



City of Saratoga

HERITAGE PRESERVATION COMMISSION

Minutes

Date: Wednesday, November 12, 2008 - 8:30 a.m.

Place: Warner Hutton House, 13777 Fruitvale Avenue

Type: Regular Meeting

1. Routine Organization

A. Roll Call

PRESENT – Commissioners Gomersall, Koepernik, McCarty, Tai, and Chair Kellond

ABSENT – Vice Chair Marra

STAFF – Senior Planner Christopher Riordan

GUESTS – Susan Kim, Samuel Kim, Cindy Brozicevic, Kyung Shin, Hayoung Lee, Celine Chen, Matthew Chen, and David Perng

B. Approval of minutes from November 12, 2008 meeting – *Approved with no modifications.*

C. Posting of Agenda – Pursuant to Government Code Section 54954.2, the agenda was posted on November 5, 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. – Commissioner Koepernik asked Senior Planner Christopher Riordan about the status of the wood on the barn to be demolished located at 13686 Quito Road since Hakone Gardens would be interested in the wood. Senior Planner Christopher Riordan replied that he has spoken to a representative of the developer and that the developer had promised to contact Planning Department staff prior to demolition of the barn so that plans could be made to salvage the wood.*

2. Old Business

A. Discuss National Registry & Saratoga Landmark Plaques – *Item Discussed. Chair Kellond directed Senior Planner Christopher Riordan to bring the list of the Landmark Plaques to the December HPC meeting.*

B. Discuss Heritage Orchard Signage and November 5, 2008 City Council Meeting when the Council reviewed final plans for design of the sign – *Item Discussed. Chair Kellond said that the City Council has approved the design for the Orchard Sign and that it had been approved but there were no allocated funds in the CIP budget to construct it.*

3. **New Business**

- A. **8:30 a.m. Site Visit – 14370 Elva Avenue** – Determination of whether the existing structure is historically significant and review plans for a proposed residential addition – *Site visit completed. Item discussed. Mr. Kim said that the house has been a rental. Commissioner Gomersall said that the owner should proceed in fixing their home to meet their needs. Commissioner McCarty inquired if the property owner would need a building permit for the work and Senior Planner Christopher Riordan replied that a building permit would be required. Chair Kellond said that based on this morning's site visit it was his opinion that the house had no historic value and Commissioner McCarty agreed. Chair Kellond stated that the HPC should let the project move forward and Commissioner Koepernik agreed. Motion by Commissioner Koepernik and seconded by Commissioner Gomersall that the house at 14370 Elva Avenue has no significant historical significance and the applicant should be allowed to move forward to the next step in the process. Carried on a 5-0 vote.*
- B. **8:50 a.m. Site Visit – 20365 Williams Avenue** – Determination of whether the existing structure is historically significant and review plans for a proposed residential addition – *Site visit completed. Item discussed. Chair Kellond asked Architect David Perng if he would like to describe the project. Mr. Perng said that he did not have much to add that was not discussed in the staff report and shown on the plans, the project was basically new windows and a small addition to the rear of the house. Chair Kellond asked if there were any more questions from the applicant and as there were none he closed the public hearing. Commissioner Koepernik stated that the project was historically significant, the house is of a farmhouse style and it is likely that the rocks used on the building exterior probably came from a local creek, and that findings for criteria C, D, & E could be made. Commissioner Gomersall replied that she agreed with Commissioner Koepernik. Chair Kellond said that the proposed addition would be consistent with the existing architectural style, the addition would be an improvement, he agreed with the comments made by Commissioner Koepernik,, the existing windows are one of the most important features of the home and that he was unclear on the number of windows proposed for replacement. Mrs. Chen said there is a significant cost to add wood windows and that she would be keeping the existing wood trim around the windows and may consider wood windows at a later time but now would like to keep the costs of the project down. Chair Kellond said that if the budget was a concern than maybe the applicant should consider replacing the windows at a later time and that the existing wood windows on the house are a good feature, the applicant should focus on the addition at this time and install the new wood windows as a separate project phase. Mr. Chen replied that he would like to install new double pane windows as the noise from nearby Saratoga High School was loud. Mrs. Chen added that the existing windows have thin glass and that they were not energy efficient. Commissioner Koepernik said that he did not agree that the primary reason to remove old windows is their lack of energy efficiency. Chair Kellond said that there is a need to make findings since there is historical integrity to the house. Commissioner Koepernik said that he could make a*

motion. Motion by Commissioner Koepernik and seconded by Commissioner McCarty that the house at 20365 Williams Avenue should be added to the City's Historic Resources Inventory since the house has historic significance to the City of Saratoga and that he could make findings #'s C, D, & E, the new addition matches the style of the house and should be approved, new and replacement windows should be made of wood with a window style that matches the rest of the house, the existing aluminum windows are to be replaced with wood windows to match, new siding is to match the existing house. Commissioner Gomersall stated what she thought was unique to the home was the existing basement stairs and that since they were so unique and were a good example of how stairs were done in the past that this fact should be stated in the minutes for this meeting. Commissioner McCarty said that she was not against vinyl windows and could understand the need to have double pane windows as the home was so close to the High School. Architect David Perng said that the vinyl windows would keep the same style and that they would have internal grids. Commissioner Tai said that the goal of the Commission was to maintain the integrity of the home. Commissioner Koepernik suggested that the owner could pursue a Mills Act designation for the property which would have the effect of saving the property owner money. Mrs. Chen said that they plan to own the home for the next 20-30 years and want to keep the outside look but that they really want vinyl windows. Mr. Chen said that being on the list would limit future buyers and the resale value of the home and was concerned that being on the list could stop a future demolition of the home. Chair Kellond said that under the Secretary of Interior Standards future additions to the home would not be limited and that there is much flexibility for additions. Carried on a 4-1 vote.

- C. **13514 Hammons Avenue** – Review proposed new stucco exterior wall covering and replacement windows for an existing adobe brick home. *Item discussed. Ms. Brozicevic stated that 44 percent of the house was constructed of adobe and the house has been added to over the course of time and that this project offered the opportunity to unify the design, the house would have a Santa Barbara styled exterior, the house would be covered with stucco, and that the “proud” adobe bricks would be visible through the stucco, the stucco would be affixed to the adobe with an adhesive, the stucco would be painted, the same finish applied to the interior of the house, the stucco would cover the existing wood header. Ms. Brozicevic showed the Commission pictures of adobe homes covered in stucco to illustrate how this was common for adobe homes. Ms. Brozicevic said that the project would keep as many existing exterior openings as possible and that new wood windows would be installed throughout the home, the brick used in the rear is inconsistent and stuccoing the bricks will bring uniformity to the structure. Chair Kellond said that he was concerned about the plaster adhesion method and possible moisture buildup behind the bricks. Ms. Brozicevic said that she had spoken to Mike at Greystone Plaster and that he said nails would likely pull out of the bricks and that glue was preferred. Chair asked if they were proposing to stucco over the wood header and Ms. Brozicevic responded yes. Commissioner McCarty said that she would like to see the wood header to stay the way it is and Ms. Brozicevic said that it was more historically consistent to cover the header. Chair Kellond*

said that it was his understanding that all windows would be made of wood but questioned the material of the exterior trim and the color of the windows. Ms. Brozicevic said that the window color will be "sage green" and that the eaves and trim would be "brown" with "grey" and the stucco would be "off white". Chair Kellond said that he first wanted to discuss the issue of the homes historical significance. Ms. Brozicevic showed the Commission pictures of the adobe home that had been located near the subject house and that this adobe house had been demolished without HPC review. Chair Kellond said that he could not make assumptions based on photographs and that any opinion would be tough to make since they did not see it so it is hard to evaluate. Commissioner Koepernik said that it was unfortunate that this mistake had occurred. Motion by Commissioner Tai and seconded by Commissioner Gomersall that the home should be placed on the Historic List since Criteria "C" could be made. Carried on a 5-0 vote. Chair Kellond said that they should not discuss the issue of the stucco and that the last time the HPC met on this issue there was agreement that the covering the adobe bricks with stucco would be inconsistent with its style, remodeling work had been done to the house and this was at least an attempt to remedy previous mistakes and to give the home a comprehensive design, the house has both aluminum and wood windows, the adobe has historic value, the stucco will unify the project, would encourage the applicant to not do the two over two window design and to look at a variety of different configurations, would like to see wood header remain, can stucco over the header but this should be reinterpreted. Commissioner Koepernik said that it was an adobe structure that was built with this particular style in mind and new additions should be different, there are technical concerns of the adhesiveness of stucco over existing adobe brick in that the glue will not stick to the adobe but instead will stick to the paint that has been applied to the adobe bricks and that the glue will not hold so that you would be trading one problem for another and the adhesiveness of the glue is a concern, any cracks in the adobe will cause water to get behind it, there is a concern that cutting through the adobe for the windows will damage the adobe and cause new problems, the contractor must have a passion for this kind of work so that a good job is done, there are many problems that can arise from covering the existing adobe and I do not want to change the style. Ms. Brozicevic said that there are many adobe brick homes that are covered in stucco so there should not be a problem and the 50 year old threshold for historic structures is confusing. Chair Kellond said that he too was concerned about the stucco but liked the fact that the applicant was appreciating the adobe by wanting to expose some of the bricks. Commissioner Koepernik said that he hear what Chair Kellond is saying but respectfully disagrees with him. Commissioner Tai stated that she would like for the home to maintain its original adobe appearance since covering the home with plaster would changes its character, items of inconsistency should be fixed but does not know specifically how to do it and that it should be a personal choice to smooth the adobe bricks on the interior with plaster. Commissioner Gomersall asked if it was possible for a compromise where the applicant could stucco over the bricks with the bricks still visible. Commissioner Koepernik said that there were not enough bricks sticking out and to do so would end up looking as it was not intentional and a mistake. Commissioner Gomersall said that it was the job of the HPC to

preserve structures. Chair Kellond said that it was important to remember the meaning of preservation, a structure must be placed into context and does agree that windows are being reinterpreted and that the applicant was not proposing something inconsistent with the style of the home and would like to see the wood header remain. Commissioner Koepernik stated that he was concerned that the project would run into construction problems. Chair Kellond said that the project must be put into context of time, the house was built in 1950 and has gone through at least one remodel and questioned what the HPC was trying to do. Ms. Brozicevic said that most every adobe building has had its surface coated and that the adobe bricks are behind these walls and did not know why this building was being held to a higher standard and that smooth stucco would allow the building's history to show through. Motion by Chair Kellond and seconded by Commissioner Tai to approve the project with the following, that the applicant would reconsider coating the headers with plaster and try to keep them as they currently are, reconsider the design proportions of the windows to be not two by two, the stucco will be applied with undulations as proposed so that imperfections in the wall will show through, the applicant to come back to the HPC during the stucco application process so that the HPC can observe the method of application. Carried on a 3-2 vote.

- D. **Sam Cloud Barn** – Discuss building rededication and HPC Proclamation for the building. *Item discussed. Chair Kellond said that the owners of the Sam Cloud Barn were going to receive an award on January 9, 2009 for the Green Building of the Year for adaptive reuse and would like for the HPC to be involved in rededicating the building and have the HPC partner so to create an even bigger and better event and that he has to prepare a letter to the mayor for the proclamation. Commissioner Koepernik said that he like the idea for a true joint event.*

4. Pending Items

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

5. Adjournment

Adjourn to 8:30 a.m. Tuesday, December 9, 2008, Warner Hutton Hosue, 13777 Fruitvale Avenue.