110 TOWN OF LOS GATOS
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SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR JUNE 18, 2008, 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 Chair Burch.

ATTENDANCE

Members Present: Kendra Burch, Bob Cowan, Len Pacheco, and Joanne Talesfore
Members Absent: Phil Micciche
Staff Present: Sandy Baily, Associate Planner

ITEM 1: **46 BROADWAY**

The Committee considered a request to modify previously approved plans to change the window building material on a residence in the Broadway Historic District. The Committee discussed the window sample provided. Pacheco moved to approve the request on the following basis:

1. The existing windows are aluminum, the applicant is not required to replace these windows and the proposed windows will be an upgrade.
2. The house is not a contributor to the historic district.
3. The house does not have an historic architectural style, has had numerous additions which has destroyed the original house and therefore, the proposed windows will not detract from the architectural character of the house.

Burch seconded, motion passed unanimously. Appeal rights were cited. Staff was directed to put on a future agenda, the discussion of a policy to allow window material modification.

ITEM 2: **222 BELLA VISTA AVENUE**

The Committee considered a request to relocate and add onto a pre-1941 single family residence. Pacheco moved to continue the matter to a special meeting with the following comments and directions:

1. Excluding the kitchen area proposed to be removed; all other areas proposed to be removed are nonhistoric additions and therefore, pursuant to Town Code, should not be used in the calculation for determining a demolition.
2. Applicant shall stake the front setback of both lots and stake the property line in between the subject lots.
3. Consider reducing the depth of the garage to increase the front setback.
4. Considering redesigning the kitchen footprint to allow the structure to be shifted more towards the rear.
5. The proposed chimney should be designed to match the existing chimney.
6. Considering squaring the nook and bath area at the side and rear elevations.
7. The symmetry on the first floor shall be repeated for the second story addition. The symmetry shall include two French doors at the front elevation on both sides of the second floor with a pergola in the center to match the architectural style of the house. An asymmetrical addition will change the historic character of the house.
8. Note that all details and trim will match existing.
9. Staff shall research if the house relocation is required and the possibility of requiring a deed restriction to restrict fencing along the side property line at the front of the two subject lots.

Burch seconded, motion passed unanimously. The Committee stated that the new structure on the vacant lot should be subservient to the subject house with a large front setback to maintain the openness of the lot.

ITEM 3: **OTHER BUSINESS**

None

ITEM 4: **APPROVAL OF MINUTES**

The minutes from the meetings of May 21 and 28, 2008 were approved.

ITEM 5: **ADJOURNMENT**

The meeting was adjourned at 7:40 P.M. to a special meeting of July 2, 2008.

Prepared by:

Sandy L. Baily, Associate Planner

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Approved by:

Kendra Burch, Chair