



## HISTORIC PRESERVATION BOARD

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### AGENDA

City of Campbell, 70 North First Street, Campbell, California

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#### Regular Meeting of the Historic Preservation Board

Wednesday, July 25, 2018, 5:00 p.m.  
City Council Chambers, 70 N. First Street, Campbell

#### CALL TO ORDER

Chair Walter

#### ROLL CALL

#### MINUTES

1. Approval of Minutes for Meeting of May 23, 2018 (**Attached**)

#### ORAL COMMUNICATIONS

This is the point on the agenda where members of the public may address the Board on items of concern to the Community that are not listed on the agenda.

#### PUBLIC HEARING

1. **Mills Act**: Public hearing to consider an application for a Mills Act Historic Property Contract for the property located at **176 Alice Avenue** within the Alice Avenue Historic District. See *attached staff report*. **Roll Call Vote / Resolution of Approval**

#### NEW BUSINESS

2. **Training**: Staff has scheduled a training session on August 7<sup>th</sup> from 12:00 noon to 1:30 pm for HPB members to fulfill their required CLG training requirement. The webinar will cover the topic: *Sustainable Approaches to Historic Preservation*.

#### OLD BUSINESS

3. **306 Curtner Ave**: The HPB will continue to discuss their site visits and completion of the architectural questionnaire for the home and determine whether or not to add it to the Potential List. The structure was built in approximately 1912.

4. **Surveys**: The HPB will discuss their review of homes in the Kennedy Tract area:

Moore: Catalpa Lane  
Kendall: El Caminito Ave  
Walter: Cherry Lane  
Foulkes: Budd Avenue  
Blake: California Street & Winchester Blvd

5. **Realtor FAQ Email**: Discuss next steps for distribution.

### **FUTURE AGENDA ITEMS**

1. **2018 Workplan** (to be reviewed in the future in order of priority):
- a. **Solar Panels**: One or more HPB member(s) to volunteer to complete research on Historic Building Solar Design Guidelines in other cities.
  - b. **Historic Preservation Outreach**: Consider hosting one or more events that highlight historic preservation efforts in Campbell including for example, a holiday historic home tour and/or a cultural event such as hay rides during Early Settlers Day or an Orchard Festival that celebrates Campbell's Orchard City roots.
2. **HPB Member requests for future agenda items** (no decisions will be made)

### **HPB MEMBER / STAFF ANNOUNCEMENTS / COMMUNICATIONS**

6. September 5<sup>th</sup> – State of the City – Orchard City Banquet Hall (save the date)

### **ADJOURNMENT**

The next **regular meeting** will be held on **August 22, 2018**, at 5:00 p.m., City Council Chambers, 70 North First Street, Campbell, California. Meetings are held on the 4<sup>th</sup> Wednesday of each month, unless otherwise noticed.

***In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers.***

***If you require accommodation to participate in the meeting, please contact Corinne Shin at the Community Development Department, at [corinnes@cityofcampbell.com](mailto:corinnes@cityofcampbell.com) or (408) 866-2140.***



## HISTORIC PRESERVATION BOARD

### MAY 23, 2018 MINUTES

5:00 p.m. - Wednesday  
City Council Chambers

#### CALL TO ORDER

Chair Walter called the Historic Preservation Board Regular Meeting of Wednesday, May 23, 2018, to order at 5:02 p.m. in the City Council Chambers, located at 70 North First Street, Campbell, California, and the following proceedings were had to wit.

#### ROLL CALL

##### HPB Members Present:

Todd Walter, Chair  
Susan Blake  
Laura Taylor Moore (arrived 5:08pm)  
Yvonne Kendall

##### HPB Members Absent:

Michael Foulkes, Vice Chair

##### Staff Members Present:

Cindy McCormick, Senior Planner

#### APPROVAL OF MINUTES

HPB member Kendall made a motion to approve the Meeting Minutes of April 25, 2018. HPB member Blake seconded. **Motion Passed 3-0-2** (Moore/Foulkes absent)

#### NON-AGENDIZED ORAL COMMUNICATIONS

None

#### PUBLIC HEARING

1. **HRI Update**: The HPB reviewed a list of 14 properties that are currently listed on the Historic Resource Inventory (HRI). The HPB noted that many of the structures were demolished (or significantly altered) long ago, but were never formally removed from the HRI. The HPB agreed that the structures should be removed from the HRI and

acknowledged that their recommendation will require review by the Planning Commission and approval by the City Council. No members of the public spoke on the item.

HPB member Blake made a motion to recommend that the Planning Commission recommend that the City Council approve the rescission of 14 structures from the Historic Resource Inventory, finding that the 14 structures have been demolished or significantly altered to the point that the structures no longer meet the City's criteria for historic designation. HPB member Kendall seconded the motion. **Motion Passed 4-0-1** (Foulkes absent)

### **NEW BUSINESS**

2. **300 N. Central Ave (A.I. Cramer House)**: The HPB reviewed the Tier 1 application to add a porch to the front and side of the home and to obtain approval from the Building Department for work to the roof of the home that was previously completed without permits. The owner explained that he did not know he needed a permit but would now like to rectify the situation. New paint colors (yellow siding with white trim) are also proposed.

The HPB discussed the proposed porch addition and asked the applicant to redesign the wood siding so that the porch addition uses a wider plank than the historic portion of the home, and the applicant agreed. The HPB also discussed the unpermitted roof improvements, noting that the changes can be seen from the street on this corner lot. The applicant indicated that he would plant two trees and new hedges for privacy and screening of the work. The HPB unanimously recommended approval of the changes.

3. **306 Curtner Ave**: The HPB discussed the proposal to add the home at 306 Curtner Avenue to the Potential List. Chair Walter indicated that he thought the architectural details of the structure make it potentially eligible for designation, but asked staff to find out the approximate age of the structure. HPB member Blake indicated the structure was one of the few remaining California bungalow/farmhouse styles in Campbell, noting in particular the roof eaves and supports, the porch, and the windows. HPB member Blake also noted the strong construction and cultural significance due to the property's association with the City's historic orchards.

The agenda item was continued to allow the other HPB members to complete their site visits and/or complete their architectural questionnaire for the home.

### **OLD BUSINESS**

1. **Surveys**: The HPB discussed their review of homes in the Kennedy Tract area.

HPB member Kendall visited the homes along El Caminito Avenue and indicated that there were nine (9) potentially historic structures, noting that some of the structures looked mostly original, while others had installed solar panels.

HPB member Moore visited the homes along Catalpa Lane and indicated that many were potentially historic (e.g., the Kennedy house). She also noted that while some of the homes had changes to the exterior, they generally retained their single-story architecture and detached garage.

Chair Walter visited the homes along Cherry Lane and indicated that only a few of the homes may be eligible for designation, noting some of the homes had a second story addition.

HPB member Blake visited the homes along California Street and noted three distinctive homes. She also noted that Cherry Lane is one of the oldest post World War II neighborhoods in Campbell and suggested that the HPB consider an area plan, historic overlay, or historic district for the neighborhood. However, she noted that there did not appear to be any potentially eligible structures along Winchester Boulevard.

This item was continued to the next meeting for further discussion.

2. **Realtor FAQ Email**: The HPB reviewed the draft Realtor FAQ email and agreed that it was ready for distribution.

### **HPB MEMBER ANNOUNCEMENTS / REQUEST FOR FUTURE AGENDA ITEMS**

1. Staff noted that September 5<sup>th</sup> was the tentative date for the State of the City address, to be held at Orchard City Banquet Hall

### **ADJOURNMENT**

The meeting adjourned at 6:05 p.m. The next meeting will be held on **June 27, 2018**, starting at 5:00 pm in the City of Campbell Council Chambers.

PREPARED BY: \_\_\_\_\_

Cindy McCormick, Senior Planner

APPROVED BY: \_\_\_\_\_

Todd Walter, Chair