



## City of Saratoga

# HERITAGE PRESERVATION COMMISSION

## MINUTES

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**Date:** Tuesday, June 12, 2007 8:30 a.m.

**Place:** Planning Conference Room, 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 the Planning Conference Room by 9:00 a.m.

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### 1. Routine Organization

#### A. Roll Call

*PRESENT: Commissioners Gomersall, Kellond, Loudon, Marra, McCarty, Chair Koepernik and Vice Chair Wyman (not present for site visits).*

*ABSENT: None.*

*GUESTS: Mr. Mike Belshe, Ms. Irene Spector, Mr. Walter Spector, Ms. Breanna Chamberlain, Mr. Rick Hartman*

*STAFF PRESENT: Planner Shweta Bhatt.*

#### B. Approval of minutes from May 08, 2007 meeting – Approved 6-0.

#### C. Posting of Agenda – Pursuant to Government Code Section 54954.2, the agenda was posted on June 07, 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. April Halberstadt made a short presentation regarding the landscaping plan at the Historic Park.

#### 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 reminded the Commission that the plaques have been ordered. Staff reminded the Commission that the Council will review the plaques for City owned properties at the June 20<sup>th</sup> Council meeting.*

#### B. Discuss Heritage Orchard Signage – *Item discussed.*

#### C. Discuss Historic Incentives – *Item discussed.*

#### D. Discuss Mustard Walk – *Item discussed.*

### 3. New Business

A. **8:30 am Site Visit** – 13855 Saratoga Avenue – Applicant is requesting modifications, historic landmark status, and Mills Act. – *Site visit completed with applicant/owner (Mr. Mike Belshe) present. Item discussed. Commissioner Kellond asked Mr. Belshe if he had considered locating the fencing further back on the parcel and had sought out guidance from the historic consultant on this issue. Chair Koepernik agreed. Mr. Belshe said he had no problem pushing the fencing further back on the parcel. Chair Koepernik commented that he would like to see the windows repaired rather than replaced and would encourage true divided lites; Commissioner Kellond added that they could be remade to look the way they do now. Regarding the roof, Commissioner Kellond commented that one couldn't see it as much from the street, encouraged wood shingle shake roofing, but would be okay with composition shingle. The Commission also discussed the applicant's proposal for landmark status and application for Mills Act. Vice Chair Wyman commented that the structure appeared to meet "a," "c," and "e." The following motions were made and carried out by a 7-0 vote each:*

- *Proposed roof: Continue to next meeting so that the owner may consider wood shingle shake roofing.*
- *Fence: Continue to next meeting so that the owner may consider alternative materials and recommendations from historic consultant.*
- *Windows: Continue to next meeting so that the owner may consider the option to repair over replace.*
- *Landmark status: Recommend City Council designate structure as landmark status.*
- *Mills Act: Accept the proposed restoration plan (with follow-up components to come back to HPC at a future meeting) and recommend City Council direct the City manager to enter into Mills Act agreement with owner.*

B. **8:45 am Site Visit** – 13685 Saratoga Vista Avenue – Determine if property has historic significance. – *Site visit completed with property owner and architect present. Item discussed. Mr. Walter Spector gave a brief history of the home. Commissioner Kellond commented that the addition looked good and that he is glad to see that the owners are maintaining the integrity of the design. Commissioner Marra added that it appeared to meet criteria in the code for historic structures. Commissioner Gomersall said that she would like to see the structure added to the Historic Resources Inventory, as it would add to the variety of homes on the list. Commissioner Loudon mentioned that it appeared to be a unique home. The motion to add the property to the Historic Resources Inventory based on criteria "c" and to deem that the proposal met the Secretary of Interior Standards passed by a 7-0 vote.*

C. Discuss sign for McWilliams House – *Item discussed. Staff explained that*

*one of the requirements for reimbursement for the Santa Clara County Grant is to acknowledge the County with something like a sign or a plaque. The Commission discussed options and Chair Koepernik offered to bring cost estimates for these options (i.e. tombstone, plaques, engraved rock).*

D. Elect Vice Chair – *Commissioner Wyman said that she will no longer be able to be on the HPC, as she will be moving to a different City. The Commission elected Commissioner Kellond as Vice Chair by a 7-0 vote.*

#### **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, July 10, 2007, Planning Conference Room, 13777 Fruitvale Avenue.