



## City of Saratoga

# HERITAGE PRESERVATION COMMISSION

## Minutes

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**Date:** Tuesday, April 10, 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 8:50 a.m.

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### 1. Routine Organization

#### A. Roll Call

*PRESENT: Commissioners Kellond, Loudon, McCarty, Chair Koepernik and Vice Chair Wyman (arrived late).*

*ABSENT: Commissioners Gomersall and Marra.*

*GUESTS: Mr. Thang Do and Mr. Bill Morris.*

*STAFF PRESENT: Planner Shweta Bhatt.*

#### B. Approval of minutes from March 13, 2007 meeting – *Approved 4-0.*

#### C. Posting of Agenda – Pursuant to Government Code Section 54954.2, the agenda was posted on April 05, 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.*

- A commissioner commented that the Foothill Club will be doing some repair work.

#### 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 Loudon provided a check from the Lions Club to staff for deposit into the HPC account. The Commission changed the date for the National Registry plaque for the Warner Hutton House to 2006 and for the Village Library to 2007 and decided to place the order for the plaques.*

#### B. Discuss Heritage Orchard Signage – *Item discussed. Commissioner Kellond presented a potential design for an orchard sign at the corner of Saratoga Avenue and Fruitvale Avenue. Staff commented that the Commission may*

want to also consider two signs facing each frontage. Commissioner Koepernik offered to obtain estimates for the cost of the corner sign.

### **3. New Business**

- A. **8:30 am Site Visit** – 14901 Fruitvale Avenue – Determine if proposed addition and modifications to existing historic structure are appropriate. – *Site visit completed with owner present. Staff clarified that no land-use entitlements are being requested at this time and design related comments have not been provided to the applicant. Commissioner Loudon commented that the project appears complex and ambitious and asked the applicant about how long the construction phase would take. Mr. Thang Do, property owner and applicant for the project responded he estimated twelve months. Commissioner McCarty commented that the addition may not be visible from the front. Commissioner Kellond agreed that the project appeared complex and it may be possible to create a simpler form, particularly in the front. However, the proposal appeared to be sensitive to the existing historic resource. Commissioner Koepernik lauded the applicant for his efforts to be sensitive to the existing structure, but commented that he didn't like the proposed solar panels. He added that the materials should be consistent. Commissioner Wyman commented the project appears to be sensitive and agreed with the conclusion made by the historic consultant. The Commission determined that the rehabilitation and addition are in accordance with the Secretary of Interior Standards for Rehabilitation and accepted the plans as proposed by a 5-0 vote.*
- B. Discuss modifications to existing home at 19908 Bella Vista Avenue – *Item discussed. Mr. Bill Morris represented the owner. The Commission reviewed plans and accepted modifications as proposed by 5-0 vote.*
- C. Discuss Historic Incentives – *Item discussed. This item will be discussed at subsequent meetings.*

### **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, May 08, 2007, Warner Hutton House, 13777 Fruitvale Avenue.