



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

To: Historic Preservation Committee

From: Laurel Prevetti, Community Development Director *LPP*

Subject: North 40 Specific Plan - Historic Resources

Date: June 19, 2014

BACKGROUND

At their meeting of May 28, 2014, the Historic Preservation Committee (HPC) discussed the historic resources within the North 40 Specific Plan (N40 SP) area. This 44-acre area is generally bounded by Los Gatos Boulevard to the east, Highway 17 to the west, Lark Avenue to the south, and Highway 85 to the north. The area consists of commercial developments along portions of Los Gatos Blvd., pockets of existing residential uses along Los Gatos Blvd. and within the Specific Plan area along Bennett Way and Burton Road, and former agriculture uses contained in the area's interior.

The HPC was provided with a staff report dated May 21, 2014 from Sandy Baily (Director of Special Projects) and the Historic Resources Technical Report from the Draft Environmental Impact Report (DEIR) for the N40 SP. The technical report identified and evaluated potential historically significant resources that currently exist within the N40 SP Area. This information was then used to evaluate the project's impacts for inclusion in the DEIR, and to guide planning for future development.

The role of the HPC is to review the historic information and to provide a recommendation to the deciding body regarding the historic resources within the Specific Plan Area. Since this is the Town's Specific Plan which encompasses numerous properties under various ownership and is not a specific development application, at this time the Committee only has an opportunity to base their recommendations on the preliminary information provided.

If the Plan is adopted, during the Architecture and Site approval process for the various phases of the development, the Committee will have an opportunity at that time to review structural reports and other information for any resource that the Committee and/or the deciding body determines to have historic or potential historic significance and to make a recommendation to the deciding body. For any historic structure that is proposed for demolition, the required findings will need to be made for the demolition which includes the finding that the preservation of historically or architecturally significant buildings or structures was considered.

Per the request of the HPC, the packet for the meeting of June 25, 2014 includes action minutes of the May 28, 2014 meeting. Highlights of the HPC discussion include:

- An historic district should not be established for the North 40.
- There are some structures with a strong historical significance. Specifically, the HPC identified the Red Barn (14917 Los Gatos Blvd.; APN 424-07-082) and the mission style, family home (14919 Los Gatos Blvd.; APN 424-07-082) as particularly important.
- The HPC expressed the opportunity to preserve these two structures, and perhaps others, in a cluster with the preservation of a portion of the orchard. The intent of a preserved orchard would be to provide context for the structures and demonstrate a “real, authentic, working orchard.” These elements should be integrated into the development.
- The HPC requested an interpretative center that would be more than a stand-alone exhibit by incorporating a working orchard and select structures.
- The HPC recognized that the practical implementation of preservation would need to be coordinated with the developer(s). A representative from SummerHill Homes explained that they are considering incorporating the Red Barn into their plans.

The HPC requested continuance of the item to its June meeting to allow for any additional input from the prospective developer(s) and an opportunity to determine how the HPC comments could be incorporated into the N40 SP.

REMARKS

In consideration of the HPC discussion, staff is suggesting that the HPC consider recommending the addition of policy language to the draft N40 SP to address historic resources. Staff has attempted to draft a policy to capture the content and spirit of the HPC discussion, subject to additional refinements by the HPC:

“To the extent feasible, the N40 development should preserve the Red Barn and family house within the context of a working orchard. Other preservation opportunities, such as an interpretive center, should also be explored and integrated into the overall development.”

In addition to the consideration of potential policy language, the HPC should complete its identification of any resource(s) which they believe has historic significance or potentially historic significance which should be considered to be retained to assist the deciding bodies in their review of the Draft N40 SP.

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