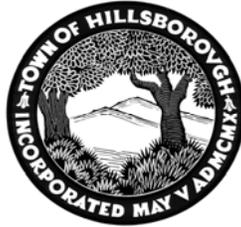


TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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1600 Floribunda Avenue
Hillsborough
California 94010

**Architecture and Design Review Board
Minutes
March 7, 2005**

Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:00 p.m.

Boardmembers Present – Richard Reisman, Walter Heyman, Jennifer Werbe, George Jewett and Kathleen Benoit.

Staff Present – Maureen Morton, Gina Tynan and John Milke

APPROVAL OF MINUTES — A motion (Benoit/Jewett) to approve the minutes of February 7, 2005, passed 5-0.

PUBLIC HEARING ITEMS

Consent Calendar:

New House

1. **2700 Ralston Avenue** – Miller (TRG Architects/Michael Callan, Landscape Architect)
New house and landscape plan including a swimming pool, pool house, fencing and columns along the street, a fountain in the front setback, and a new driveway (22% FAR)
Continued to April 18, 2005.

Landscape Plan

2. **2768 Ralston Avenue** – Dwyer (Michael Callan, Landscape Architect)
Landscape plan including new fencing and columns along the street
Continued from February 7, 2005
Continued to March 21, 2005.

Revisions to Previously Approved Plans

3. **2536 Butternut Drive** – Bramhe (James Neubert Architect)
Revisions to front yard landscape plan previously approved by the ADRB to legalize columns and stairs installed along the street and to include new fencing
Continued to March 21, 2005.

A motion (Werbe/Heyman) to approve the consent calendar passed 4-0-1. (Boardmember Jewett abstained.)

Discussion Items:

Additions/Remodel

4. **30 Pear Court** – Ho/Goldberg (Trademark Architecture & Interiors)
Exterior remodel including a second floor rear addition of approximately 861 square feet, a first floor addition of approximately 69 square feet, new roofing, and a new detached garage of approximately 462 square feet (21% FAR)

Boardmember Jewett asked to see samples of the roof tiles about which he had some concerns because the roof was substantial and visible. He complimented the applicant for improving the character of the house. He believed that the rear and left side elevations could use some additional thought.

Boardmember Werbe echoed the concerns about the roof tiles. She said that there is a house at Sugarhill and Tournament Drives which has the same color palette, and she does not believe that it is successful. She agrees with Boardmember Jewett about the elevations needing some additional attention, and that the roof tiles should be richer.

Boardmember Heyman stated that he also agreed with his fellow Boardmembers. He believed that the additions were very positive, and the style was an improvement. He agreed, however, that the roof tiles should be toned down. He suggested some improvements to the entry.

Boardmember Benoit stated her agreement with all that the other Boardmembers had said.

Chairman Reisman said that it appeared that the application was generally acceptable, but that it could use some additional articulation and richness. He believed that the colors lacked life and deserved more study.

The project architect indicated that considering other roof tiles and color changes would not be a problem. However, he is trying to work with the existing house on an upgrade with a limited budget. He suggested that he might be able to add a shed roof feature to the entry.

A motion (Benoit/Jewett) to continue this item to March 21, 2005 saying that the general scope of the project is fine, but to allow the architect to explore adding window sills to the rear elevation, adding an entry canopy, considering a different roof tile and changes to the color palette passed 5-0.

New House

5. **545 Remillard Drive** – Lee (Arete, Inc. Architecture/Richard William Wogisch Landscape Architect) Teardown and new house of approximately 7, 011 square feet and associated landscape plan including tree removal, columns along the street, new driveway and swimming pool (25% FAR)

Boardmember Werbe stated that this was a very large house, and she expected more from the design. She is familiar with the work of this architect and believes that he is capable of a better design solution. She feels that this architecture has no historic reference, and that it's a big box which happens to be in the shadow of one of the finest homes in Hillsborough.

Boardmember Heyman said that he believed the design was attractive. He did point out that the house is large, and that the FAR is near the maximum. He said that he believed that the materials were of a high quality. He questioned the east elevation, saying that it did not appear to be well detailed. He also said that he would rather have a roofing material that was less red. He agreed with the Town's Consulting Landscape Architect's comments about the light fixtures on the columns.

Boardmember Benoit said that she also had concern about the colors, saying that the colors on renderings were more successful than those on the color palette. She complimented the designer on the doors but agreed that she did not support the red roofing material. She also suggested that the light fixtures that were chosen for the project appeared to have more of a French look than another style which may be more successful in this application.

Boardmember Jewett agreed with the concerns that had been stated about the roofing material. He believed that the massing was successful, and that there were some nice details. He urged that the chimneys receive some additional attention and detailing.

Boardmember Reisman expressed concern that the renderings did not quite reflect the same detailing as the elevations. He agreed with the previous comments which had been made about the colors, saying that the rendering appeared to show the correct contrast in the colors which is not demonstrated in the color samples. He agrees with the comments about the design of the chimneys saying that they could be more inspiring. He supported the comments about the roofing tiles.

The architect responded that he was willing to work on the roof and the color palette. He agreed that the rendering did not accurately reflect the detailing that was on the elevations. He also agrees to reevaluate the light fixture.

A motion (Heyman/Jewett) to approve the project subject to the architect addressing the Board's concerns about the roofing material (that it be a more subdued color), the detailing of the chimney, the color palette, addressing the comments of the Town's Consulting Landscape Architect, reevaluating the detailing on the right-side elevation, and reconsidering the light fixtures, all of which would be subject to review and approval of staff, passed 5-0. The ADRB also reminded the architect about the staff-required changes in the FAR calculations.

OTHER ITEMS

Preliminary Review:

New Houses: 890 Longview Road (Teardown)
1832 Black Mountain Road (Teardown)

Standard Conditions of Approval

Chairman Reisman provided some comments to staff on the standard conditions of approval. The staff incorporated them into the draft which is scheduled for adoption by the City Council on March 14, 2005.

ADJOURMENT

Maureen Morton, AICP
City Planner

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