



**HISTORIC PRESERVATION BOARD  
AGENDA**

---

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

---

**Regular Meeting of the Historic Preservation Board**

**Wednesday, April 27, 2016, 4:00 p.m.**  
**City Council Chambers, 70 N. First Street, Campbell**

**CALL TO ORDER**

Chairperson Hernandez

**ROLL CALL**

**MINUTES**

1. Approval of Minutes for Meeting of March 23, 2016 (**See Attachment**)

**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**

None

**NEW BUSINESS**

1. Del Grande Sign. Vice Chair Blake would like the Board to discuss the Del Grande sign (informational only).
2. 400 E. Campbell Ave. Review of the proposed entryway door design and material, and exterior cladding (marble and terra cotta), for the Grower's National Bank pursuant to Planning Commission approval of a Historic Exception. Applicant: Larry Schaadt

**OLD BUSINESS**

1. Brochures: Chair Hernandez and Board Member Walter will provide an update on the brochures.

2. Historic home tour/Mobile app: Continue discussion of planning a historic (virtual) home tour and mobile app.
3. Historic Preservation Ordinance (Chapter 21.33): Continue discussion to update the City's Historic Preservation Ordinance. *Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.*

Opt-in / Op-out procedures feedback: May 3<sup>rd</sup> City Council meeting

### **FUTURE AGENDA ITEMS**

1. TBD

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

1. Training:
2. General Plan Update:

### **ADJOURNMENT**

Adjourn to the next regular meeting (4<sup>th</sup> Wednesday) to be held on **May 25, 2015**, at 4:00 p.m., City Council Chambers, 70 North First Street, Campbell, California.

***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 SPECIAL MEETING

### MINUTES

4:00 p.m. - Wednesday  
City Council Chambers

**MARCH 23, 2016**

#### CALL TO ORDER

Chair Hernandez called the Historic Preservation Board Regular Meeting of Wednesday, March 23, 2016, to order at 4:00 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

##### Board Members Present:

Todd Walter, Chair  
Susan Blake  
JoElle Hernandez  
Laura Taylor Moore  
Dawn Anderson

##### Board Members Absent:

None

##### Staff Members Present:

Daniel Fama, Associate Planner  
Cindy McCormick, Senior Planner  
Paul Kermoyan, Community Development Director

#### APPROVAL OF MINUTES

1. Board Member Walter made a motion to approve the Regular Meeting Minutes of December 16, 2015. Board Member Blake seconded. **Motion Passed 3-0-2.**  
(Board Member Moore and New Board Member Anderson abstained since they were absent)
2. Board Member Walter made a motion to approve the Special Meeting Minutes of February 3, 2016. Board Member Blake seconded. **Motion Passed 4-0-1.**

### **NON-AGENDIZED ORAL COMMUNICATIONS**

None

### **PUBLIC HEARING**

None

### **NEW BUSINESS**

1. 360 E. Campbell Ave. Staff planner Daniel Fama gave a preliminary review of the application to allow a façade restoration and associated seismic retrofit of a historic unreinforced masonry commercial building. Mr. Fama asked the HPB for feedback on the placement of the entry door (center or side of building), the window design, and the layout of the entry.

The HPB acknowledged that they were looking at the drawings for the first time during the meeting and would have additional comments when the formal application returns to them in the near future. Board Member Anderson had several questions and comments related to accessibility, asking the applicant to ensure that the plans reflect the proper construction needed for the ADA ramp and entry. Vice Chair Blake indicated she was happy to see that it would finally be retrofitted. Vice Chair Blake also commented on the damaged tile under the arched windows, verifying which supplier the applicant would be using to source the materials. Board Member Moore also commented on the proposed supplier who is familiar with this building. Board Member Walter encouraged the applicant to look at the Historic Building Code exceptions.

The applicant also spoke on the application, stating that their intention is to try and bring the structure closer to its historic state. However, they felt that moving the entry back to the corner would potentially create a conflict. The applicant also stated that an internal ADA ramp would take up a lot of square footage. The applicant intends to keep the awning which is required per CalGreen.

There was a lot of HPB discussion on the location of the door, but ultimately a majority of the HPB agreed that the door might be more appropriate in the center of the tenant space. The HPB also stated that they would consider allowing the façade to move forward. There was also a lot of discussion on the support beam, but acknowledged that it must remain for structural purposes. The HPB asked that the applicant use an appropriate technique to blend the associated horizontal band on the front of the building with the remainder of the brick building.

*No decision. The application will come back to the Board at a future meeting.*

2. 209 Railway Ave (Cannery Workers Dining Hall). The HPB discussed ideas on preserving the building which is located adjacent to the railroad. One idea was to see if the City could acquire the property for a park, museum, or interpretive exhibit. Director Kermoyan will look into the possibility and return to the HPB with more information at a future date.

### **OLD BUSINESS**

1. Historic home tour/Mobile app: The HPB continued their discussion of potentially developing a mobile application for the joint benefit of the HPB and the museum, providing the public with information on their respective programs. The Museum Board will be meeting on this idea in the near future.
2. Historic Preservation Ordinance (Chapter 21.33) / Historic Context Statement: Vice Chair Blake updated the HPB acknowledging that the existing Historic Context Statement includes all of the required information. Vice Chair Blake also informed the HPB that the Context Statement is not meant to be a complete history of the City, but rather to provide historic themes of the built environment and a basis for determining the significance of historic resources. Vice Chair Blake indicated that graphics could be included in the Context Statement but weren't necessary. Vice Chair Blake recommended that the Context Statement be referenced in the Historic Preservation Ordinance as part of the forthcoming update. Vice Chair Blake would also like the Historic Preservation Ordinance to reference the historic resource review criteria (i.e., score sheets) and add this information to the City website so that it is accessible to the public.

### **FUTURE AGENDA ITEMS**

1. None

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

1. Brochures: Chair Hernandez and Board Member Walter will send out information on the brochures which will be discussed at the next meeting.
2. Historic plaques in Downtown Campbell: Vice Chair Blake indicated that the plaques are up and that she is looking into a potential third round, pending potential funding. The potential sites are the entrance to the Alice Avenue Historic District as well as the Gomes Park entrance to the District, Hyde Park, and the Campbell Light Rail station.
3. Training: Some HPB members will be attending a workshop on April 18<sup>th</sup> and will report back to the Board at the next meeting. The HPB would like the next training to be on CEQA as it related to historic resources.
4. General Plan Update: No update.

**ADJOURNMENT**

Adjourned at 5:30 p.m. to a regular meeting to be held on April 27 2016, at 4:00 p.m.,  
City Council Chambers, 70 North First Street, Campbell, California.

PREPARED BY:

\_\_\_\_\_  
Cindy McCormick, Senior Planner

APPROVED BY:

\_\_\_\_\_  
JoElle Hernandez, Chair

# MEMORANDUM



Community Development Department  
Planning Division

**To:** Chair Hernandez and Board Members

**Date:** April 27, 2016

**From:** Daniel Fama, Associate Planner

*DF*  
*CSM*

**Via:** Cindy McCormick, Senior Planner

**Subject:** 400 E. Campbell Ave. (Grower's National Bank)

The Grower's National Bank building's original entry opening had been expanded by the former Gaslighter Theatre (photos, below). As a requirement of the Planning Commission's September 22, 2015 approval of a "Historic Exception," the property owner is required to restore the entryway:

5. Restoration of Entryway: Prior to issuance of a building permit for the mezzanine extension, the applicant shall submit construction drawings for restoration of the front entryway. The drawings shall indicate restoration of the entryway to its original width, with a metal or wood door design, as approved by the Historic Preservation Board.



Mr. Schaadt has provided an elevation drawing (reference **Attachment 1**) showing installation of wooden double-doors with an 8-inch frame and inset tempered glass panels. The doors would be painted to match the dark brown of the existing windows. The existing side panels would be filled in with the previously approved White Carrera Italian Natural Polished Marble sourced from Apex Marbel, and terra cotta veneer from Gladding Mcbean.

In terms of the door width, Mr. Schaadt is proposing doors that are 3 ½ feet wide, resulting in a seven-foot wide entry opening. This is slightly wider than Building Code's 3-foot minimum door width which would allow a six-foot wide opening. Also of note, the elevation drawing does not depict a stone trim around the entry and the door would be flush with the wall plane, not slightly inset as shown in the historic photograph.

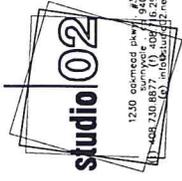
**Requested HPB Direction:**

Staff request HPB direction on the following items:

- **Door Width:** Is 7-foot entry width satisfactory?
- **Door Material/Color:** Are wooden doors painted to match the windows appropriate (as compared to metal)?
- **Door Trim:** Should a stone trim be installed around the entry opening?
- **Infill Materials:** Confirm that the marble and terra cotta materials are as previously approved.

**Attachments**

1. Elevation Plans



1230 e street ave #403  
 san jose, ca 95085  
 408.200.8333  
 408.200.8333  
 408.200.8333

SHELL IMPROVEMENT FOR  
 400 E CAMPBELL AVENUE  
 CAMPBELL, CA 95008

09.22.15 CUP APPROVAL  
 03.21.16 BUILDING PLAN CHECK

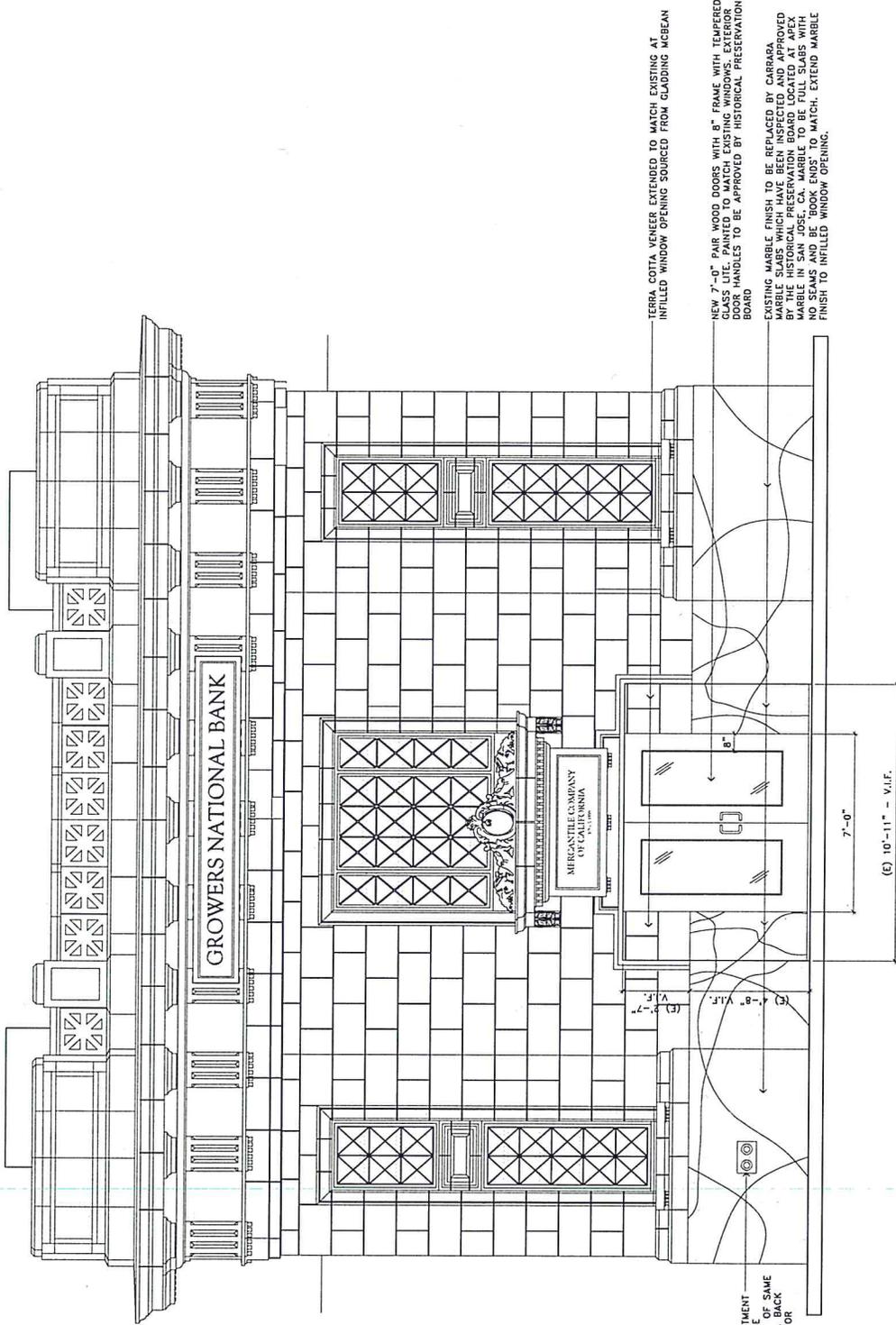
PROJECT NO.: 15-5300

EXTERIOR FRONT ELEVATION



A1.4

COPYRIGHT 2016, STUDIO 02, INC.



EXISTING CHROME FIRE DEPARTMENT CONNECTION AND DRAIN TO BE REPLACED WITH BRASS FINISH OF SAME DESIGN DEPTH AND LOCATION. BACK TO BE BRASS FINISH OR COLOR.

TERRA COTTA VENEER EXTENDED TO MATCH EXISTING AT INFILLED WINDOW OPENING SOURCED FROM GLASSING MCBEAN

NEW 7'-0" PAIR WOOD DOORS WITH 8" FRAME WITH TEMPLERED GLASS LITE, PAINTED TO MATCH EXISTING WINDOWS' EXTERIOR DOOR HANDLES TO BE APPROVED BY HISTORICAL PRESERVATION BOARD

EXISTING MARBLE FINISH TO BE REPLACED BY CARRARA MARBLE SLABS WHICH HAVE BEEN INSPECTED AND APPROVED BY THE HISTORICAL PRESERVATION BOARD LOCATED AT APEX 400 E CAMPBELL AVENUE. MARBLE TO MATCH EXISTING MARBLE NO SEAMS AND BE 'BOOK ENDS' TO MATCH. EXTEND MARBLE FINISH TO INFILLED WINDOW OPENING.

(E) 10'-11" - V.I.F.

7'-0"

(E) 4'-8" V.I.F.

(F) 2'-7" V.I.F.

EXTERIOR FRONT ELEVATION 1/2" 1