



**MINUTES  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
SPECIAL MEETING OF JULY 8, 2020**

This meeting was conducted utilizing teleconferencing software Zoom. This is consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

**CALL TO ORDER:** Chairperson Bresler called the meeting to order at 6:30 p.m.

**PRESENT:** Chairperson Bresler, Vice Chairperson McLauchlan,  
Board Members Adamson, Cain, Jacobs

**ABSENT:** None

**STAFF PRESENT:** Wayland Li, Principal Planner  
Bronwen Lacey, Senior Deputy City Attorney  
James Willis, Associate Planner  
Hang Zhou, Planner II  
Maria Salinas, Recording Clerk  
Trish Cordova, Recording Clerk

**APPROVAL OF MINUTES:** **Chairperson Bresler** requested a grammatical change be made to the February 6, 2020 minutes on page three in the public comments made by Judy Corey; he requested the word *introduces* be changed to *introduce*. **Board Member Jacobs** then moved to approve minutes for the regular meeting of February 6, 2020 with the aforementioned change and **Board Member Adamson** seconded. Motion carried unanimously.

**Board Member Adamson** then moved to approve minutes for the June 4, 2020 regular meeting and **Board Member Jacobs** seconded. Motion carried unanimously.

**DISCLOSURES:** **Chairperson Bresler** drove by the Grove Avenue property (Item 1 - PLN2018-00187) once, and the Old Canyon Road property (Item 2 – PLN2020-00155) twice.

**Vice Chairperson McLauchlan** visited the project sites for Items 1 and 2.

**Board Member Adamson** drove by the project sites for Items 1 and 2.

**Board Member Jacobs** drove by project sites for Items 1 and 2 and spoke with the architect, Paul Welschmeyer, for Item 2.

**Board Member Cain** drove by project sites for Items 1 and 2.

**CONSENT CALENDAR** None

**PUBLIC/ORAL COMMUNICATIONS** None

### **PUBLIC HEARING ITEMS**

Item 1. **NGUYEN RESIDENCE – 246 Grove Avenue – (PLN2018-00187)** – To consider Historical Architectural Review for the construction of a new single-family residence located within the Mission San Jose Historical Overlay District in the Mission San Jose Community Plan Area and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, and Section 15331 Historical Resource Restoration/Rehabilitation.

**Principal Planner Wayland Li** introduced the item and **Associate Planner James Willis** gave a brief presentation. Highlights included the following:

- The existing home, known as the Martin house, is a Queen Anne style cottage constructed circa 1889.
- The Martin house is significant as part of the Portuguese settlement and is eligible for the National and State Historic Registers.
- The existing home has retained its integrity and is well maintained; no changes to the structure of the existing home are proposed.
- As part of the project, a small wood-framed garage located at the extreme south-east corner of the lot would be demolished and a new detached two-car garage would be constructed in the middle of the lot, behind the existing home.
- A new two-story home would be constructed at the rear of the lot, including an attached tandem two-car garage.
- The current driveway would be relocated to the right side of lot.
- Changes to the front half of the lot would be limited to street improvements, and landscape and hardscape modifications.

Mr. Willis stated that the applicant utilized the services of an historic architect to assist in the design of a new home that would complement the historic character of the existing Martin house. The resulting design and scale of the proposed new home was deemed to be in conformance with the Bryant Street Design Guidelines and would complement the existing neighborhood.

**Board Member McLauchlan** asked if the property had heritage trees on site, to which **Associate Planner Willis** confirmed that there were none.

**Board Member Jacobs** asked clarifying questions about the air-conditioning (A/C) unit, gas meter, setbacks, driveway-width, and Fire Department accessibility to the rear of the lot.

**Associate Planner Willis** confirmed that the A/C unit and gas meter would be relocated to accommodate the driveway being moved to the right side of the Martin house. He also commented on the narrowness of the driveway, saying that it should be used as a pass-through to the garages or rear dwelling and not for parking vehicles. Mr. Willis concluded by confirming that the Fire Department had approved the project, earlier in the review process.

**Chairperson Bresler** opened the public hearing and invited the applicant to speak.

**Tung Van Phan**, property owner, briefly spoke to the project and stated their due diligence in research and compliance of City requirements and guidelines.

**Chairperson Bresler** closed the public hearing.

**Board Member Jacobs** moved to approve staff recommendation and **Board Member Adamson** seconded. Motion carried unanimously.

IT WAS MOVED (JACOBS/ADAMSON) AND CARRIED BY THE FOLLOWING VOTE (5-0-0-0) THAT THE HISTORICAL ARCHITECTURAL REVIEW BOARD:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER GUIDELINE 15303, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES AND GUIDELINE 15331, HISTORICAL RESOURCE RESTORATION/REHABILITATION;

AND

FOUND THAT THE PROJECT IS IN CONFORMANCE WITH THE SECRETARY STANDARDS AND THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN, ZONING ORDINANCE, AND THE BRYANT STREET AND MSJ DESIGN GUIDELINES AS ENUMERATED WITHIN THE STAFF REPORT;

AND

APPROVED THE PROPOSED PROJECT IN ACCORDANCE WITH EXHIBIT "A," SUBJECT TO THE CONDITIONS CONTAINED IN EXHIBIT "B" AND MAKE THE FINDINGS IN EXHIBIT "B".

The motion carried by the following vote:

AYES: 5 – Adamson, Bresler, Cain, Jacobs, McLauchlan  
NOES: 0  
ABSTAIN: 0  
ABSENT: 0  
RECUSE: 0

Item 2. **ZOLLER HOUSE IMPROVEMENT – 793 OLD CANYON ROAD – (PLN2020-00155)** – To consider Historical Architectural Review of a proposed addition to the rear of an existing single-family residence previously determined to be eligible for the California Register of Historical Resources located in the Niles Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities, Section 15303, New Construction or Conversion of Small Structures, and Section 15331 Historical Resource Restoration/Rehabilitation.

**Principal Planner Wayland Li** introduced the item and **Project Planner Hang Zhou** gave a brief presentation, stating that the proposed project would include the following:

- Repair and improvements to the main house to better match the original Arts and Crafts style design, as well as provide more usable interior space.
- Reconstruction and slight enlargement of a non-historic rear addition to the main house that would provide structural support to the dwelling.
- A covered arbor-walk would be constructed at the rear of the main house, connecting the reconstructed rear addition to a proposed new barn in the back. The new barn would include:
  - A three-car garage
  - A shop
  - A storage area
  - A tractor garage
  - A loft ADU (Accessory Dwelling Unit)

Other improvements would include a new concrete driveway, a gravel roundabout, enhanced landscaping, and a six-foot tall wrought iron fence along the street.

**Vice Chairperson McLauchlan** asked if the trees planned for removal were considered historic or heritage trees, to which **Project Planner Zhou** responded that they were not and that mitigation requirements would be applied.

**Board Member Adamson** asked about the flat design of the roof for the rear addition. **Project Planner Zhou** stated that the current design of the roof on the rear addition was flat and that, per the historical architect, a flat roof would be preferred instead of modifying the design to connect it to the main historic resource.

**Board Member Jacobs** asked if the replacement trees planned for mitigation would be native and if sidewalks would be installed, as part of the project. **Project Planner Zhou** confirmed that the replacement trees would be native to the area and that sidewalks would not be installed.

**Board Member Cain** asked if the dormers on the front façade of the main house would be scaled down, to which **Project Planner Zhou** said they would not and that it was only the pitch of the roof that would change.

**Chairperson Bresler** asked if the addition would be visible from the street and if the color scheme would be different from the main house. **Project Planner Zhou** explained that the barn would be partially visible from the street and that the color scheme was chosen to compliment but differentiate it from the potential historic resource.

**Chairperson Bresler** opened the public hearing and invited the applicant to speak.

**Roland Zoller** and **Madelyn Zoller**, property owners, spoke of their history in purchasing the house and explained their intention in improving the property, while maintaining the historic architecture of the main dwelling. Mr. Zoller stated that this is a dream project for him, as a general contractor. Mrs. Zoller spoke to their vision for the house and their desire to retain its integrity and beauty.

**Chairperson Bresler** closed the public hearing.

**Board Member Jacobs** moved to approve staff recommendation and **Board Member Cain** seconded. Motion carried unanimously.

IT WAS MOVED (JACOBS/CAIN) AND CARRIED BY THE FOLLOWING VOTE (5-0-0-0) THAT THE HISTORICAL ARCHITECTURAL REVIEW BOARD:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROPOSED PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTION 15301, EXISTING FACILITATES, SECTION 15303, CONSTRUCTION OF SMALL STRUCTURES, AND SECTION 15331, REHABILITATION OF HISTORIC STRUCTURES, BECAUSE THE PROPOSED PROJECT WOULD INCLUDE ONLY MINOR ALTERATION AND ADDITIONS TO THE PROPERTY AND WOULD BE IN COMPLIANCE WITH THE SECRETARY STANDARDS, AND WOULD NOT RESULT IN A SUBSTANTIAL ADVERSE CHANGE TO THE EXISTING POTENTIAL HISTORIC REGISTER RESOURCE;

AND

FOUND THAT THE PROPOSED PROJECT IS CONSISTENT WITH THE SECRETARY STANDARDS AND OTHER APPLICABLE STANDARDS AND

GUIDELINES AS REQUIRED BY FREMONT MUNICIPAL CODE CHAPTER 18.175 (HISTORIC RESOURCES); IS COMPATIBLE, IN TERMS OF COLOR, TEXTURE, MATERIALS, FENESTRATION, DECORATIVE FEATURES/DETAILS, HEIGHT, SCALE, AND MASSING AND CONSTRUCTION METHODS, WITH THE CHARACTER DEFINING FEATURES AND PERIOD OF SIGNIFICANCE OF THE RESOURCE AND ADJACENT RESOURCES; AND WOULD NOT ADVERSELY AFFECT AN IMPORTANT ARCHITECTURAL, HISTORICAL, CULTURAL OR ARCHAEOLOGICAL FEATURE;

AND

APPROVED THE PROJECT, AS SHOWN IN EXHIBIT A, BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS IN EXHIBIT B.

The motion carried by the following vote:

AYES: 5 – Adamson, Bresler, Cain, Jacobs, McLauchlan  
NOES: 0  
ABSTAIN: 0  
ABSENT: 0  
RECUSE: 0

### MISCELLANEOUS ITEMS

Information from Commission and Staff:

- Information from staff, as reported by **Principal Planner Wayland Li**:
  - The next scheduled meeting is set for August 6, 2020. There is one item tentatively scheduled to be heard; confirmation will be forthcoming.
  - Mr. Li then responded to several requests by Board Members for hard copies of project plans to be provided prior to the meetings. He explained that with minimal staff in the office it would be difficult to promise, but that every effort would be made to accommodate their request.
  
- Information from Commission: None

### ADJOURNMENT

Meeting adjourned at 7:29 p.m.

APPROVED BY:



Wayland Li, Secretary  
Historical Architectural Review Board