



**MINUTES  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING OF JANUARY 5, 2023**

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

**PRESENT:**                             Board Members Cain, Kanady and McLauchlan

**ABSENT:**                              Chairperson Jacobs and Vice Chairperson Adamson

**STAFF PRESENT:**                    Wayland Li, Principal Planner  
Bronwen Lacey, Senior Deputy City Attorney  
Mark Hungerford, Senior Planner

**APPROVAL OF MINUTES:**        None

**DISCLOSURES:**                    **Board Member Cain** visited the proposed project site for Item 1 (PLN2019-00263).

**Board Member Kanady** visited the proposed project site for Item 1 (PLN2019-00263) and spoke with Kelsey Camello, President of the Washington Township Museum of Local History, to request background/information on the Champion House and/or property, to which Board Member Kanady received an article.

**Acting Chairperson McLauchlan** visited the proposed project site for Item 1 (PLN2019-00263) and walked the property.

**PUBLIC/ORAL  
COMMUNICATIONS**                    None

**PUBLIC HEARING ITEMS**

Item 1.     **CHAMPION HOUSE SUBDIVISION – 1357 Mowry Avenue – (PLN2019-00263)**  
– To consider Historical Architectural Review in conjunction with a first floor addition and interior and exterior alterations to the Champion House, a Fremont Register-listed historic resource, and the addition of four townhouse units and a detached garage at 1357 Mowry Avenue in the Central Community Plan Area, and to consider a finding that no further environmental review is required pursuant to the California

Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, In-Fill Development Projects.

**Principal Planner Wayland Li** introduced the item.

**Senior Planner Mark Hungerford** gave a detailed presentation and responded to questions from the Board related to the following:

- Distance between the Champion House and the proposed new townhomes.
- Specific location of the new townhomes in relationship to the Champion House and related setbacks.
- Features and design elements that would define the new townhomes as craftsman architecture.

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

**Noorahman Wais**, applicant, gave no formal presentation, but responded to questions from the Board regarding landscaping and adjacent properties.

**Acting Chairperson McLauchlan** closed the public hearing.

**Board Member Cain** and **Acting Chairperson McLauchlan** advocated for wood sash windows, instead of vinyl, in order to keep with authentic craftsman features for both the new townhomes and existing Champion House.

**Board Member Cain** moved to approve staff recommendation with an amendment to replace all vinyl windows with wood sash windows for the design of the project. **Acting Chairperson McLauchlan** seconded the motion.

IT WAS MOVED (CAIN/MCLAUCHLAN) AND CARRIED BY THE FOLLOWING VOTE (3-0-0-2-0) THAT THE HISTORICAL ARCHITECTURAL REVIEW BOARD:

HELD PUBLIC HEARING;

AND

FOUND THE PROPOSED PROJECT CATEGORICALLY EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15332, INFILL DEVELOPMENT PROJECTS;

AND

FOUND THAT THE PROPOSED PROJECT IS CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND OTHER APPLICABLE STANDARDS PURSUANT TO FREMONT MUNICIPAL CODE SECTION 18.175.220 AND RECOMMEND APPROVAL OF THE PROJECT TO THE PLANNING COMMISSION PURSUANT TO THE FINDINGS AND SUBJECT TO CONDITIONS IN EXHIBIT "B".

The motion carried by the following vote:

AYES: 3 – Cain, Kanady, McLauchlan  
NOES: 0  
ABSTAIN: 0  
ABSENT: 2 – Adamson, Jacobs  
RECUSE: 0

## MISCELLANEOUS ITEMS

### Item 1. ELECTION OF OFFICERS FOR 2023

**Acting Chairperson McLauchlan** moved to table the Election of Officers for 2023 to the next meeting, in anticipation that all Board Members will be present. **Board Member Cain** seconded the motion and the motion carried.

Information from Commission and Staff:

- Information from staff: None
- Information from Commission: None

## ADJOURNMENT

Meeting adjourned at 6:59 p.m.

APPROVED BY:



Wayland Li, Secretary  
Historical Architectural Review Board