



## City of Saratoga

# HERITAGE PRESERVATION COMMISSION

## MINUTES

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**Date:** Tuesday, March 11, 2008 8:30 a.m.

**Place:** Warner Hutton House, 13777 Fruitvale Avenue

**Type:** Regular Meeting – Please meet in the parking lot in front of the Warner Hutton House at 8:30 a.m. and Staff will provide transportation to the site visit under New Business and return to Warner Hutton House by 9:00 a.m.

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### 1. Routine Organization

#### A. Roll Call

*PRESENT: Commissioners Gomersall, Koepernik, McCarty, Loudon, Tai, Chair Kellond, and Vice Chair Marra*

*STAFF: Senior Planner Christopher Riordan, Mr. Michael Taylor*

*GUESTS: Mr. Chuck Shoppe, Mr. James Sorden*

#### B. Approval of minutes from February 12, 2008 meeting - *Approved*

#### C. Posting of Agenda – Pursuant to Government Code Section 54954.2, the agenda was posted on March 6, 2008.

#### 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 directed staff to placed Hakone Gardens on the next agenda for discussion.*

### 2. Old Business

#### A. Discuss National Registry & Saratoga Landmark Plaques – *Not Discussed*

#### B. Discuss Heritage Orchard Signage – *Not Discussed*

#### C. Discuss Historic Incentives – *Not Discussed*

#### D. Discuss Mustard Faire – *Item Discussed. Mr. Taylor stated that he had come to the HPC meeting to get a general outline of what the City can provide to the HPC to assist with the Mustard Faire. Mr. Taylor said that the City is well equipped to provide maintenance, some planning, permits, noticing, traffic control, safety barricades, safety, trash, restrooms, public address system, etc, and the HPC can concentrate on planning the event and finding volunteers. Vice Chair Marra said that is would be helpful if the City could plan the parking and negotiate with West Valley College early to avoid fees. Chair Kellond asked Mr. Taylor how the City has worked in the past with other Commissions. Mr. Taylor said that the City typically helps to plan events by*

*working with the Chamber and that he was scheduled to go before the City Council on April 16<sup>th</sup> with a staff report on how the City could provide support to the HPC and the Mustard Faire. Chair Kellond said that the HPC needs to organize how to plan next years Mustard Faire and that the HPC will go back to City Council with a plan for next year and that it would be better to have a joint meeting with HPC and the Recreation Department. Mr. Taylor said that he would anticipate that a representative from the HPC would attend the April 16<sup>th</sup> City Council meeting. Commissioner Koepernik said that the HPC would need to outline what is needed. Vice Chair Marra said that the HPC agreed to have the Mustard Faire on first Sunday in March and that the West Valley Light Opera would be using the theatre that day and so we want to choose a different date for 2009 so there is no conflict with the other groups. Commissioner Koepernik said that he would not support pushing the Mustard Faire past the first Sunday in March since he observed that there was a shortage of mustard plants in the orchard when he recently looked at it. Chair Kellond asked Mr. Taylor how he visualized the HPC working with the Recreation Department. Mr. Taylor said that there was support from the Council for help but the level of help would be limited since Saratoga was not a full service City. Chair Kellond said that the HPC should prioritize what we want from the City and that we should formulate a group recommendation and that the first step to do this is at the April 16 Council meeting. Commissioner Koepernik said that we need another meeting since this was a surprise to the HPC, we need to get together to plan an idea and from these ideas we will get an idea of how much budget we need. Mr. Shoppe said the Historical Foundation handled the finances last time and that he would like the City to handle the finances. Mr. Shoppe introduced Jim Sorden and that he was going to be the newest member of the HPC and the liaison to the Saratoga Historical Foundation. Mr. Shoppe said that he would like to recover the monetary loss that the Foundation incurred since they wrote the checks and got stuck with it. The HPC discussed what day and time to have a special meeting to discuss the Mustard Faire and selected 3:00 P.M. on March 23.*

E. Discuss Sign for McWilliams House – *Not Discussed*

F. Discuss Orchard Pathway – *Not Discussed*

G. Discuss Orchard Maintenance – *Not Discussed*

### **3. New Business**

A. **8:30 a.m. Site Visit** –14493-14495 Big Basin Way (Saratoga Cleaners) Project is under construction. HPC had previously recommended that the stucco from the façade facing Turkey Track Lane be removed to expose the original limestone stone walls. Removal of stucco is damaging the stone wall. The applicant is proposing applying new stucco to the wall to match the rest of the building. *Site visit completed. Item discussed. Chair Kellond said he and Commissioner Koepernik had met the owner at the project site and that the owner was having problems removing the stucco to expose the stone underneath. Commissioner Koepernik said that the owner had agreed to chip away the stucco that was loose and leave portions of the wall stuccoed so that*

*only portions of the wall would have exposed stone and that the plaster at the top of the wall should be irregular at the transition between stucco and stone. Commissioner Tai said that she was concerned about how this would look but that landscaping and art work would improve the look. Commissioner Gomersall said that she did not see the point of it and thought that the final result would be unattractive. Chair Kellond said that it is a priority to restore what historical piece is left of the original building and that there was a precedence set by former members of the HPC and that their original intent was to maintain some history of the building. Commissioner Marra said that as much stone as possible should be exposed – it is important to retain the historical elements of the village and that ugly was a matter of perception since the wall is part of the history of the village. Commissioner Gomersall said that we need a plaque on the building and that we should expose as much stone as possible and that this should be explained with a plaque. Commissioner Koepernik said that there was something natural and beautiful about the wall and that it was important since we have limited historical resources in the Village and that is why we should save it and expose it. Commissioner Tai agreed that exposing the wall would be beautiful. Mr. Sorden said that the stone on the wall is sandstone and that sandblasting with sand will destroy the stone and that they used the wrong technique and that the idea of a plaque was a wonderful idea and that it should be at eye level. Motion by Commissioner Koepernik and seconded by Vice Chair Marra to*

- 1) chip away as much loose stucco on the stone wall as possible to expose the underlying stone and leaving the rest of the stucco in place;*
- 2) transition of new stucco should be stuccoed irregularly to give look of inconsistency;*
- 3) grind paint off of iron wall supports;*
- 4) construct an arbor that is detached from the stone wall to support the growing of vines;*
- 5) applicant is to install a plaque identifying and describing the wall which is to conform to SVDC standards;*
- 5) applicant is to come back to the HPC for review;*
- 6) applicant is to contact Commissioners Kellond or Koepernik during the job to review the work and to discuss techniques. Carried on a 7-0 vote.*

- B. 13777 Fruitvale Avenue (Warner Hutton House). Review proposed paint colors for the building - *Item discussed. Commissioner Koepernik suggested that the colors used for the body and skirt of the building be low-sheen and semi-gloss on the trim. Motion by Vice Chair Marra and seconded by Commissioner Loudon to agree with Commissioner Koepernik's suggestions. Carried on a 7-0 vote.*

#### **4. Pending Items**

- A. Historic Resources Inventory
- B. National Register Applications
- C. Adopt a Tree Program for the Heritage Orchard
- D. Update Heritage Ordinance
- E. Review Oak Street as a Heritage Lane
- F. Review additional content for *Heritage Resources* webpage
- G. Historic Preservation Data Base
- H. Review list of properties with structures 50 years and over in age

**5. Adjournment**

Adjourn to 8:30 a.m. Tuesday, April 8, 2008, Warner Hutton House, 13777 Fruitvale Avenue.