

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95030 (408) 354-6874

SUMMARY MINUTES OF REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR **FEBRUARY 24, 2016** HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:01 P.M. by Chair Bob Cowan.

ATTENDANCE

Members Present: Len Pacheco, Bob Cowan, Kathryn Janoff, Michael Kane, Tom O'Donnell

Members Absent: None

Staff Present: Marni Moseley, Associate Planner
Jennifer Armer, Associate Planner
Sylvie Roussel, Administrative Assistant

VERBAL COMMUNICATIONS – NONE

ITEM 1 Approval of Minutes

- January 27, 2016
- February 11, 2016

Len Pacheco stated there was a spelling error on page 4 of the January 27, 2016 minutes.

Bob Cowan requested a change to page 2 of the February 11, 2016 minutes.

MOTION: *Tom O'Donnell* moved to approve the January 27, 2016 with the spelling error fixed. The motion was seconded by *Michael Kane* and **approved 5-0**.

Michael Kane moved to approve the February 11, 2016 minutes with the amendment. The motion was seconded by *Tom O'Donnell* and **approved 5-0**.

ITEM 2 213 Tait Avenue (continued from December 17, 2015)

Minor Residential Development Permit MR-15-020
Historic Architecture and Site Application HS-15-078

Requesting approval for an addition greater than 100 square feet to an existing second story of a contributing single-family residence in the Almond Grove Historic District on property zoned R-1D: LHP. APN 510-17-007.

PROPERTY OWNER: Joey McCarthy

APPLICANT: Bess Wiersema/Studio Three Design

PROJECT PLANNER: Jennifer Armer

Len Pacheco expressed concern that the proposed doors look too modern. He suggested a more narrow french door to balance the look. The little touches of modern design are not consistent with the Victorian architecture and he does not support the proposed door design.

Kathryn Janoff wants to retain the original character of the house and the proposed application does not do that.

Michael Kane considered the impact to the contributing structure for the Almond Grove Historic District.

MOTION: *Tom O'Donnell* moved to deny the application. The motion was seconded by *Kathryn Janoff* and **approved 3-1-1**, *Len Pacheco*-nay and *Bob Cowan* recused.

ITEM 4 **136 Tait Avenue** (*Heard out of Order*)
Historic Architecture and Site Application S-15-043

Requesting approval to modify a previous approval for an addition to a contributing single-family residence in the Almond Grove Historic District on property zoned R-1D:LHP. APN 510-18-023.

PROPERTY OWNER: John and Valerie Hopkins

APPLICANT: Steve Sweeters

MOTION: *Tom O'Donnell* moved to approve the proposed changes with the exception of the proposed picture window; the windows shall remain dual double hung to match the other bay windows. The motion was seconded by *Michael Kane* and **approved 4-0-1**, with *Bob Cowan* recused.

ITEM 3 **529 Monterey Avenue** (*Continued from 11/19/2015*)

Requesting approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1D. APN 410-15-047.

PROPERTY OWNER: Edwin Manuele Mingoia

APPLICANT: Bess Wiersema

PROJECT PLANNER: Marni Moseley

Len Pacheco would like to know what will be built after the demolition of the property. He would like the new structure to keep the historic feel of the neighborhood.

MOTION: *Michael Kane* moved to approve the removal from the Historic Resources

Inventory. The motion was seconded by *Tom O'Donnell* and **approved 4-1**, Kathryn Janoff – nay.

ITEM 5 **307 W. Main Street**
Architecture and Site Application S-16-009

Requesting approval for a second story addition to an existing single-family residence and to exceed the maximum Floor Area Ratio on property zoned R-1D. APN 510-45-083.

PROPERTY OWNER: Dane & Lori Howard

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Susie Pineda

MOTION: *Kathryn Janoff* moved to approve the application as proposed. The motion was seconded by *Len Pacheco* and **approved 5-0**.

ITEM 6 **50 University Avenue**
Minor Architecture and Site application S-16-017

Requesting approval for exterior modifications to a historic commercial building (former California Café space) on property zoned C-2:LHP:PD. APN 529-02-044.

PROPERTY OWNER: Sri Old Town LLC

APPLICANT: Tecta Associates

PROJECT PLANNER: Erin Walters

MOTION: *Tom O'Donnell* moved to approve the proposed application with the following directions: the relocation of the front door as proposed is appropriate; the proposed metal canopy for the new signage is not appropriate and should be removed; the applicant shall retain the two awnings to the far right and replace the far left awning with the smaller awning to match those on the right and the awnings shall retain the maroon color consistent with those throughout Old Town; additionally any proposed signage shall be consistent with the Old Town sign program and shall complement the historic Old Town character. The motion was seconded by *Michael Kane* and **approved 5-0**.

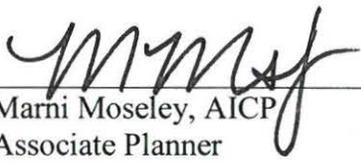
Adjournment

The meeting was adjourned at 6:03 p.m. The next regular meeting is scheduled for March 23, 2016 at 4:00 p.m.

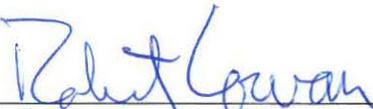
Historic Preservation Committee
February 24, 2016
Page 4 of 4

Prepared by: Sylvie Roussel, Administrative Assistant

Approved by:



Marni Moseley, AICP
Associate Planner



Bob Cowan
Chair