



Historic Preservation Board
REGULAR MEETING MINUTES
Wednesday, January 26, 2022 | 5:00 PM
City Hall Council Chamber – 70 N. First Street

CALL TO ORDER

The Regular Historic Preservation Board meeting of January 26, 2022 was called to order at 5:00 p.m. by Chair Foulkes, and the following proceedings were had to wit.

ROLL CALL

HPB Members Present:

Michael Foulkes, Chair
Susan Blake
Rob Corteway

HPB Members Absent

Todd Walter, Vice Chair
Laura Taylor Moore

Staff Members Present:

Rob Eastwood, Community Development Director
Daniel Fama, Senior Planner
Abby Jones, Executive Assistant to the Community Development Director
Andrea Sanders, Interim Recording Secretary

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

INTRODUCTIONS

1. Introduction of new Historic Preservation Board Member, Rob Corteway.

New Board Member Corteway introduced himself and Chair Foulkes and Member Blake welcomed him to the Board.

APPROVAL OF MINUTES

2. Approval of Minutes of September 22, 2021

Due to a lack of voting quorum, approval of the September 22, 2021, minutes was deferred.

ORAL REQUESTS

None

BOARD AND STAFF ANNOUNCEMENTS

Planner Daniel Fama: Introduced Abby Jones as the new temporary Executive Assistant to the Community Development Department.

Board Member Blake noted that she met with Alan Hicks who is seeking landmark designations for the Ainsley Corporation Headquarters located at 43 Harrison Ave. The property is listed on the Historic Inventory Resource (HRI).

Board Member Blake noted that she had spoken to property owners at 58 S. Third Street who are interested in replacing windows. Board Member Blake provided them design guidelines as well as resources to companies that can provide appropriate architectural design and energy efficient products.

NEW BUSINESS

3. **Election of 2022 Chair and Vice Chair** (*Roll Call Vote*)

The Board will elect the Chair and Vice Chair for 2022.

Due to the number of cancelled meetings in the 2021 year, the Board discussed keeping Mike Foulkes as Chair and Todd Walter as Vice Chair in the 2022 year.

Motion: Upon motion of Member Corteway, seconded by Member Blake the Historic Preservation Board elected Mike Foulkes as Chair and Todd Walter as Vice Chair for the 2022 calendar year, by the following roll call vote:

AYES: Blake, Corteway, Foulkes

NOES: None

ABSENT: Moore, Walter

ABSTAIN: None

4. **2022 HPB Meeting Schedule** (*Resolution/Roll Call Vote*)

The Board will review and approve the proposed 2022 meeting schedule.

The Board discussed any potential conflicts with the proposed 2022 meeting schedule. Seeing none, the Board motioned to approve the item.

Motion: Upon motion of Member Blake, seconded by Member Corteway the Historic Preservation Board approved the 2022 HPB Meeting Schedule, by the following roll call vote:

AYES: Blake, Corteway, Foulkes

NOES: None

ABSENT: Moore, Walter

ABSTAIN: None

PUBLIC HEARINGS

5. 705 El Patio Dr. – Tier 1 Historic Resource Alteration Permit (Resolution/Roll Call Vote)

Public Hearing to consider the Application (PLN-2021-70) of Nicholas & Andrea Key to rescind the listing of a Structure of Merit located at 705 El Patio Drive, from the City of Campbell Historic Preservation Inventory. Staff is recommending that this project be deemed Categorically Exempt under CEQA. Project Planner: Daniel Fama, Senior Planner

Planner Daniel Fama provided the staff report as follows:

- This is a request from the property owner at 705 El Patio Drive to rescind the historic designation of his property from the Historic Resource Inventory. (HRI)
- The property was built in the 1930's and added to the HRI in 2012.
- At its 9/22/21 meeting the HPB was scheduled to consider an application for a Tier-1 Historic Resource Alteration Permit to allow the construction of an approximately 525 square-foot rear addition to a Structure of Merit at 705 El Patio Drive. However, this item was deferred to a date uncertain due to staff learning that alterations were previously made to the property that were not included in scope of the application.
- The property owners unpermitted modifications significantly altered the appearance of the home to the extent that it is not recognizable from the original structure.
- Mark Sandoval Architectural Advisor to the City evaluated the structure to see if it still satisfies the criteria for listing on the HRI. He determined there was a loss of historic integrity and that the City should consider removal of the property from the HRI.
- Staff will bring forward a future Zoning Code Update to the City Council that could provide greater penalties to deter unpermitted work.

In response to an inquiry from Board Member Corteway, Planner Fama stated that the work done on the property would have required a building permit and the façade work would have required a historic resource alteration permit, neither of which were approved.

Chair Foulkes opened the Public Hearing for Agenda Item No. 5.

Applicant Nicholas Key provided information on the property as follows:

- Felt as a property owner there are a lack of benefits to having it on the HRI.
- Mr. Key noted background from the 2012 HPB minutes when the property was added to the HRI.
- He stated he purchased the home in 2019 with the intention of expanding dramatically and was not fully aware of the obligations required in owning a historic home.
- He described some of the alterations he and a day laborer completed on the home and the reasoning for the modifications.
- He referenced Mr. Sandoval's report stating that it is infeasible to replace the integrity of the home to its original state.
- Mr. Key requested that his home be removed from the HRI.

Board Members asked questions of the applicant related to the alterations that were made, who preformed the work and when the applicant notified the City of the work that had been done.

Katie Corwin, Campbell resident spoke in support of the work done on the property. Ms. Corwin believes it will increase the property values in the neighborhood and feels that it gives a nice aesthetic to the property.

Chair Foulkes closed the Public Hearing for Agenda Item No. 5.

Board Member Blake expressed disappointment in the proposed outcome. The Board discussed if there was a creative remedy to maintain some of the historic value in the home. It was determined that too many alterations had been made at this point. They encouraged the owner to maintain the chimney the way it is now.

Due to the absence of two Board Members and this item being a unique situation with such a big precedent, the Board discussed continuing this item to a future date when all Board Members were present. As there was a quorum to render a decision, moving forward with a decision was also discussed.

Motion: **Upon motion of Member Blake, seconded by Member Corteway the Historic Preservation Board continued this item to the next HPB regular meeting to be held on February 23, 2022, to consider the Application (PLN-2021-70) of Nicholas & Andrea Key to rescind the listing of a Structure of Merit located at 705 El Patio Drive, from the City of Campbell Historic Preservation Inventory., by the following roll call vote:**

AYES: **Blake, Corteway, Foulkes**
NOES: **None**
ABSENT: **Moore, Walter**
ABSTAIN: **None**

OLD BUSINESS

6. Mills Act *ad hoc* Subcommittee Report and Program Update Discussion

The Subcommittee will provide a monthly update of its activities to the Board.

Board Member Blake:

- Reported that the Mills Act site visits were complete in December. Photo documentation of existing conditions based on workplan items were provided to Planner Fama and property owners.
- Stated that she was contact by new homeowners who had properties on the HRI. She provided them DPR sheets and relevant design guidelines for their architectural style. Both property owners expressed interest in applying for the Mills Act when additional contracts become available.

Planner Daniel Fama:

- The three Mills Act contracts that were approved last year by the City Council have been signed but not yet recorded. A notice of Non-Renewal template will need to be created that terminates the contract after 10 years.

Chair Foulkes:

- Reported that Board and Commission Chairs met with former Mayor Gibbons were HPB work, roles and responsibilities were discussed.
- Due to low Planning Department staff levels and resources Mills Act updates may have to be put on hold.

ADJOURNMENT

Adjourned at 6:10 PM to the next Regular Historic Preservation Board meeting scheduled for February 23, 2022, at 5:00 PM, in the City Hall Council Chambers, 70 North First Street. Campbell, California

PREPARED BY:

Andrea Sanders, Interim Recording Secretary

APPROVED BY:

Michael Foulkes, Chair

ATTEST:

Daniel Fama, HPB Staff Liaison