalk)
40 something like that.
41
42 Board Member Kohler: People reading this aren't – they don't know what a facia board is.
43
44 Ms. French: There's a possibility that we could modify the IR Guidelines to have a whole couple of pages
45 on Eichlers with those types of drawings.
46
47 Board Member Kohler: Actually, that would probably be a good idea because it might actually encourage
48 more people to build Eichler type homes instead of the more modern homes. I don't know I'm just trying
49 to say, an average person looking through here, who is going to do a new home, and it's just a lot of
50 words so it doesn't...
51
52 Ms. French: Right.
53
54 Board Member Kohler: In this kind of world you need more visual I think.
55

1 Ms. French: Right so for those who are choosing to do a new two-story home, they are going to have to
2 go through the IR Guidelines. And this is to supplement that. It has guidelines written that it's possible
3 that we could...
4
5 Board Member Kohler: Sorry to add more work to you.
6
7 Ms. French: Well, it won't happen immediately.
8
9 Board Member Kohler: Yeah, ok.
10
11 Ms. Dikas: We're exploring that anyway, updating the IR Guidelines to include some Eichler specifics.
12
13 Board Member Kohler: When we do new homes we always meet with Arnold but I suppose Arnold will
14 have a lot of this under his packet of ideas so he will be a big help.
15
16 Vice Chair Bower: Alright, Council Member Holman had a comment.
17
18 Council Member Holman: Yeah, just a couple suggestions. First thank you for getting this far, it's a lot of
19 work and Page and Turnbull is a very accomplished at how to do these. So, they are very clear and laid
20 out very well. Just a clarifying thing maybe, as Rodger had mentioned putting in a chapter number on the
21 cover page I think or the chapter page. I think it also might be good to put them at the chapter pages
22 themselves otherwise you're looking like this and people who aren't familiar – you know there are pages
23 that don't have any 4.2.3 so you don't know what chapter you're in when you look so just adding the
24 number up here would be helpful. Page 17 and obviously we just got this At Places so there hasn't been
25 time to review it but page 17 talks about repairing and replacing windows and doors but all the language
26 there is about replacing windows. I don't see anything about repairing or retaining so that's one comment
27 and windows are such a huge, big deal and that's something that I caught, to begin with right off. I really
28 do concur with the Chair's comments about the review process in terms of sequencing. There's currently
29 no architect on the Planning Commission and I think if the Planning Commission doesn't benefit from an
30 action item of this body reviewing this document after they have had a chance to review it, I think there's
31 going to be a lot of confusion back and forth and discontinuity in terms of intention and progress. I think
32 it's going to lead to maybe the community and very likely the Council being like well what are we, you
33 know? It seems like it would be a lot more effective to have a December 7th if that date could be
34 arranged without changing the Planning Commission meeting. I mean look at December 7th to have an
35 HRB meeting.
36
37 Ms. French: That's an ARB date.
38
39 Council Member Holman: That's an ARB date, ok. Well, I would really strongly suggest for everybody's
40 benefit to have this body have a chance to review this document and make comments in an action item
41 setting prior to going to the Planning Commission. Again, especially because there's nobody there with
42 preservation experience and there's not even an architect there. A couple other just quick comments is as
43 the question – I appreciate the questions and comments from the Board Members. As I – oh, one thing
44 that's about Joseph Eichler, I really appreciate the history that's in here about how he stood for no
45 discrimination. I mean he was really a visionary and a social leader in that regard. You might consider
46 adding in there, even to the extent that he resigned or was expelled, I forgotten which, from the – what
47 was it? The State Construction Board or something? It's – that information is available but it went that far
48 that he was no longer apart of that body because they would not include his nondiscrimination policy.
49 The other comment is if I understand and again, this is not from having read this, it's just from hearing
50 comments and questions. That someone could build a new two-story home in Greenmeadow – well, no,
51 not in Greenmeadow because that has a single-story overlay but somebody could build a new two-story
52 in any Eichler neighborhood according to these. So, what seems like to make sense is either in parallel
53 with this or in – as a part of this, how neighborhoods could apply for National Register status. The other
54 thing before you go, I know you have an answer ready, but the other thing is the replacement of even
55 single-story homes in National Register Districts because right now they get no City review but they are

1 listed on the National Register. Two neighborhoods are listed on the National Register and there's no
2 review so I heard the Chair saying that some people are concerned about – I think it was you who said
3 some people are concerned about even the eligibility of the National Register because of how much
4 change is happening in the neighborhood. As I've listened to the neighborhood over the last – and the
5 neighbors and the community over the last couple 3-years, they want to see not only the character
6 retained but they want to see the National Register status of their neighborhoods retained too. How
7 would this possibly get them there?
8

9 Ms. French: The guidelines themselves wouldn't. That is why there's a two-part program here to get
10 these guidelines before the Council in addition to the potential code modifications that the Council could
11 then direct to go forward. There are – there's a menu of possibilities, there are Eichler overlays, there are
12 independent development standards that could be added, and so there's a host of things. We're working
13 on those as potential for the Council to direct to move forward after they get a good handle on what
14 those options are.
15

16 Council Member Holman: I was understanding that the community, and what they were looking for
17 actually is these, yes, but I thought that what the community was looking for was Eichler overlays.
18

19 Ms. French: We've heard that from some, not from everybody.
20

21 Council Member Holman: I've heard it from a lot.
22

23 Ms. French: Sure, but people come talk to you because they want that. There are other people that don't
24 want that action so we have the whole host of residents that have interest and we need to bring those
25 forward to the -- that's one of the reasons the community workshop is pushed off until next year. That's
26 because we are working on these potential code changes and when you bring up the National Register
27 tracts – I mean because they are not listed on the City's inventory, they are not protected by our City's
28 ordinance. That – has not even been identified in these potential code changes that we're working on
29 was modifying the Historic Preservation Ordinance, which is always a hot topic. Yeah, that's another
30 ordinance that's been long overdue to modify and we talk about it here, Categories Threes and Fours and
31 Ones and Twos and those are all in the ordinance. That would be a change and if you wanted to say
32 there's only Category One and Two, one is significant and one isn't or ones just contributing. Those kinds
33 of changes would have to come forward to the Planning Commission and to the Council.
34

35 Council Member Holman: I guess the question to make it not a many-years-long processes is could those
36 opportunities, suggestions, hindrances, or whatever, come forward to the community in parallel to this so
37 they are not looking at this and going, oh this is what we get. When some might want one thing and
38 some might want another thing. Could they come in parallel to each other so again, we're not extending
39 this out several years?
40

41 Ms. French: Yeah, we are not interested in years, we're interested in months. What we're interested in is
42 getting these guidelines to the Council for adoption. We're also interested at the same time getting to the
43 Council the menu of direct Staff to go forward with A, B, and C's, so that's going to be a Council decision.
44 We're going to come forward with proposals after having vetted those with the Planning Commission. It
45 was going to be December 13th to start talking about those, and now we'll push that off until January it
46 seems like, if that's an interest. So, that will be something that comes to the Council in March to direct
47 Staff to then resume and go forward for the next whatever-6-months, to get it done.
48

49 Council Member Holman: Hopefully while I'm still in Council and thank you.
50

51 Vice Chair Bower: If there are no further comments then I encourage Boardmembers to forward their
52 concerns or any suggestions to Emily or Amy so we can have them included before we meet to discuss
53 this as a Board. So, if there's no further discussion about this let's do some housekeeping and move on
54 with the day. I do not see any members of the public here, let alone members who would like to speak
55 so I think we don't have any public comments.

1 **Action Items**

2
3 None.

4
5 **Approval of Minutes**

6
7 **4. Historic Resources Board Draft Minutes of October 12, 2017**

8
9 Vice Chair Bower: Approval of minutes, I wanted to suggest that – let's see, the minutes from October
10 12th. I noticed – this is when we were first looking at Eichler Guidelines. In the minutes I think there is a
11 place where I'm discussing the CC&R's of Greenmeadow and in the literal translation that came out as
12 CCNRs so I think that's...

13
14 Ms. Vance: What page are you...

15
16 Vice Chair Bower: Well, it's on many pages but you can see it on 21.

17
18 Ms. Vance: Oh, I see.

19
20 Vice Chair Bower: You can see it basically – if you do a keyword search on that, every single place that
21 CC&R's are mentioned it is put as 'N' instead of – what is that, ampersand? Is that the correct term? OK,
22 other than that I don't have any corrections. Anyone else has corrections? I don't see any. I'm sure we've
23 all read these thoroughly. Do I have a motion to approve?

24
25 **MOTION**

26
27 Board Member Wimmer: I move to approve the minutes.

28
29 Vice Chair Bower: Second?

30
31 Board Member Kohler: I'll second it.

32
33 Vice Chair Bower: Ok, Rodger you seconding? Alright, all in favor? Ok, that's unanimous.

34
35 **MOTION PASSED WITH A VOTE OF 6-0 WITH CHAIR BERNSTEIN ABSENT.**

36
37 **Subcommittee Items**

38
39 Vice Chair Bower: Alright subcommittee items, this is the first draft of the Mills Act. It came out – Emily
40 sent this out to the subcommittee members. It is a draft because we haven't looked at it and reviewed it
41 but it's a very impressive document. Thank you very much. I second Council Member Holman's note –
42 comment earlier that you are a rare find and we are very lucky to have your energy and intelligent and
43 thoroughness in the City. The subcommittee will meet again I think in the next couple of weeks to try to
44 move this forward but this is a huge improvement. This is why we've never been able to move this idea
45 forward because just the discussions the subcommittee had didn't begin to cover the amount of
46 information that's in this document. I think we're going – we're actually going to be able to move this
47 forward next year. I don't think there are any other subcommittee reports, are there? Roger.

48
49 Board Member Kohler: Yeah, I have a subcommittee – has anyone been down off California Avenue lately
50 or along the railroad tracks? You know where Fry's is? If you start down at Fry's and you go toward
51 California Avenue there's now – all the big buildings are already done and there are two or three new
52 ones going up. I mean that's going to be one continuous wall and it's really amazing site. Then they are
53 going to start doing that new building, when is that going to start that's going to have the parking and
54 everything? It's just one busy place so it's amazing.

1 Vice Chair Bower: That's an art – blame the architects for that.

2

3 Board Member Kohler: Yeah, right. I just really noticed that if you – I use to go to Keeble and Shuchat all
4 the time for all my cameras and stuff like and of course they went away. Now – then the arts and crafts
5 people had to move out because that building got changed so now they are going to be -- in part of the
6 old Keeble and Shuchat building. I've been meaning to go down there because it's going to be divided I
7 think into two or three spaces so California Avenue is a real hopping place. It's just amazing.

8

9 Vice Chair Bower: Any other comments? Board Members? Alright, hearing none.

10

11 **Board Member Questions, Comments and Announcements**

12

13 **MOTION**

14

15 Vice Chair Bower: There's aren't any announcements and so I would entertain a motion to adjourn.
16 (Crosstalk) Oh, everyone moved to adjourn, alright. All in favor? Good, see you next meeting.

17

18 **MOTION PASSED 6-0 WITH CHAIR BERSTEIN ABSENT.**

19

20 **Adjournment**