



## City of Saratoga

# HERITAGE PRESERVATION COMMISSION MINUTES

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**Date:** Tuesday, March 13, 2007 8:30 a.m.

**Place:** Warner Hutton House, 13777 Fruitvale Avenue

**Type:** Regular Meeting – Please meet in the parking lot in front of the Warner Hutton House at 8:30 a.m. and Staff will provide transportation to the site visit under New Business and return to Warner Hutton House by 9:00 a.m.

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### 1. Routine Organization

#### A. Roll Call

*PRESENT: Commissioners Gomersall, Loudon, Marra, McCarty Chair Koepernik and Vice Chair Wyman.*

*ABSENT: Commissioner Kellond.*

*GUESTS: Ms. Kathleen Casey-Coakley, Mr. Chris Kline, Mr. Warren Heid, Mr. Bob Hausmann, Mr. Lon Saavedra, Councilmember Waltonsmith.*

*STAFF PRESENT: Planners Heather Bradley, Chris Riordan, and Shweta Bhatt.*

B. Approval of minutes from February 13, 2007 meeting – *Approved 6-0.*

C. Posting of Agenda – Pursuant to Government Code Section 54954.2, the agenda was posted on March 08, 2007 – *Staff announced this item.*

D. Oral & Written Communication - Any member of the public may address the Commission about any matter not on the agenda for this meeting for up to three minutes. *Commissioners may not comment on the matter but may choose to place the topic on a future agenda.*

- *Ms. Kathleen Casey-Coakley encouraged the HPC to file an appeal to City Council in response to the Planning Commission's decision for 14451 Oak Place.*

- *A Commissioner commented that Historic Incentives should be put on the agenda for the next meeting.*

E. Oral Communications – Historic Preservation Commission direction to Staff – *Instruction to staff regarding actions on current Oral Communications. – None.*

### 2. Old Business

A. Discuss National Registry & Saratoga Landmark Plaques – *Item discussed. Commissioner Koepernik commented that the City Council accepted the \$2,000 donation from the Saratoga Lions Club for the plaques at its February 07, 2007 meeting and added that the Council would like to formally grant the*

- plaques for the City owned properties. Commissioner Loudon passed around bids for the plaques. The Commission passed a motion to accept bids as proposed by a 6-0 vote.*
- B. *Discuss Trees/Landscaping Plan at Historic Park – Item discussed. Commissioner Koepernik commented that the Council decided to approve removal of redwood trees instead of oak trees at their February 07, 2007 meeting.*
  - C. *Heritage Orchard Signage – This item will be continued to next meeting.*

### **3. New Business**

- A. **8:30 am Site Visit** – 20230 La Paloma Avenue – Decide if property is of historic significance – *Site visit completed (property owner present during site visit and during deliberation). The property owner (Mr. Chris Kline) made a short presentation. The Commissioners commented that the addition appeared worthwhile and compatible to the existing home and that the property should be added to the Historic Resources Inventory. The motion to: (1) add the property to the inventory based on the information provided by the owner and with criteria “c” and “e” and (2) approve the proposal (as it pertains to historic significance) was passed by a 6-0 vote.*
  
- B. **8:45 am Site Visit** – 20640 Third Street – Review and discuss proposed addition to Sam Cloud Barn and provide either feedback or a decision on the project – *Site visit completed with Mr. Warren Heid, Mr. Bob Hausmann, and Mr. Craig Aubrey present. Planner Bradley commented that staff has not provided design review comments to the applicant yet. Typically a project is not scheduled for HPC until it is complete before but the applicant has requested to proceed. Mr. Warren Heid made a short presentation and passed around an alternative to the proposed project that he prepared before the meeting. The alternative design proposed a break in the rooflines. He stated that in his opinion, both options met the Secretary of Interior standards. Commissioner Marra asked if the applicant had considered color for the original structure and the addition. Mr. Hausmann responded that the proposed colors for both parts of the building are the same: a yellowish color. Councilmember Waltonsmith commented that she wants to ensure the older part of the building is not prevented from being on a national or state list. Mr. Warren Heid said there is a six inch separation between the two foundations and a glass separation between the original and proposed structures. Commissioner Koepernik commented that the applicant should not sandblast original wood material. Commissioner Gomersall asked why two separate buildings cannot be constructed. Mr. Warren Heid responded that the Building Code requires two exits, one at the rear of the structure. The motion to approve the “alternative design” (with a modification such that the entry door between the old structure and proposed building would be flush with the two facades) and determine that the proposal meets the Secretary of Interior standards was passed by a 5-1 vote (Gomersall).*

- C. Discuss Peck Saratoga History Project – *Item discussed. Councilmember Waltonsmith made a short presentation and stated that the members of the committee for the project were seeking volunteers to help with the project and space to store archival materials. A list of non-profits and groups in Saratoga would also be helpful.*
- D. Discuss Hakone Gardens – *Item discussed. Mr. Lon Saavedra made a presentation regarding items that Hakone would like to accomplish (such as apply to be one of the “Dozen Distinct Destinations,” apply for landmark status, and complete the Hakone Gardens Master Plan).*

**4. Pending Items**

- A. Historic Resources Inventory
- B. McWilliams House Renovation
- C. National Register Applications
- D. Adopt a Tree Program for the Heritage Orchard
- E. Update Heritage Ordinance
- F. Review Oak Street as a Heritage Lane
- G. Review additional content for *Heritage Resources* webpage
- H. Historic Preservation Data Base
- I. Review list of properties with structures 50 years and over in age

**5. Adjournment**

Adjourn to 8:30 a.m. Tuesday, April 10, 2007, Warner Hutton House, 13777 Fruitvale Avenue.