110 TOWN OF LOS GATOS
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SUMMARY MINUTES OF A SPECIAL MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR OCTOBER 30, 2007, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 6:00 P.M. by Vice-Chair Pacheco.

ATTENDANCE

Members Present: Bob Cowan, Phil Micciche, Len Pacheco, and Marico Sayoc
Members Absent: Kendra Burch
Staff Present: Bud Lortz, Director of Community Development
Randy Tsuda, Assistant Director of Community Development
Sandy Baily, Associate Planner
Larry Cannon, Cannon Design Group
Bridgette Carroll, Consultant

Verbal Communications: Jerome Durant, questioned why the Residential Design Guidelines did not discuss the Mills Act. Staff responded.

ITEM 1: DRAFT RESIDENTIAL DESIGN GUIDELINES

Lortz discussed the background of the Town's Historic Preservation Process and the role of the Committee in reviewing the Draft Residential Design Guidelines.

The following comments were discussed by the Committee:

- A similar evaluation method in Section 2 and 3 of the document should be used for historic structures.
- The words "should", "shall" and "must" be carefully reviewed to ensure the appropriate word is used.
- Recommended that construction along alleyways in historic districts be discussed.
- Page 41, third paragraph, eliminate "staff and the Planning Commission" at the end of the sentence.
- Page 41, third paragraph, insert a sentence that all pre-1941 structures have the potential to be historically significant.
- Page 41, Section 4.2, expand third bullet to incorporate the proposed rating system which will determine which historic structures that have a zoning approval, will be reviewed by the Historic Preservation Committee.

- Page 43, Minor Exterior Changes section, comment to the Town Council that the Committee recommends that these requirements be modified to stream line the process to allow Town staff more discretion in making the determination on some of these matters, not the Historic Preservation Committee.
- Page 45, the map needs to be clearer. Look at coloring the districts.
- Page 45, the word "a" should be added in front of the word cataclysmic.
- Page 46, top photograph is used in two different historic districts.
- Page 48, in the blue side bar, add pergola after arbor.
- Page 49, Section 4.8.2, third bullet, change "normal viewer" to "lay person".
- Page 49 and beyond, cross reference to the nonhistoric section of the guidelines regarding proportions, etc.
- Page 50, question Town Council if the hardship section can be eliminated from the document.
- Page 50, side bar photo of simulated divided lite windows, and the seventh bullet of Section 4.8.4, note that the muntin element must be in the interior of the glass too.
- Page 51, state that garden windows are prohibited.
- Page 51, state that the use of faux rocks/stones are prohibited.
- Page 53, section 4.8.10, clarify that finger jointed wood siding is permitted and is not considered a fabricated wood product.
- Page 53, section 4.8.12, state that plastic fences are prohibited.
- Page 57, bottom photograph, this house represents a remodeled structure, not a new one.
- Page 60, carriage house can also be a separate building.
- Page 60, cupola can also be a peaked structure.
- Page 61, correct indentation for Historic Preservation Committee.
- Page 61, include definition of pergola (refer to arbor definition).
- Page 61, definition of pop out has three dots in middle of sentence.
- Page 68, photograph used is an example of craftsman architecture, not contemporary.
- Page 80, recommend that the districts be colored.

Cannon discussed the background of the "How to Read Your Neighborhood Workbook".

Carroll gave a power point presentation regarding the proposed ranking criteria to determine which historic structures would be required to be reviewed by the Historic Preservation Committee.

The unanimous consensus of the Committee was to incorporate the recommended ranking criteria for determining which historic structures would be required to be reviewed by the Committee and to forward the Draft Residential Design Guidelines to the General Plan Committee and the Planning Commission with the recommended changes bulleted above.

ITEM 2: **ADJOURNMENT**

The meeting was adjourned at 7:45 P.M. to a special meeting of November 7, 2007.

Prepared by:

Sandy L. Baily, Associate Planner

Approved by:

Leonard Pacheco, Vice-Chair

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