



# HISTORIC RESOURCES BOARD

## DRAFT MINUTES

Thursday, February 11, 2016, Meeting  
8:30 AM – Public Hearing, Council Chambers  
9:30 AM – Retreat, Council Conference Room  
10:30 AM – Walking Tour, Professorville

### Call to Order

### Roll Call

Present: Martin Bernstein, Chair; Margaret Wimmer, Vice Chair; David Bower; Beth Bunnenberg; Patricia DiCicco; Roger Kohler; Michael Makinen

Absent: Michael Makinen

Staff: Jodie Gerhardt, Current Planning Manager; Matthew Weintraub, Planner; Alicia Spotwood, Administrative Associate II

### Oral Communications

None.

### Agenda Changes, Additions and Deletions

None.

### Minutes Approval: January 28, 2016

**MOTION:** Board Member Bower moved, seconded by Vice Chair Wimmer, to approve the Minutes of January 28, 2016, as presented.

**MOTION PASSED:** 6-0 (Makinen absent)

### Public Hearings

1. **1250 Bryant Street [15PLN-003461]:** Request by Gordana Pavlovic, on behalf of the property owner, Gua Hua-Zhu, for Historic Resources Board review of proposed new additions and facade alterations at the first and second stories of an existing two-story single family residence, and construction of a new one-story secondary dwelling unit and two-car garage, in the Professorville Historic District. Environmental Review: The project is exempt from the requirements of the California Environmental Quality Act under Class 15268 (Ministerial Projects). Zoning District: R-1 (Single-Family Residential).

Matthew Weintraub reviewed the history of the property and proposed changes to the property. The Board held a study session on the project in December 2015. Staff determined the project appeared to be consistent with the Secretary of Interior Standards and recommended the HRB move that it was consistent with Standards.

Gordana Pavlovic indicated Mr. Weintraub presented the project thoroughly.

Board Members commented regarding replacement of windows; columns and picture window on the cottage; the proposed basement; rebuilding the chimneys; railings around the balcony and light wells; moving the second-floor bay; stairs to the basement; existing stairs at the rear of the building; pop-outs in second-floor bedrooms; stairs and windows at front entrance; proposed windows for the basement; and color selections.

Mr. Weintraub explained that a previous proposal included art glass windows in the cottage. After discussion with staff, the applicant did not propose art glass windows for the cottage.

Board Member Bower questioned the Board's role in reviewing the project and determining the project complied with Standard Number 3 when the finished project would be reminiscent of the historic structure. Mr. Weintraub clarified that the Board's responsibility was to review building permits for exterior alterations within Professorville and to provide comments to the owner and applicant.

Council Member Holman felt the plans lacked many details for the Board to consider.

Board Members inquired regarding roof shingles and a plan for the basement. Mr. Weintraub noted the basement excavation would not impact the exterior appearance of the building; therefore, a detailed floor plan for the basement was not required. Board Members discussed the fireplace over the basement windows.

Board Member Bower reviewed the Standards for Rehabilitation provided by staff. He did not believe the project was compliant under Standard Number 3. Board Member Bunnenberg added that a number of historic features would be replaced rather than repaired. Mr. Weintraub suggested the Board find the project consistent with Standards subject to the following conditions: to implement second-story additions and new bays as pop-outs underneath existing eaves; to alter both porches to allow two-sided access; to retain existing brick chimneys essentially as-is; to retain all existing window frames, sashes and glazing to the greatest extent possible; to retain windows on the sleeping porch as unchanged as possible; to utilize a modern material such as steel rather than wood for the railings around light wells and to break up the massing; entry columns on secondary unit could be viewed as conjectural and/or not compatible with horizontal massing of the unit; to utilize consistently double-hung window fenestration in the secondary unit; and to maintain the appearance, materials, design and operation of existing windows to the greatest extent feasible. Council Member Holman suggested the color board and shingle roofing should also be captured in the notes.

**MOTION:** Chair Bernstein moved, seconded by Vice Chair Wimmer, that the applicant should incorporate the conditions outlined by staff in order to bring the project into conformance with the Standards.

Mr. Weintraub suggested the Board recommend details to be included by the applicant. Board Member Bower clarified details for windows and suggested the motion state that the traditional characteristics of the windows be retained.

**MOTION PASSED:** 6-0 (Makinen absent)

2. **HRB Retreat:** The items for discussion include (1) By-laws and Procedures, and (2) HRB Work Plan. *(Continued from the January 28 meeting).*

Mr. Weintraub recommended the Board continue this item to a date uncertain.

3. **Professorville Walking Tour:** Walking tour of the Professorville district with information to be provided on the history and architecture of the neighborhood. The walking tour is scheduled to begin at 10:30 AM at the City Hall Lobby, 250 Hamilton Avenue.

[The walking tour was held following Board/Staff Announcements, Updates, Reports and Comments.]

#### **Board/Staff Announcements, Updates, Reports, and Comments**

4. Professorville Design Guidelines Community Workshop scheduled for February 23, 2016, 6:30-8:30 p.m., at the Palo Alto Art Center Meeting Room.

Mr. Weintraub reported this was the first public meeting for the final phase of the project. Board Member Kohler inquired about the previous work prepared for this project. Mr. Weintraub advised that all previous work would be incorporated into the final phase.

5. ARB/ HRB Meeting scheduled for March 17, 2016, to provide combined review of a development application per the South of Forest Area (SOFA) Plan.

Mr. Weintraub clarified that the hearing would be a combined meeting of the HRB and ARB; therefore, a quorum of the HRB would be needed. Four Board Members committed to attending the meeting.

#### **Adjournment**