



HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date May 20, 2021 Design Review Case No. PDR 2107484
Address 920 East Broadway
Applicant Housing Authority

Project Summary:

The proposed project involves the adaptive reuse of the three Harrower Lab buildings (GR-18) buildings and construction of a new two-story building with a basement to provide a 40-unit density-bonus residential housing project with 100% affordable units (aside from the manager's unit). The project is located on a 33,450 SF site in the C3 (Commercial Service) zone.

Historic Preservation Commission:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti			X			
Doom			X			
Vartanian					X	
Morgan		X	X			
Jurca	X		X			
Totals			4		1	
HPC Decision		Approved with conditions.				

Conditions:

1. Provide a buff or beige-toned veneer brick for the new building rather than the proposed white brick.
2. Use aluminum-clad wood window units with hung operation at all window openings in the new building rather than the proposed vinyl windows.
3. Simplify the design of the gates and fences to reduce the sense of heaviness seen in the proposed drawings while maintain some design motifs relating to the historic buildings.

4. Revise locations of fences and gates to be set behind the front façade planes of the buildings to which they are connected.
5. Provide a pair of glazed aluminum entry doors at the Broadway façade to reflect the design of the historic door at the Belmont façade and the design aspects of the original doors that can be discerned from the historic photographs.

Analysis:

Site Planning

The project's site planning is appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The locations of the existing, historic buildings on-site will not change as a result of the project. The buildings will be adaptively reused for multi-family units.
- The location of the proposed new building is appropriate to the historic site plan and will not interfere with the visual relationships between the three historic buildings.
- The existing courtyard will be maintained and enhanced with drought-tolerant landscaping and other amenities and is easily accessible from the residential units.
- As conditioned, the design of the fencing to secure the courtyard is appropriate for the historic nature of this site.
- Trash is proposed in the southwestern portion of the site, accessible from an east/west alley and roof mounted equipment will be effectively screened by the parapets of the buildings.

Mass and Scale

The project's massing and scale are appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The mass and scale of the site as seen from the adjacent streets does not change as a result of the project.
- The 33.5-ft. height of the proposed building is the same as the existing, historic buildings on the site.
- The low, rectangular massing of the proposed building is similar to the existing buildings on the site.
- Both the existing and proposed buildings have flat roofs with parapets.

Design and Detailing

The project's site planning is appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- All exterior character-defining features will be retained and restored, including, but not limited to, the semi-circular entry driveway and central courtyard area; exterior wall materials; decorative classical detailing; window/door materials and locations; basement light wells; and interior spaces such as the main entry lobby location, the central stair and centrally located corridor of the 920 Building.
- To assist in providing appropriate differentiation, as conditioned the façade of the proposed building will feature a buff or beige-toned veneer brick that will be compatible with the historic red brick facades.

DRB Staff Member Roger Kiesel, Senior Planner

Notes: Contact the case planner for an appointment for a HPC stamp. HPC stamps will not be stamped over the counter without an appointment with the case planner.

The Historic Preservation Commission approves the design of project only. Approval of a project by the Historic Preservation Commission does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Historic Preservation Commission decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Historic Preservation Commission approved plans must be stamped approved by the Historic Preservation staff.

Any changes to the approved plans may constitute returning to the Historic Preservation Commission for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Historic Preservation Commission must be on file with the Planning Division.