



City of Saratoga
HERITAGE PRESERVATION COMMISSION
MINUTES

Date: Tuesday, July 10, 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.

1. Routine Organization

A. Roll Call

PRESENT: Commissioners Gomersall, Louden, McCarty, Chair Koepernik and Vice Chair Kellond

ABSENT: Commissioner Marra

GUESTS: Mr. Mike Belshe, Ms. April Halberstadt

STAFF: Senior Planner Chris Riordan, Assistant Planner Shweta Bhatt

B. Approval of minutes from June 12, 2007 meeting – Approved 5-0

C. Posting of Agenda – Pursuant to Government Code Section 54954.2, the agenda was posted on July 05, 2007

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 expressed her concern that some single family home remodels reviewed by the Historical Preservation Commission had lost their historical integrity by the time the project was completed and that there had been a lack of follow-up to ensure that what had been presented to the Commission had ultimately been constructed.

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 Louden presented to the Commission the proofs of the Saratoga Landmark Plaques and informed the Commission that they would arrive within the next month.*

B. Discuss Heritage Orchard Signage – Item discussed. Chair Koepernik stated that he is still getting bids for the orchard signage.

- C. Discuss Historic Incentives – *Item discussed. Ms. Halberstadt discussed the need for state incentives. Vice Chair Kellond stated that incentives could include financial or reduced restrictions when applying for a building permit. Chair Koepernik suggested that each member of the Commission think about historical incentive ideas and have them ready for the next meeting.*
- D. Discuss Mustard Walk – *Item not discussed*
- E. Discuss Sign for McWilliams House – *Item not discussed*
- F. Discuss Landscaping Plan for Historic Park – *Item discussed. Ms. Halberstadt exhibited photographs of the site and the intersection of Oak Street and Highway Nine and presented the landscape plan and her ideas for the new signs and their location for the museum. Chair Koepernik expressed his wish that there be name plates installed to identify the species of each new plant and that he would like the redwood tree removed. Vice Chair Kellond expressed his concern about site drainage and the effect of the redwood tree on the health of the Oaks. Chair Koepernik stated his concern that the redwood tree is affecting the health of the two oaks and that it shades the existing landscaping and he recommended that it be removed. The below motions were made and carried on the following votes*
Redwood tree removal: *Motion by Chair Koepernik and seconded by Commissioner Loudon to recommend removal of the redwood tree. Approved 5-0 vote.*
Conceptual Landscape Plan: *Motion by Chair Koepernik and seconded by Commissioner Loudon to approve the conceptual landscape plan. Approved 5-0*

3. New Business

- A. **8:30 A.M. Site Visit** – 13601 Saratoga Avenue – Review proposed illuminated monument sign and determine consistency with Heritage Lane. – *Site visit completed with representative from Saint Andrews Episcopal Church & School (Bruce Friesen) present. Motion to approve by Commissioner Kellond and seconded by Commissioner Loudon and carried by a 5-0 vote.*
- B. **8:45 A.M. Site Visit** – 13855 Saratoga Avenue – Applicant is requesting modifications, historic landmark status, and Mills Act designation. *Site visit completed with applicant/owner (Mr. Mike Belshe) present. Item discussed. Vice Chair Kellond liked the applicant’s choice of roofing shingles and requested that the shingle color, Country ..., be placed into the record. Commissioner Loudon stated that he liked the choice of shingle color. Vice Chair Kellond stated that the applicant’s proposed fence design is an improvement from what was originally proposed but felt that the picture that was included in the packet was not specific enough with respect to the proposed design. Mr. Belshe replied that there are not particular fence designs on historic homes, that his ultimate goal is to protect his kids from running into the street, and that the proposed fence was moved back so now it would be at least 60-70 feet away from the street. Vice Chair Kellond agreed with the proposed fence location. Commissioner Gomersall stated*

that she liked the location of the fence and expressed her approval of its four foot height. Chair Koepernik expressed his approval of the fences location and height. Commissioner McCarty agreed with the applicant's urgency to erect the fence so as to provide protection for his children. Commissioner Loudon expressed his approval of the fence and stated that he was in favor of its simplistic design. Vice Chair stated his concern that he does not want to the Commission to design the fence for the applicant and expressed his desire to have the applicant's historian review the appropriateness of the fence design and to have the historian prepare a written document of her findings for the Commission's review. Mr. Belshe stated that the proposed fence design was not historically accurate. Assistant Planner Bhatt reminded the Commission that the applicant would be applying for the Mills Act. The below motions were made and carried on the following votes:

Fence: Motion by Chair Koepernik and seconded by Commissioner McCarty to approve the proposed four foot tall fence in a location that is setback behind the fireplace and symmetrical to both sides. Approved 4-1

Roof: Motion by Vice Chair Kellond and seconded by Commissioner Loudon to approve the roofing material. Approved 5-0

Mills Act: Motion by Chair Koepernik and seconded by Vice Chair Kellond to recommend to the applicant that he proceed with the Mills Act designation. Approved 5-0

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, August 14, 2007, Planning Conference Room, 13777 Fruitvale Avenue.