




**MINUTES
HISTORICAL COMMISSION**

Regular Meeting
7:00 p.m., Monday, July 24, 2006
Los  Community Meeting Chambers
One North San Antonio Road, Los Altos, California 94022

CALL TO ORDER:

Chair GIRDLEY called the meeting to order at 7:05 p.m.

ROLL CALL:

Present: Chair GIRDLEY, Vice-Chair H. GIRDLEY, Commissioners BLAKE, DREWES, and FOERSTER

Absent: Commissioners HAMBLIN and SCHINK

APPROVAL OF MINUTES: Consideration of the minutes from the July 17, 2006 Historical Commission meeting.

It was moved by Commissioner DREWES and seconded by Commissioner FOERSTER to adopt the July 17, 2006.

The motion passed 5-0

PUBLIC COMMENT: Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Chair. Speakers are given up to three minutes. State law prohibits the Commission from acting on items that do not appear on the agenda.

DISCUSSION AND PUBLIC INTEREST ITEMS:

1. **571 Cherry Avenue:** Recommend that the City Council designate the property as a Historic Landmark and authorize the City Manager to execute a Mills Act agreement with the property owner.

It was moved by Commissioner DREWES and seconded by Vice-Chair H. GIRDLEY to recommend that the City Council designate the property as a Historic Landmark and recommend that the City Council authorize the City Manager to enter into a Mills Act agreement with the property owner.

The motion passed 5-0.

2. **1398 Chelsea Dr.:** Consideration to remove the existing shingle siding and repair and replace the original shiplap siding. The structure has a score of 60 points in the historic inventory.

Commissioner DREWES discussed the applicant's request to restore the siding to its original condition by removing the shingle siding and repair and replace the original shiplap siding. The property owner discussed the request with the Commission.

It was moved by Commissioner FOERSTER and seconded by Commissioner DREWES to approve the applicant's request to remove the shingle siding and repair and replace the original shiplap siding.

The motion passed 5-0

3. **121 Pepper Dr.:** Consideration of the applicant's request to modify the rear of the existing home and construct a new workshop garage next to the existing home and new two-story home on the rear portion of the lot.

This property has been reviewed for inclusion on the HRI and has received a preliminary score of 73. Local designer Steve Aced is reviewing the score and will present a recommendation to the Historical Commission. The property owners were present during the discussion of including the property on the HRI and indicated they intend to retain the existing Monterey Colonial style cottage and construct a new home on the property. They agreed to share their concept with the Commission prior to proceeding.

The property owner and their architect discussed the proposed concept with the Commission, which retains most of the existing cottage, except for removing a later addition and the rear five feet of the cottage. They intend to use the cottage as an accessory structure to a new main unit, which has been designed to compliment the existing home. They had previously looked at alternatives to use the cottage as the main living unit, but found it difficult to modify because of the low ceiling heights. The reduction in floor area of the cottage is necessary to comply with the floor area limitations for the site. In addition to the new home, the applicant is also demolishing the dilapidated garage and constructing a new detached garage. The detached garage will require a side yard setback variance to maintain the courtyard that currently exists between the cottage and garage.

The Commission and architect discussed specific aspects of the cottage that will be removed. Following discussion, the Commission made the following motions:

It was moved by Vice-Chair GIRDLEY and seconded by Commissioner BLAKE to support the applicant's request to modify the cottage by removing and replacing the front door and replacing it with a window that matches the existing windows and to remove the addition and the rear five feet of the existing cottage.

The motion passed 4-1 (FOERSTER)

It was moved by Commissioner FOERSTER and seconded by Commissioner DREWES to recommend that the Planning Commission approve the variance for the garage to maintain the separation between the garage and existing home to retain the historic context of the structures.

The motion passed 4-1 (H. GIRDLEY)

It was moved by Commissioner DREWES and seconded by Commissioner BLAKE to support the design of the new structure and the effort to retain the existing cottage.

The motion passed 5-0.

4. **397 Main St.:** Consideration of the applicant's request for a new sign. The property is designated as a Historic Landmark.

The applicant spoke and stated their agreement with the recommended conditions of approval.

It was moved by Vice-Chair GIRDLEY and seconded by Commissioner FOERSTER to approve the request subject to the recommended conditions of approval.

The motion passed 5-0.

5. **Neutra House:** Clarifications regarding the Commission's recommendation regarding changes to the interior of the Neutra House and the proposed landscape concepts.

Roy Lave, of the Community Foundation, requested that the Commission reconsider certain aspects of their recommendations regarding changes to the Neutra House related to the porch, fireplace and orchard trees. They have reviewed retaining the entire porch as requested, but found that doing so impacts the usability of the interior space. A suggested compromise is to retain a smaller porch opening of approximately two feet, but not the entire porch. As viewed from the street, the porch would look similar to the original design. They are concerned about retaining a fireplace from a liability standpoint and adding a gas fireplace is a significant expense. It was also requested that the Commission clarify if the orchard trees can be a non-fruit bearing species. The Community Foundation is concerned about the extra maintenance costs associated with upkeep of fruit bearing trees.

Commissioner BLAKE had to leave the meeting, but first indicated her views regarding the proposed changes. She noted that both Mark Sandoval and Commissioner HAMBLIN supported retaining the fireplace and she would also like to have it retained. She supported removing the redwood from the seatwall and would like fruit bearing trees planted.

It was moved by Commissioner DREWES and seconded by Vice-Chair GIRDLEY to recommend that the fireplace not be replaced.

The motion passed 4-0.

It was moved by Vice-Chair GIRDLEY and seconded by Commissioner DREWES to support the seatwall, without the redwood, provided the seatwall and surrounding landscape materials permit functional seating on the wall. The materials and planting to accomplish this goal shall be at the discretion of the landscape architect.

The motion passed 4-0.

It was moved by Vice-Chair GIRDLEY and seconded by Commissioner DREWES to leave to the discretion of the landscape architect if the trees will be fruit bearing or non-fruit bearing.

The motion passed 4-0.

CHAIR'S REPORT: None

CORRESPONDENCE: None

COMMISSION REPORTS AND DIRECTION ON FUTURE AGENDA ITEMS:

- Discuss update of the HRI
- Upcoming steps for Neurtra House

ADJOURNMENT:

Chair GIRDLEY adjourned the meeting at 8:50 p.m.

Curtis Banks, AICP
Staff Liaison to the Historical Commission