



City of Saratoga

HERITAGE PRESERVATION COMMISSION

MINUTES

Date: Tuesday, September 9, 2008 - 8:30 a.m.

Place: Planning Conference Room, 13777 Fruitvale Avenue

Type: Regular Meeting

1. Routine Organization

A. Roll Call

PRESENT – Commissioners Koepernik, McCarty, Gommersall, Vice Chair Marra, and Chair Kellond

ABSENT – Commissioner Tai

GUESTS – Ms. Jenny Taylor, Mr. Salim Sagarchi, Mr. Kyung-Mo Shin

B. Approval of minutes from August 12, 2008 meeting – *Approved 5-0*

C. Posting of Agenda – Pursuant to Government Code Section 54954.2, the agenda was posted on September 4, 2008. – *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. Mr. Sagarchi said that he has come to the HPC to discuss putting a fence around his property at 13901 Saratoga Lane which is located on a Heritage Lane. Mr. Sagarchi said that he was in the middle of construction of the wall when he got a call that he had to stop construction of the wall and that he was surprised since the planner that approved the project had not mentioned that the property was on a Heritage Lane and needed HPC review. He showed the HPC pictures of the fence that he would like to construct that included a picket wood fence constructed in between the newly constructed concrete columns. He said that he is bothered by the lack of incentives to submit for HPC review since the application fee is expensive. Commissioner Koepernik stated that the HPC would also be in support of a program that offered historical incentives and requested that Mr. Sagarchi express his concerns in writing and submit them to the HPC. Mr. Sagarchi said that he would consider such a letter since there needs to be motivation for HPC review. Chair Kellond asked Mr. Sagarchi to submit the letter to staff so it could be placed on an HPC agenda for discussion. Ms. Taylor stated that she was questioning the design of the wall for 13901 Saratoga Lane. She said that the real reason she came to today's HPC meeting was to discuss the removal of the Oak from the City's Heritage Orchard and had the understanding that the removal of the tree was already a done deal but admitted that she had not yet reviewed the minutes from the HPC and City Council. Ms. Taylor stated that she was of the belief that West Valley College would not want the removal of the tree to become a public problem and that the removal of the tree would involve the use of large equipment and that this equipment could damage the orchard trees and that it*

would be reckless to remove the tree. Ms. Taylor stated that West Valley College was surprised that so many Saratoga residents were concerned with the removal of the tree and that she would like the Heritage Orchard to have a historic standing and that it would be an interesting exercise to research the history of the orchard ownership to determine if there was more history to it than just being a orchard.

E. Oral Communications – Historic Preservation Commission direction to Staff – *Instruction to staff regarding actions on current Oral Communications. – The Commission directed staff to schedule the following items for discussion at next month’s meeting: plaques, register project, costs of updating list. Commissioner Gomersall stated that she would be absent for the October meeting.*

2. Old Business

- A. Discuss National Registry & Saratoga Landmark Plaques
- B. Discuss Heritage Orchard Signage

3. New Business

A. **8:30 a.m. Site Visit – 13514 Hammons Avenue** – Review proposed new stucco exterior wall covering for an existing adobe brick home. – *Site visit completed. Item discussed. Commissioner Koepernik stated that he could not support the existing structure being altered as proposed since doing so would cause the loss of its most significant historical element. He also stated that he would not support the replacement of the existing wood windows since there is no need to alter the existing windows as they can be repaired. He repeated that he could not support losing the adobe structure. Commissioner McCarty stated that she agreed with the statements made by Commissioner Koepernik in that she would like to maintain the existing adobe exterior wall but would be in support of replacing the windows with new dual pane windows with the same style as the existing windows. Chair Kellond reminded the Commission that the focus of the project discussion should be on the projects historical significance. He stated that the addition to the structure had been done according to the Secretary of the Interior Standards and he believed that the project would meet Criteria “C” in that “It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials” and that he felt it was important to preserve the adobe structure. Chair Kellond stated that it could be difficult to apply stucco over the adobe walls as the methods required to affix mesh lathe to the exterior of the structure may not stay in the adobe and could collapse over time. Mr. Shin said that contractors he had consulted had told him that there was a new kind of adhesive that could be used to attach the lathe to the stucco walls. Chair Kellond said that he would not support adding stucco to the building and the window openings should not be modified; any new windows are to be in character with the existing building; the building should be added to the Heritage Resources Inventory List. Commissioner Koepernik said that there could be damage to the adobe caused by changing out the windows and that the existing windows can be repaired if necessary since he did not believe that windows should be removed because they are old and that other techniques such as shades and drapes can be used*

to reduce heat loss. Chair Kellond stated that there was no significant architectural value to the existing windows and that the correct choice of replacement windows could be compatible with the style of the structure and that it is the adobe construction materials that meet the criteria not the windows. Mr. Shin said that he wanted to replace the existing windows because they are noisy since he lives on a corner. Commissioner Koepernik stated that the existing wood windows can be repaired. Chair Kellond stated that due to the age of the structure he could not make a historical argument to preserve the windows. Vice Chair Marra stated that he too did not want the adobe walls to be covered with stucco and that covering the existing exposed wood beams would make the windows too narrow. Chair Kellond said that he would support a new design for the windows that would not cause a change to the size of the existing window openings and would be in support of new wood windows with a style consistent with the building. Commission McCarty said that the materials submitted by the applicant stated that the window sills would be removed and she would like these sills to remain on the windows. Commissioner Gomersall said that she agreed with Chair Kellond that the present addition is compatible with the Secretary of the Interior Standards but she would prefer if the entire house was adobe. Chair Kellond asked for a motion and that the motion should identify if the structure was historically significant, does it meet the criteria, and discuss specific issues. Commissioner Gomersall stated the project would meet Criteria "C", the stucco over the adobe should be denied, and the applicant should come back with an alternative window design. Mr. Shin said that his house is not complete in that there are different exterior styles and that he would like the house to be more consistent by adding new stucco and new windows and that he likes the Mission architectural style. Chair Kellond stated that the house is attractive and has historical significance and it meets at least one of the seven criteria and that there is a great opportunity for the applicant to make the project new and fresh while maintaining the adobe construction. Commissioner Koepernik agreed that the house has historical significance and that it met criterion "C". Motion to continue the project by Chair Kellond, seconded by Commissioner Koepernik with the following recommendation: The application is being continued so as to give the applicant additional feedback from the HPC, the project meets Criteria "C" of the seven criteria needed to deem the property historically significant and to direct staff to place the structure on the historical list; the applicant is to return to the HPC with an alternative proposal for the exterior windows and at that time the HPC will make a final determination. Carried on a 5-0 vote.

- B. **8:45 a.m. Site Visit – 13601 Saratoga Avenue (Heritage Lane) –**
Review proposed relocation of an existing storage container from Saint Andrew's Episcopal Church/School Parish and School to the playfield. Site visit not completed. Item discussed. Motion to approve the relocation of the trailer by Chair Kellond, seconded by Commissioner Koepernik. Carried on a 5-0 vote.
- C. Discuss the September 3, 2008 Joint City Council/Heritage Preservation Commission meeting and action items. *Item Discussed.* – Vice Chair Marra stated that it was his understanding that the City was going to have

a consultant update the list and that the City Council was going to leave the manner of the presentation of the plaques to the HPC. Commissioner McCarty asked if the HPC had indeed lost control of the Orchard. Chair Kellond stated that the City Council has backed off from that proposal at this time. Chair Kellond said that the HPC needs to get the orchard sign approved and that the second issue is the determination of who controls the orchard and that education with respect to the orchard has always been on the HPC's agenda and that the HPC would like to work with Parks and Recreation on events for the orchard and that the HPC got good feedback on the presentation of the plaques. Chair Kellond asked for a volunteer to take photographs of the properties that would be getting a plaque and that these photographs are to be taken prior to the next HPC meeting. Commissioner Koepernik stated that he nominated Vice Chair Marra to take the photographs.

4. Pending Items

- A. *Update the Heritage Resources Inventory List – Item Discussed. Vice Chair Marra stated that this discussion should be on hold until staff has had the opportunity to get prices from consultants.*
- B. *National Register Applications – Item Discussed. The HPC agreed to split up the task of resubmitting the National Register applications for the McWilliams House and the Museum. Commissioners McCarty and Gomersall will work on the McWilliams House and Chair Kellond and Vice Chair Marra will work on the Museum. Vice Chair Marra said that the HPC has paperwork on the orchard and that we need to get approval from the City Council.*

5. Adjournment

Adjourn to 8:30 a.m. Tuesday, October 14, 2008, Planning Conference Room, 13777 Fruitvale Avenue.