



# City of Saratoga HERITAGE PRESERVATION COMMISSION

## MINUTES

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**Date:** Tuesday, October 14, 2008 - 8:30 a.m.

**Place:** Planning Conference Room, 13777 Fruitvale Avenue

**Type:** Regular Meeting

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### 1. Routine Organization

#### A. Roll Call

*PRESENT – Commissioners Koepernik, McCarty, Tai, Vice Chair Marra, and Chair Kellond. Commissioner Tai departed the meeting at 10:40 A.M.*

*ABSENT – Commissioner Gomersall*

*GUESTS – Ms. Jill Hunter, Ms. Pam Parker, Mr. Erik Schoennauer, Ms. Cindy Brozicevic*

#### B. Approval of minutes from September 9, 2008 meeting – Approved 5-0

#### C. Posting of Agenda – Pursuant to Government Code Section 54954.2, the agenda was posted on October 10, 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 – *None.*

#### 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 – *Not discussed* Discuss Heritage Orchard Signage – *Not discussed*

### 3. New Business

#### A. **8:30 a.m. Site Visit – Saratoga Village** – Review proposed Historical Walking Tour and Brochure for Saratoga Village – *Site visit not conducted. Item discussed. Ms. Hunter discussed the site walking tour plaques. She said some members of the Saratoga Village Development Council (SVDC) had visited Boston and had taken notice of historical plaques located in their sidewalks. Ms. Hunter said funds for the plaques would come from the money raised during the fashion show. Ms. Hunter said the plaques would be on both sides of Big Basin Way and was coming to the HPC to determine their thoughts on the plaques and if the HPC had an opinion about putting the plaques in the sidewalk to identify a building since removed. Commissioner Koepernik said he was supportive of the idea and said he would also like to see similar plaques along Oak Street. Chair Kellond said he too was supportive of the idea and it was his opinion most individuals are not familiar with the existing tour. Ms. Hunter said historical tours with plaques are already being done in cities such as Campbell, San Francisco, and Boston. Commissioner McCarty said she had read the*

*proposed brochure for the walking tour and was of the belief the original name for the City should be spelled McCartysville and not McCarthysville. Ms. Hunter replied she had spoken to April Halberstadt about the name and April had said it was spelled McCarthysville. Ms. Parker said it would be interesting to see a timeline of the city's history in the sidewalk.*

- B. 9:00 a.m. Site Visit – 13686 Quito Road – Site visit completed. Item discussed. Mr. Schoennauer said the historical report speaks for itself, the project would be moving human activity away from the creek, the homes have no historical value, the project would have environmental benefits, and said he hopes the HPC would support the project. Commissioner Marra said the old oak trees on the project site should have been included in the historical report. Mr. Schoennauer stated that all the oak trees would be maintained. Commissioner Koepernik said he supported the project as stated since and was pleased the oaks would be saved. Commissioner Tai said she supported the project. Chair Kellond said he could support removing the buildings since their removal had already been supported by a different HPC when the project was different. Commissioner Koepernik said he had mentioned to Mr. Schoennauer at the project site about some elements of the barn and/or materials which could be offered to the museum, McWilliams House, or other historical buildings. Mr. Schoennauer said he would be interested in offering the building for salvage. Motion by Commissioner Koepernik and seconded by Commissioner Tai to recommend approval to demolish the existing buildings on the site. Carried on a 5-0 vote.**
- C. 9:30 a.m. Site Visit – 19161 Cox Avenue –Review proposed replacement roofing for a house included on the Historic Resource Inventory – Site visit completed. Item discussed. Ms. Parker said the lender would not give a loan on the house until the roof is repaired. Commissioner Koepernik said he is concerned about the roof and the gutters and maintaining the historical integrity of the home, there is so much work to be done and unsure how to move forward, the present roof on the house is not appropriate, straight composition shingles which would be more appropriate, does not support presidential shingles but would support a three tab composition shingle, it is important to maintain the gutters. Ms. Hunter inquired if the roof could be put on without gutters. Commissioner Koepernik replied it could. Chair Kellond said he was attempting to strike a balance since the current proposal was not appropriate, the color of the roof material was acceptable, the gutters should remain on the building, the work should be limited to just replacing the roof, limit it to that amount of work, rake ends need to be reconstructed, future architectural changes would need to be reviewed by the HPC, choose a historically consistent roofing style, and repair porch/rake. Commissioner Koepernik said it would be acceptable to leave the “sag” in the roof for now since it will take a great deal of work to repair. Chair Kellond said to use flat rectangular three tab shingles. Ms. Parker said the individuals interested in purchasing the property would like to restore the house. Commissioner Koepernik said he understood but he wanted to make sure the minimum amount of work was going to be done at this time. Motion by Commissioner Koepernik and seconded by Commissioner Marra the roof had to be replaced and it was to be done with three tab composition roof shingles and**

*the work to be done was to be the “bare minimum”, the existing gutters are to remain on the building, perform minimum structural work as needed, the repairs to the porch must match the existing structure, applicant is to follow up with Chair Kellond or Commissioner Koepernik on the specifics of the roofing materials, and any work effecting the architectural integrity is to be reviewed by the HPC . Carried on a 5-0 vote.*

- D. **9:50 a.m. Site Visit – 13514 Hammons Avenue** – *Review proposed new stucco exterior wall covering and replacement windows for an existing adobe brick home. Site visit completed. Item discussed. Commissioner Kellond told Ms. Brozicevic the HPC had continued the project from the last meeting so an alternative design could be submitted using the existing wall openings with new windows and the HPC had agreed the adobe walls could not be covered with plaster. Ms. Brozicevic said she did not attend the last meeting and her client had not been clear on that particular point. Ms. Brozicevic said her client wants to recoat the existing adobe walls with stucco and that double hung style windows with a factory applied finish would be preferred and the width of the window openings would remain. Chair Kellond reiterated the HPC had already made the findings to maintain the adobe walls and there was an opportunity to create consistency with windows and the project had been continued so the applicant could devise some alternatives. Ms. Brozicevic said she now had a clear understanding the adobe walls were to remain but did admit her client had was concerned the adobe house on Thelma was allowed to be demolished. Chair Kellond said the house on Thelma was a wood structure with a brick exterior finish. Ms. Brozicevic asked if there was some opportunity to smooth out the exterior adobe walls with stucco. Commissioner Koepernik replied this would not be acceptable. Chair Kellond said he was concerned about the exterior details and he could support applying plaster over the adobe walls but was concerned how the historical elements would be maintained. Commissioner Koepernik said the existing building was designed to have the exposed adobe walls and stucco covering over adobe is typically part of the original design. Chair Kellond said the question of how the stucco is applied is a technical one and a design should be considered to maintain the adobe. Commissioner Marra said he was concerned the adobe appearance of the structure would be lost if the building was covered with stucco. Chair Kellond said stucco could be appropriate and it would be consistent with that kind of structure. Commissioner Koeparnik said he would not be in support of covering adobe bricks with stucco. Motion by Commissioner Koepernik and seconded by Commissioner Marra to continue the project to the next HPC meeting. Carried on a 4-0 vote.*

**4. Pending Items**

- A. Update the Heritage Resources Inventory List
- B. National Register Applications

**5. Adjournment**

Adjourn to 8:30 a.m. Tuesday, November 11, 2008, Planning Conference Room, 13777 Fruitvale Avenue.