

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR JUNE 23, 2010, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:10 P.M. by Chair Bob Cowan.

ATTENDANCE

Members Present: Bob Cowan, Len Pacheco, Charles Erekson
Members Absent: Phil Micciche
Staff Present: Jennifer Savage, Planner
Others Present: Mike Dolan, Dave Najour, Emily Najour

VERBAL COMMUNICATIONS:

None.

ITEM 1 121 JOHNSON AVENUE

Bob Cowan commented that there does not appear to be any person of or architecture of significance; an engineering report evaluating the condition of the structure was submitted; and the building inspector reviewed the engineering report and the structure. Also commented that the condition of the structure may outweigh the historical status.

Len Pacheco commented that little by little the Town is losing buildings of historic character. He is concerned about the request for "demo by neglect" but understands there is a safety concern. Commented that HPC does not have purview over the new house but HPC could recommend the new structure strictly meets the Residential Design Guidelines (RDG).

Charles Erekson understands that safety is a concern but commented the structure may be significant. He confirmed that HPC cannot condition the new structure.

Len Pacheco questioned what would happen if HPC recommended denial of the demolition.

Staff commented that a recommendation for denial may require Planning Commission review.

Len Pacheco commented that HPC could recommend denial and the Planning Commission would review the project strictly against the RDG, or HPC could approve

the project with a recommendation for the deciding body to apply the RDG to the new house.

Mike Dolan noted the new house is already in the Architecture & Site application process.

Bob Cowan commented that the HPC has a difficult decision. If the structure was located in a historic district, the structure would not be allowed to be demolished. HPC should make recommendations to the final deciding body.

Len Pacheco would support approving the demolition request with a strong recommendation that the new structure meet the RDG.

Charles Ereksen commented that HPC is responsible to make a recommendation and record that recommendation to ensure the final deciding body the recommendation. He questioned whether there is a way to preserve the historic character with the new building.

Bob Cowan commented that there have been dilemmas with past demolition denials where it is later determined that the structural integrity requires that the structure be demolished.

Len Pacheco stated that the Committee is conflicted. He commented that the replacement structure should be sensitive to the existing structure.

Bob Cowan commented the new structure would not have to match exactly what is there but it should respect the historic style of the existing structure.

Charles Ereksen asked if there is any item of historic nature that could be reused.

Mike Dolan noted that there are two columns at the front of the property that will remain.

The Committee agreed that the existing house represents a typical Los Gatos house and represents what should be retained.

Len Pacheco commented that the recommendation should comment on the intent of the new structure's architectural style.

Len Pacheco made a motion to recommend approval of the demolition based on information from the structural engineer and building inspector. The motion was seconded by *Charles Ereksen* and passed unanimously.

The Committee strongly recommends the replacement structure follow the letter of the RDG, specifically with respect to the historical aspect, and the replacement structure by

sympathetic to the demolished structure, specifically the form, materials, and garage location.

Mike Dolan/Dave Najour agreed to follow the spirit of the RDG and Town feel.

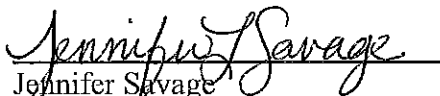
Charles Erekson commented that HPC could support minor exceptions if the project required minor exceptions to meet neighborhood compatibility. All members were in favor of this support.


ADJOURNMENT

The meeting was adjourned at 4:44 pm. The next regular meeting is scheduled for July 28, 2010.

Prepared by:

Approved by:


Jennifer Savage
Planner


Bob Cowan
Chair