

**Historic Resources Advisory Committee  
Redwood City Hall  
1017 Middlefield Road  
Redwood City**

## **MINUTES**

March 12, 2009  
Redwood City hall Council Chambers  
7:00 p.m.

## **APPROVED**

**COMMITTEE MEMBERS PRESENT:** M. Bursak, D. Eva, Vice Chair Gernard, R. Holt, N. Jabba, and Chair Rolandelli

**COMMITTEE MEMBERS ABSENT:** J. Pellizzer

**STAFF MEMBERS PRESENT:** Planning Secretary Mateo, Principal Planner Jany

**GUESTS PRESENT:**

**1. Approval of Minutes**

**M/S** (Eva/Jabba) to approve the minutes of September 11, 2008 as submitted.  
**Motion Passed 4-0 (Bursak, Gernard abstain)**

**M/S** (Holt/Eva) to approve the special minutes of November 25, 2008 as submitted.  
**Motion Passed 4-0 (Bursak, Gernard abstain)**

**M/S** (Eva/Jabba) to approve the minutes of February 12, 2009 as corrected.  
**Motion Passed 6-0**

**2. Review of DPR evaluation (determination of adequacy and completeness and California Historic Status Code) prepared for property located at 150 Warwick Street (for the purpose of demolition)**

Mr. Jany confirmed that the applicant is proposing to demolish the subject dwelling which is a Spanish revival-style single family dwelling dating from the 1920's. As described in the (enclosed) Department of Parks and Recreation form (DPR 523 B), the architectural exterior of the property shows little alterations and qualifies as a potential historic resource. Mr. Jany reaffirmed that an evaluation process for such properties is standard in Redwood City. Depending on the property's California Historic Status Code rating, the nature and extent of the environmental impact caused by the demolition of the subject resource (if any) will need to be gauged, per section CGC 1503C. The status code of the subject property is 5D3 and ranks this property as "eligible for local listing or designation through survey evaluation". The standard process involves the HRAC's review of the DPR for a determination that this analysis is adequate and complete as submitted.

Chair Rolandelli stated that this specific property does not appear to reach individual historical significance on its own, but that this dwelling appears to be a contributor to a potential historic residential district.

Mrs. Eva stated that if the HRAC was to consider designating a historical district to include the subject property, then this property could be historically significant as part of this designation, but she noted that there is no official designation at this time.

Mr. Gernand stated that the neighborhood may qualify as a potential district and referred to the need for a CEQA determination of impact as a result of the loss of the potential historic resource.

Chair Rolandelli replied that the report does not address the specifics of a potential historic district, but felt that if there was a district, the subject property would definitely be a contributor.

Mr. Jany stated that the HRAC's task is to make a determination as to the level of significance of the subject property based on the DPR. He noted that even though the subject property may not qualify individually as a significant historic resource, the consequences of repeated demolitions in potential historic areas could progressively erode the historic qualities of these neighborhoods to a point where the City could lose a potential historic district.

Chair Rolandelli stated that this Committee had looked at the Wellesley Crescent area in the past and had not determined that there was enough continuity and therefore not district worthy.

Mrs. Jabba stated that a lot of the houses on the subject street as well as on the adjacent street have been greatly altered. A lot of these changes have affected this neighborhood and should be considered when it comes time to make a determination on a potential historic district.

Planning Commissioner Holt referred to CIRCA's report and stated that the subject property appears to be one of the last representations of that architecture in that area. She expressed concern that the historic nature of such neighborhoods would progressively be lost as demolitions are allowed since "you can't go back to the way it was". She agreed that there is not enough information at this time to determine whether or not there was a historic district.

Mr. Gernand pointed out that the first step in district identification is the DPR that a qualified professional wrote which states the conclusion that the property appears to be a contributor to a potential historic district.

Chair Rolandelli agrees with the evaluation, however he felt that the HRAC does not have significant information to say that this area is district worthy and added that there is not enough information to take the next step in designating a district.

Tammy Sylvestry, realtor of the property, stated that the house is not original; it was updated in the 70's and 80's. The home needs work and has been remodeled and changed inside.

Chair Rolandelli replied that the focus on historic homes is what people can see from the street. The discussion has to do with whether or not the home would be an integral part of a district assuming the HRAC could make the determination that this specific area could qualify as a district.

Mrs. Eva felt that property owners should be being able to comment (for or against) a district designation since district designations may cause concerns to property owners.

Planning Commissioner Holt followed up with a question about whether the City has a say about whether the new construction could relate to the character of the neighborhood potential district.

Mr. Jany replied that the applicant must apply for an architectural permit which requires that new construction be compatible to the best qualities of a subject area. If new construction occurs in a designated district at the local level then typical criteria (character defining features) are established for new construction and additions. The Committee must first confirm that there is a district, or that the area is eligible for a potential district which has not happened in this case.

Dennis Morrissey, property owner, confirmed that his proposal would cause the complete removal of the existing dwelling. The property can't be restored because of the setbacks. They will be constructing a new two-story on the vacant lot and because the house is too small they cannot hide the addition in the back of the home.

Mr. Bursak suggested the property owner maintain the character of the neighborhood.

**M/S** (Gernand/Eva) that the historical assessment (DPR) prepared by CIRCA consultants for 150 Warwick Street has been reviewed and is determined to be complete and adequate, in addition, the HRAC agrees with the California Historic Status Code rating of 5D3.

**Motion Passed 6-0**

Planning Commissioner Holt asked about the HRAC's efforts toward historic district designation in that area.

Mr. Jany stated that the HRAC would need to look at the components of the area with great detail i.e. identify the age of the properties and determine the styles.

Commissioner Holt offered to take the lead in looking at the different districts throughout the City.

**3. Historic Redwood City "Path of History" update (D. Eva)**

- **Downtown walking historic tour map**
- **Historic plaque update**
- **Historic mural process**

Mrs. Eva stated that she met with Charles Jany, Ken Rolandelli, Gary Kelly and John Edmonds and walked the downtown historic area to determine the specific placement of the individual historic plaques. They looked at the kiosk on the corner of Broadway and Main Streets, which could be renovated by incorporating new 4x8 panels with printed photos onto each side that could possibly identify 3-4 properties. They should be vandalism proof, withstand the elements and be easily replaceable. Mr. Edmonds was in agreement with all the placements that were discussed. Several plaques will need to get approval from the City based on where the signs are installed so that they don't obstruct pedestrian traffic and fit in the overall city context.

**4. Expanded Main Street Historic District (#2)**

**Including the review of historic evaluation report (determination of adequacy and completeness) for the property located at 1001 Main Street**

Mr. Rolandelli stated that the historic significance and context statements need to be prepared. The HRAC agreed with the content and findings of the historic evaluation

report prepared for the property located at 1001 Main street in response to SHPO's request for investigation for significance that there is no historic significance or context.

**M/S** (Bursak/Eva) to determine that the report is adequate and complete.

**Motion Passed 6-0**

**5. National Historic Preservation Month (2009)**

Chair Rolandelli stated that the latest schedule for the school tours has been made. The Public advertising for the Downtown Walking Tour will need to go on Pen TV for 30 days prior to the tours. John Edmonds will be holding the Union Cemetery tour on May 9, 2009. There needs to be a proclamation made with the City Council prior to the activities.

**6. Review of DPR evaluation (determination of adequacy and completeness and California Historic Status Code) prepared for the San Francisco Water Dept. Valve House on El Camino Real (East side) in the Fair Oaks area**

Chair Rolandelli stated that the overall report on the new pipeline work that the HRAC received was incomplete and missing pages. Mr. Jany said that this information has been forwarded to the SFPUC.

Mrs. Eva added that the zip code in the DPR document was wrong and should be corrected.

**M/S** (Gernand/Jabba) that the historic assessment prepared by the San Francisco Public Utilities Commission for the Redwood City valve house is adequate, however note that the California Historic status code is missing.

**Motion Passed 6-0**

Chair Rolandelli noted that this property is a candidate for the inventory and Redwood City historic landmark.

**M/S** (Gernand/Jabba) recommend that the primary record for the Redwood City valve house be documented and incorporated into the Redwood City Historic Inventory

**Motion Passed 6-0**

**7. Discussion of points of interest in the Alliance Review/Roberts Rules of Order (Gernand/Bursak)**

- **Application of current code requirements on work done on historic details or elements**
- **Current policy of Building Department regarding SHBC**
- **Procedures for the approval of meeting minutes**

Mr. Gernand referred to the November/December Alliance Review page 14 and asked if the changes discussed would not be subject to a revision of current code. He pointed out that page 4 of 8 provided a better understanding of what a quorum is when approving minutes as well as to regulations on vote counts and abstentions. Staff would forward that information to the City Attorney's office.

Mr. Gernand asked whether the State historic building Code would apply to a porch railing restoration on a historic resource. Staff confirmed that the SHBC would apply.

He suggested whether the HRAC's could move the approval of minutes later down the agenda in order to give applicants time to speak earlier in the meeting and not wait. The Chairman agreed.

## 8. Oral Communications and Matters of Committee Interest

- **Update on Historic Background report for Ampex/Stanford campus**

Mr. Jany stated that he has forwarded the information that the HRAC acted on to the applicants and the applicants have taken that information into consideration. In regards to the sign they have prepared a DPR form.

Chair Rolandelli stated that when the HRAC considered this sign to be historic it was with the understanding that this was a 1960's sign, but he is not certain that the sign has been there since the 1960's. The HRAC needs some confirmation of that date.

Mr. Gernand asked is the sign was altered and when it was originally put up.

Planning Commissioner Holt stated that there are two issues; when was the original sign built and is the sign that is currently present be considered as the original sign, or has it been so altered to a level where it does not relate to the original sign and consequently perhaps the original date does not even matter, because it is a completely different sign.

- **Mills Act properties – open for public tours**

Mr. Jany stated that other cities use tours to raise funds once a year and charge admission.

- **Sequoia High School Graduation Plaques and c.1939 woodshop building update**

No new information.

- **Downtown Precise Plan Update**

Mr. Jany stated that an comprehensive analysis is being done regarding the type and historic qualifications of potential and qualified historic properties affected (directly and indirectly) by the Downtown Precise Plan and staff is proceeding with an upgraded report with supporting information

- **General Plan update (revised draft background report)**

Mr. Jany stated he has made corrections to the report and that special meetings will be held to address the Historic Element of the General Plan.

- **“700 form” disclosure statement – DUE APRIL 1, 2009**

### **OTHER COMMUNICATIONS**

Next agenda Mayor's Beautification Awards: deadline May 29<sup>th</sup>

June 5<sup>th</sup> – Save Our History Grants cycle for 2009-2010 application deadline

2009 Certified Local Government Grants was discussed and there will not be an application made this year.

California Preservation Conference – April 16-19 Palm Springs, CA

1978 California Solar Lights Act. Chair Rolandelli read from the OHP Newsletter, that if applications for approval of an architectural modification to historic properties are submitted to a historic preservation commission, approval fees for a solar system shall also be submitted.

## 9. Adjournment

**M/S:** (Eva/Bursak) to adjourn the meeting.  
**Motion Passed**

The meeting adjourned at 9:10 PM to reconvene at 7:00 PM on April 9, 2009 in the Council Chambers at City Hall, 1017 Middlefield Road, Redwood City.

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