



City of Saratoga

HERITAGE PRESERVATION COMMISSION

MINUTES

Date: Tuesday, August 12 2014 / 8:30 A.M.

Type: Regular Meeting

Place: City Hall /Administrative Conference Room - 13777 Fruitvale Avenue

1. Routine Organization

a. Roll Call.

i. **Present:** Cappello, Conrado, Marchetti, Nugent, Schuck, Shah, Stransky

ii. **Absent:** none

b. Review of minutes. Conrado/Cappello moved to approve the HPC Minutes as amended for the **July 8, 2014** Meeting. **Motion Passed (7-0)**. *Ayes:* Cappello, Conrado, Marchetti, Nugent, Schuck, Shah, Stransky. *Noes:* None. *Absent:* None. *Abstain:* None.

c. Posting of Agenda – Pursuant to Government Code Section 54954.2, the agenda was properly posted on **August 7, 2014**.

d. Non-Agendized Communications - none

e. HPC direction to staff regarding non-agendized communications – none.

2. New Business –

a. 15095 Fruitvale Avenue (“Fair Oaks”). Senior Planner Chris Riordan reported that a site visit was conducted in March 2012 but the applicant had not yet completed the restoration plan at that time. Staff distributed the proposed 10 year restoration plan to the HPC and explained that the Mills Act designation would self-renew each year unless the applicant files a notice of non-renewal. Marchetti/Shah moved to recommend approval of the application. **Motion Passed (7-0)**. *Ayes:* Cappello, Conrado, Marchetti, Nugent, Schuck, Shah, Stransky. *Noes:* None. *Absent:* None. *Abstain:* None. The application is scheduled for the September 17th City Council meeting. If approved, the designation will be added to the Landmark/ Mills Act Inventory list.

b. 14474 Oak Place – The HPC reviewed the designation form and related documents presented by Commissioner Nugent. The home was restored in the 1990s. Commissioner Nugent thinks that the home may qualify for Landmark status because the home was designed by famed architect Julia Morgan and constructed in 1929. Furthermore, it exemplifies or reflects special elements of the cultural, social, economic, political, aesthetic, engineering or architectural history of the City, the County, the State or the nation. Conrado/Marchetti moved to add the property to the Heritage Inventory with the name “Graham House” and the architectural style of “Monterey-Craftsman eclectic”. **Motion Passed (7-0)**. *Ayes:* Cappello, Conrado, Marchetti, Nugent, Schuck, Shah, Stransky. *Noes:* None. *Absent:* None. *Abstain:* None.

- c. **Street Names.** Planner Michael Fossati indicated that the HPC has discretion over street names, but a pre-approved list of names was not found, and there are no findings in the code for approval. The HPC discussed the potential process being that an applicant could choose a name, providing an explanation of its significance. The HPC would then review the name and make a decision or recommendation that would be appealable to the Planning Commission. Planner Michael Fossati indicated that the name would also need to be approved by County Communications. Commissioners Marchetti and Stransky volunteered to produce the criteria for approval. Further discussion of this item will be continued at a future meeting.
- d. **Election of New Chair.** After some discussion regarding which month elections should be held, the Commission decided the elections will occur annually at the August meeting. Conrado/Schuck moved to approve Alexandra Nugent as the new Chair. *Motion Passed (7-0).* Ayes: Cappello, Conrado, Marchetti, Nugent. Schuck, Shah, Stransky. Noes: None. Absent: None. Abstain: None.

3. Old Business

- a. **1542 Big Basin Way (“Grover House”).** Planner Michael Fossati indicated that the applicant would still like to replace the shake roof with a standing seam metal roof. Some HPC members indicated that metal was not historically used for pioneer cottage homes. However, others indicated that corrugated metal was used in the late 1800s. There was further discussion regarding the fire resistance of the materials and it was determined that a “Class B” shake roof could be fire retardant with “Class A” underlayment. Conrado/Cappello moved to recommend approval of the project as proposed in its entirety including the metal roof. *Motion Passed (4-3).* Ayes: Cappello, Conrado, Nugent, Schuck. Noes: Marchetti, Shah, Stransky. Absent: None. Abstain: None.

- b. **Heritage Tree Inventory workplan –**

Commissioner Cappello is working with the City Arborist and executive assistant on the heritage tree tags/plaques. The cost of the tags/plaques would come out of the HPC budget. A cost estimate is needed. The assigned HPC member should contact the owners of the nominated trees going to the Council in October.

- i. Commissioner Marchetti is researching ownership of the **Aloha Oak** and will be submitting the application for the **District Office oak**.
- ii. Commissioner Nugent indicated that the **Farwell Oak** owner withdrew their nomination. Staff will follow up on the reason for withdrawal.
- iii. Commissioner Stransky is waiting for **Hakone** to complete their application and will talk to Ann Waltons-Smith as a next step.
- iv. **Susie’s Garden, Redwood School “dawn Chinese redwood”.** Commissioner Shah will be submitting the application for Susie’s Garden Oak and is waiting for the school district to sign the application for the redwood tree.

- c. **Landmark List workplan** – The Commissioners and staff will provide an update on the following properties being considered for Landmark status. Each Commissioner will send the respective homeowner a letter regarding the nomination. Once the application is complete, staff can schedule the application for City Council consideration. ***The DPR should be updated as needed prior to scheduling the application for the City Council.*
- i. Commissioner Conrado will update the HPC in September regarding **20021 Bella Vista (“Rancho Bella Vista”)**.
 - ii. Commissioner Marchetti indicated that the owner of **21000 Big Basin Way (“Hakone Gardens”)** has accepted the nomination.
 - iii. Commissioner Marchetti indicated that the owner of **20640 Third Street (“Sam Cloud Hay & Feed Warehouse”)** has accepted the nomination.
 - iv. **14501-14503 Big Basin Way (“Cloud-Smith Building”)** – There has been no response yet to the letter sent by Commissioner Nugent.
 - v. **14251 Fruitvale Avenue (“Novakovich Ranch”)** – There has been no response yet to the letter sent by Commissioner Nugent.
 - vi. **14591-14519 Big Basin Way (“Green Store Building”)**. The address was incorrectly listed on the agenda. Commissioner Schuck will provide an update in September.
 - vii. **14413-14415 Big Basin Way Kerr Building/Hogg Building**. Commissioner Shah will get the owners address and provide an update in September.
 - viii. **14495 Big Basin Way (“Hutchinson Building”)**. Commissioner Shah will get the owners address and provide an update in September
 - ix. **14754 Pierce Road (“Paul Masson Lodge”)** –The owner is considering the nomination by Commissioner Stransky.
- d. **Big Basin Way workplan**. The photos and list of addresses on Big Basin Way has been provided by Commissioner Shah. The Commission will review the “dropbox” photos of buildings along Big Basin Way and bring their nominations of eligibility for Heritage Inventory status to the September meeting. The selected buildings can then be viewed by projector at the September meeting.

4. Action Items for Discussion / Update (No staff memo):

- a. **21170 Big Basin Way** - Commissioner Shah will complete the heritage resource designation form for HPC consideration of Heritage Resource Inventory status.
- b. **Old Grandview Ranch** - Commissioner Nugent will complete the heritage resource designation form for HPC consideration of Heritage Resource Inventory status.

5. Commissioner Comments

- a. Commissioner Marchetti will order the HPC badges from Debbie (executive assistant) when she returns from vacation.

6. Adjournment