



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
DECEMBER 20, 2023
TOWN COUNCIL CHAMBERS
110 EAST MAIN STREET
LOS GATOS, CA
4:00 PM

Barry Cheskin, Chair

Susan Burnett, Vice Chair

Steve Raspe, Planning Commissioner

Martha Queiroz, Committee Member

Lee Quintana, Committee Member

MEETING CALLED TO ORDER

ROLL CALL

VERBAL COMMUNICATIONS (*Members of the public are welcome to address the Committee on any matter that is not listed on the agenda. To ensure all agenda items are heard and unless additional time is authorized by the Chair, this portion of the agenda is limited to 30 minutes and no more than three (3) minutes per speaker. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment.*)

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) (*Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Unless there are separate discussion and/or actions requested by the Committee, staff, or a member of the public, it is requested that items under the Consent Calendar be acted on simultaneously. Any member of the Committee or public may request to have an item removed from the Consent Calendar for comment and action.*)

1. Approval of Minutes – [October 25, 2023](#)

PUBLIC HEARINGS (*Applicants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested or recommended for continuance are subject to the Committee's consent at the meeting.*)

2. 14335 La Rinconada Drive, Parcel 1

Request for Review Application PHST-23-018

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 409-14-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Nicholas Gera

Applicant: Greg Zierman

Project Planner: Erin Walters

- [Staff Report and Attachments](#)

3. 123 Wilder Avenue

Architecture and Site Application S-23-039

Requesting Approval for Technical Demolition of a Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards and Requiring a Variance to Side Yard Setback Requirements Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-008.

Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Bogusla Marcinkowski and Brygida Sas-Marcinkowski

Applicant: Jose De La O

Project Planner: Sean Mullin

- [Staff Report and Attachments](#)
- [Addendum and Attachment](#)

4. 215 Massol Avenue

Request for Review Application PHST-23-017

Requesting Approval for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Noncontributing Single-Family Residence on Property in the Almond Grove Historic District Zoned R-1D: LHP. APN 510-16-022. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Jim and Sara McManis

Applicant: Jay Plett

Project Planner: Suray Nathan

- [Staff Report and Attachments](#)

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

5. [101 Casa Grande](#)

Request for Review Application PHST-23-022

Preliminary Review for Exterior Alterations and Construction of an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:20:PD. APN 407-17-047. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owners: Celeste Parisi and Charles Fuller

Applicant: Jay Plett

Project Planner: Sean Mullin

- [Staff Report and Attachments](#)

6. [Annual Certified Local Government Report](#)

7. [Meeting Schedule for 2024](#)

ADJOURNMENT

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104].

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**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

MEETING DATE: 12/20/2023

ITEM: 1

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
OCTOBER 25, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on October 25, 2023, at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Vice Chair Susan Burnett, Planning Commissioner Steve Raspe, Committee Member Martha Queiroz, and Committee Member Lee Quintana.

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – September 27, 2023

MOTION: Motion by Commissioner Raspe to approve the Consent Calendar.
Seconded by Committee Member Quintana.

VOTE: Motion passed 3-0. Vice Chair Burnett and Committee Member Quiroz abstained due to not being present at that meeting,

PUBLIC HEARINGS

2. 50 Hernandez Avenue
Request for Review Application PHST-23-016

Requesting Approval for Modifications to an Existing Front Porch and Windows on an Existing Single-Family Residence on Property Zoned R-1:8. APN 510-20-003.
Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owners: Richard Archuleta and Chrissy Klander
Applicant: Jay Plett, Architect
Project Planner: Sean Mullin

Three Committee members have residences located within 500 feet of the subject property. To maintain quorum one member was drawn at random to stay for the public hearing. Chair Cheskin will remain.

Vice Chair Burnett and Committee Member Quintana recused themselves from Item 2, as their residence is located within 500 feet of the subject property.

Jennifer Armer, Planning Manager, presented the staff report on behalf of Sean Mullin.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect, with Richard Archuleta and Chrissy Klander, Owners

- They plan to rebuild the front porch. Chimney was rebuilt due to an earthquake. Porch is rotted underneath and needs to be replaced. Simple vertical rail will be added to every 4th rail. They will use Marvin clad windows. Style will be the historic profile made by Marvin. Casement and double hung windows will be used.

Committee members asked questions of the applicant.

Jay Plett, Architect

- Adding the spindles as a minor detail.
- They chose aluminum windows because of less maintenance and last longer. They are not paintable. They will be white.
- Wood windows were approved at a previous meeting. Currently the front window is vinyl. The windows on the side will remain the same size and be painted white.

Closed Public Comment.

Committee members discussed the matter.

- The changes to the porch are an improvement.
- Concerned about the use of aluminum versus wood windows.
- Columns are an improvement.
- Spindles are appropriate to the house.
- Prefer wood windows but as long as the look and style of the windows fit the home.
- Modern materials insulate the home better.

MOTION: **Motion by Commissioner Raspe to approve modifications to an existing front porch and windows on an existing single-family residence on property zoned R-1:8. APN 510-20-003. Making all the appropriate findings. Seconded by Committee Member Queiroz.**

VOTE: **Motion passed unanimously, 3-0. Commissioner Burnett and Committee Member Quintana were recused.**

Appeal rights were recited.

3. 323 Pennsylvania Avenue
Architecture and Site Application S-23-018

Requesting Approval for Construction of a New Second-Story Addition to an Existing Single-Family Residence, an Accessory Structure with Reduced Side Yard Setbacks, Demolition of an Existing Accessory Dwelling Unit, Removal of a Large Protected Tree, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. APN 510-43-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Megan Jellinek

Applicant: Gary Kohlsaat, Kohlsaat & Associates, Inc.

Project Planner: Sean Mullin

Committee Member Quintana was recused from Item 3, as their residence is located within 500 feet of the subject property.

Jennifer Armer, Planning Manager, presented the staff report on behalf of Sean Mullin.

Opened Public Comment.

Applicant presented the project.

Gary Kohlsaat, Architect, Jaclyn Greenmyer, Kohlsaat & Associates, and Megan Jellinek, Owner

- They addressed details discussed at the HPC meeting in May. Adding a few details like vents to dress up the façade. This will tie in the second story. They are changing the location of the front door to face the street. They are leaving the decorative columns. The second story is 20 feet back from the front of the house. There are other nearby homes with a setback second story. They are not changing the style. Owner found terra cotta roof tiles salvaged from a fire station in Sacramento. These have an appropriately aged patina and will be used. Windows will be painted wood. Stucco waterproofing is a concern. There is building paper behind the stucco, but it will decompose. Preference is to take all the stucco down, insulate the walls, install windows, seal waterproof and re-stucco. If not, they will have to work from the inside.
- Arch openings are present. The entryway columns will remain and be refinished. They will be replicated in the back. Haven't decided what color, but it will be appropriate.
- Can match the stucco when patching the stucco around the window.
- The home's current square footage is 1301 square feet.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF OCTOBER 25, 2023

- Height of the second story is 25.6 feet, 30 feet is maximum allowed. It is not the tallest in the neighborhood. It is like the neighbor on the left.
- Copper is historic. Trying to be as authentic as the use of wood windows, roof tiles and stucco.
- As a highlight, the doorway will be arched, and the front window will be elliptical. The other windows will recede by having flat tops.
- Plan to preserve the rock wall with a stucco wall behind it with plantings. A stone wall did not match the courtyard style of the house.
- Painted terra cotta red concrete steps will remain.

Lee Quintana, speaking as a neighbor and not a Committee Member.

- Concerned with the stucco wall in front. Other homes have an original stone wall that acts as a retaining wall. The stone walls are a defining factor of the whole street.
- Wood grills and columns should be retained.
- Loggia: Columns seem misplaced and not aligned to the windows pane.
- Drawings in the plan set have different perspectives on how visible it's going to be and the difference between the pages is rather large.

Gary Kohlsaat, Architect

- Stucco wall is a landscape item. Goes with the style of the house.
- Two arched windows: Will be adding an iron grill for decorative character rather than for security.
- Two pilaster columns are a challenge because of the windows between them have a new shape from square to full arch and the columns just don't look right with this new shape.
- Loggia columns are equally spaced which avoid blocking doorways. Three columns are a good style number for this part of the house.

Closed Public Comment.

Committee Members discussed the matter.

- Consider some stone on the wall to the sidewalk so that it aligns more with the neighborhood.
- Avoid the stucco being a sharp white and try not to remove too much of the stucco.
- The color of the house should be modified to align with the neighborhood in making it a little warmer.

Staff response to question around Tech Demo.

- We can allow a technical demo without removal from the list.

MOTION: **Motion by Barry Cheskin** to recommend approval of construction of a new second-story addition to an existing single-family residence, an accessory structure with reduced side yard setbacks, demolition of an existing accessory dwelling unit, removal of a large protected tree, and

site improvements requiring a grading permit on property zoned R-1:8, with recommendation to maintain the stucco and patch around the windows as needed, reconsider the front wall for compatibility with the neighborhood, and tone down the color of the house. Copper downspouts are appropriate to the historic home. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously, 4-0. Committee Member Quintana recused.**

Recommendation so no appeal rights.

4. 16488 Bonnie Lane
Request for Review PHST-23-018

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 532 02 014. Exempt Pursuant to CEQA Guidelines Section 15061(b)(3).

Property Owner/Applicant: Vu-Ngan Tran
Project Planner: Savannah Van Akin

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Vu-Ngan Tran, Owner

- We would like to extend the house to provide space for their elder family members. There is a master bedroom on the main floor of the house and two additional bedrooms on the second floor of the home. We are hoping to make a master bedroom on the second floor for ourselves so our elder family members may stay in the main floor master bedroom. Because the home is on the history site inventory, the process to get the changes made to the home will take much longer than a house not on the list. We are asking to be removed from the list so that we can work with a faster timeline to complete this project.

Closed Public Comment.

Committee members discussed the matter.

- Since they are adding to the back of the house, it shouldn't be removed from the inventory because it is faster. It should be very carefully considered on whether it be removed from the inventory.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF OCTOBER 25, 2023

- It should be easy enough to make a recommendation to approve the addition that met the requirements the guidelines.
- This is part of the Bloomfield survey. If the plan is to simply add on to the back, it can be done while following the guidelines.

MOTION: **Motion by Chair Cheskin to deny removal a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8. Seconded by Committee Member Quintana.**

VOTE: **Motion passed unanimously, 5-0**

Appeal rights were recited.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

5. 215 Massol Avenue

Request for Review Application PHST-23-017.

Preliminary Review for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Noncontributing Single-Family Residence on Property Located in the Almond Grove Historic District Zoned R-1D: LHP. APN 510-16-022. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Jim and Sara McManis

Applicant: Jay Plett

Project Planner: Suray Nathan

Chair Cheskin and Committee Member Queiroz recused themselves from Item 5.

Vice Chair Burnett presiding.

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Applicant

- The house itself is not historic but was moved to the historic district sometime in the 1950s. The owners bought this property for a tree that is on the property, which will remain and continue to be protected. They want to keep front porch, which is really what you see. They want to build around it while maintaining the existing house down below. There is a rock fence will be integrated into the home as well by both keeping it and integrate it into

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF OCTOBER 25,
2023

the house's design. There are four larger homes in the neighborhood compared to our proposed project. There are other two-story homes in the neighborhood as well. We align with what is in our neighborhood.

Committee members provided the following comments:

- Incorporating stone to match the stone wall.
- Alternatives to the chimney materials should be considered or provided images in formal submittal.
- Provide two alternatives to the design of the windows.

Closed Public Comment.

Committee members discussed the matter.

6. Upcoming Special Meetings are on November 15, 2023, and December 20, 2023.

ADJOURNMENT

The meeting adjourned at 5:34 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 23, 2023 meeting as approved by the Historic Preservation Committee.

Jennifer Armer, AICP, Planning Manager

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TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

MEETING DATE: 12/20/2023

ITEM NO: 2

DATE: December 15, 2023
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 14335 La Rinconada Drive, Parcel 1.** APN 409-14-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review PHST-23-023. Property Owner: Nicholas Gera. Applicant: Greg Zierman. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8 located at 14335 La Rinconada Drive, Parcel, 1.

PROPERTY DETAILS:

1. Date primary structure was built: 1920 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

DISCUSSION:

The applicant is requesting approval to remove the presumptive pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1920. The property is not within a historic district or LHP overlay, is not included in the 1990 Anne Bloomfield Survey and not located on the Sanborn Fire Insurance maps.

PREPARED BY: Erin Walters
Associate Planner

DISCUSSION (continued):

The applicant has provided an informational packet with their application, which includes a summary of the history of the residence, and the research conducted as a part of this request (Attachment 1). Based on the summary letter provided, the estimated construction date based on the research conducted is 1920. The original 774-square foot residence was built with no foundation and single wall construction. The applicant states that the windows, front porch, front door, and rear laundry room addition do not appear to be original. The applicant believes that the required findings for removal from the Historic Resources Inventory can be made for this property as the residence is not in its original condition and there is nothing significant or remarkable about it. The applicant did not find that any significant persons lived on the site.

The applicant has also provided pictures of the current residence and neighboring properties, provided as Attachment 2. An existing site plan is provided as Attachment 3.

CONCLUSION:

Should the Committee find that the structure no longer has historic significance or architectural merit due to the loss of integrity, the structure would be removed from the Historic Resources Inventory and any proposed alterations would not return to the Committee.

FINDINGS:

A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. Applicant's Submittal Packet
2. Property Photographs
3. Existing Site Plan

Dear Committee Members,

We are requesting that 14335 La Rinconada Drive be removed from the Historic Resources Inventory List in the Town of Los Gatos. According to Santa Clara County the home of 744 sq ft was built in 1920. We have researched the following documents:

- 1) Sanborn Maps – Not Located
- 2) 1941 Tax Assessment – Not Located
- 3) 1989 Ann Bloomfield Historic Resource Survey Form – Not Located
- 4) Polk Directories – Was not found until 1952 P. Danforth, 1962 Albert Blake
- 5) Historic Property Collection and Tour Books – Not Located
- 6) Telephone Directories – Included with Polk Directories

The home was built with no foundation and primarily single wall construction. In viewing the home, it is apparent that the windows are not original. Also, the front porch and front door appear to be of a newer era than the 1920's. The rear laundry room with a shed roof looks to be an addition at one time. We feel the house does not have a defined architectural style, but would classify it close to a beach bungalow cottage. According to our research, no one of important significance has lived in the house. The interior of the house has very low ceilings of 7 feet in height. There are no redeeming qualities to keep this home on the Historic Resources Inventory List and we feel it should be removed. I have enclosed pictures of the home and the surrounding neighbors. Please feel free to reach out for

questions if needed and thank you for your consideration in this matter.

Thank you,

Nicholas Gera

[REDACTED]

TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
HISTORIC RESEARCH WORKSHEET



Applicants shall provide written evidence and supporting documents to justify their request for a remodel, alteration, addition, determination of significance, or demolition of a designated or presumptive historic resource. This worksheet is intended to assist the applicant in gathering written evidence and supporting documents, and to assist the Historic Preservation Committee during evaluation of the request.

Applicants shall provide written evidence and supporting documents of the historical and architectural characteristics, regarding both structures (construction date, alteration dates, photographic documentation) and people (owner and/or resident names). If written evidence cannot fit on this worksheet, please attach separate sheets.

The Historic Preservation Committee reviews the application using the Town's Historic District Ordinance requirements. Copies of the ordinance(s) are available at Town Hall. The Committee meets the fourth Wednesday of every month. The filing deadline is 20 days prior to the meeting by 11:00 AM.

The applicant shall research the following (please check the box once you complete your research):

1. Los Gatos Public Library (see How to Research the History of a House in Los Gatos):
 - Sanborn Maps **No Record**
 - 1941 Tax Assessment **No Record**
 - 1989 Anne Bloomfield Historic Resource Survey forms **No Record**
 - Polk's Directories **Looked at 1939, 1944, 1952 Plainforth, 1962 Albert Blake, 1968, 1972 Vacant**
 - Telephone Directories **Included with Polk Directories**
 - Other **Historic Property Collection and Tour Books - No Record**
2. Santa Clara County Resources (especially helpful for properties previously located in the county's jurisdiction):
 - Santa Clara County Planning Department records **Viewed 11/13/23**
 - San Jose Public Library (California Room) **Viewed 11/13/23**
3. Community Development Department Resources:
 - Sanborn Maps
 - 1989 Anne Bloomfield Historic Resource Survey forms
 - Community Development Department property files (permit history)

Research was conducted on (please enter date): 11/6, 11/9, 11/13, 11/17

Records and Documents found (please attach copies): _____



Marko Gera

>

Fwd: Los Gatos Library - historic property research

1 message

Marko Gera

To: Marko Gera

Mon, Nov 27, 2023 at 3:44 PM

From: Shawnte Santos
Subject: Los Gatos Library - historic property research
Dat

Hi Nick,

It was nice to meet you yesterday! I heard back from Sean and Erin in our Planning department and they said that next steps for when we don't have a property listed in our Sanborn Maps or Bloomfield Architectural Surveys is to contact the County to review the property's permit history.

I think you said you were already working on this, so you're definitely on the right track!

Please let me know if you have any other questions.

All the best,



Shawnte Santos (she/her) • Adult Collection & Services Librarian
Los Gatos Library • 100 Villa Avenue, 95030

I am in the office Tuesdays through Fridays and alternating Saturdays. I am not in the office on Sundays or Mondays.

Library hours: Sunday - Saturday 10 am - 6 pm

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</tr> <tr> <td>8.775</td> <td>8.776</td> <td>8.777</td> <td>8.778</td> <td>8.779</td> <td>8.780</td> </tr> <tr> <td>8.781</td> <td>8.782</td> <td>8.783</td> <td>8.784</td> <td>8.785</td> <td>8.786</td> </tr> <tr> <td>8.787</td> <td>8.788</td> <td>8.789</td> <td>8.790</td> <td>8.791</td> <td>8.792</td> </tr> <tr> <td>8.793</td> <td>8.794</td> <td>8.795</td> <td>8.796</td> <td>8.797</td> <td>8.798</td> </tr> <tr> <td>8.799</td> <td>8.800</td> <td>8.801</td> <td>8.802</td> <td>8.803</td> <td>8.804</td> </tr> <tr> <td>8.805</td> <td>8.806</td> <td>8.807</td> <td>8.808</td> <td>8.809</td> <td>8.810</td> </tr> <tr> <td>8.811</td> <td>8.812</td> <td>8.813</td> <td>8.814</td> <td>8.815</td> <td>8.816</td> </tr> <tr> <td>8.817</td> <td>8.818</td> <td>8.819</td> <td>8.820</td> <td>8.821</td> <td>8.822</td> </tr> <tr> <td>8.823</td> <td>8.824</td> <td>8.825</td> <td>8.826</td> <td>8.827</td> <td>8.828</td> </tr> <tr> <td>8.829</td> <td>8.830</td> <td>8.831</td> <td>8.832</td> <td>8.833</td> <td>8.834</td> </tr> <tr> <td>8.835</td> <td>8.836</td> <td>8.837</td> <td>8.838</td> <td>8.839</td> <td>8.840</td> </tr> <tr> <td>8.841</td> <td>8.842</td> <td>8.843</td> <td>8.844</td> <td>8.845</td> <td>8.846</td> </tr> <tr> <td>8.847</td> <td>8.848</td> <td>8.849</td> <td>8.850</td> <td>8.851</td> <td>8.852</td> </tr> <tr> <td>8.853</td> <td>8.854</td> <td>8.855</td> <td>8.856</td> <td>8.857</td> <td>8.858</td> </tr> <tr> <td>8.859</td> <td>8.860</td> <td>8.861</td> <td>8.862</td> <td>8.863</td> <td>8.864</td> </tr> <tr> <td>8.865</td> <td>8.866</td> <td>8.867</td> <td>8.868</td> <td>8.869</td> <td>8.870</td> </tr> <tr> <td>8.871</td> <td>8.872</td> <td>8.873</td> <td>8.874</td> <td>8.875</td> <td>8.876</td> </tr> <tr> <td>8.877</td> <td>8.878</td> <td>8.879</td> <td>8.880</td> <td>8.881</td> <td>8.882</td> </tr> <tr> <td>8.883</td> <td>8.884</td> <td>8.885</td> <td>8.886</td> <td>8.887</td> <td>8.888</td> </tr> <tr> <td>8.889</td> <td>8.890</td> <td>8.891</td> <td>8.892</td> <td>8.893</td> <td>8.894</td> </tr> <tr> <td>8.895</td> <td>8.896</td> <td>8.897</td> <td>8.898</td> <td>8.899</td> <td>8.900</td> </tr> <tr> <td>8.901</td> <td>8.902</td> <td>8.903</td> <td>8.904</td> <td>8.905</td> <td>8.906</td> </tr> <tr> <td>8.907</td> <td>8.908</td> <td>8.909</td> <td>8.910</td> <td>8.911</td> <td>8.912</td> </tr> <tr> <td>8.913</td> <td>8.914</td> <td>8.915</td> <td>8.916</td> <td>8.917</td> <td>8.918</td> </tr> <tr> <td>8.919</td> <td>8.920</td> <td>8.921</td> <td>8.922</td> <td>8.923</td> <td>8.924</td> </tr> <tr> <td>8.925</td> <td>8.926</td> <td>8.927</td> <td>8.928</td> <td>8.929</td> <td>8.930</td> </tr> <tr> <td>8.931</td> <td>8.932</td> <td>8.933</td> <td>8.934</td> <td>8.935</td> <td>8.936</td> </tr> <tr> <td>8.937</td> <td>8.938</td> <td>8.939</td> <td>8.940</td> <td>8.941</td> <td>8.942</td> </tr> <tr> <td>8.943</td> <td>8.944</td> <td>8.945</td> <td>8.946</td> <td>8.947</td> <td>8.948</td> </tr> <tr> <td>8.949</td> <td>8.950</td> <td>8.951</td> <td>8.952</td> <td>8.953</td> <td>8.954</td> </tr> <tr> <td>8.955</td> <td>8.956</td> <td>8.957</td> <td>8.958</td> <td>8.959</td> <td>8.960</td> </tr> <tr> <td>8.961</td> <td>8.962</td> <td>8.963</td> <td>8.964</td> <td>8.965</td> <td>8.966</td> </tr> <tr> <td>8.967</td> <td>8.968</td> <td>8.969</td> <td>8.970</td> <td>8.971</td> <td>8.972</td> </tr> <tr> <td>8.973</td> <td>8.974</td> <td>8.975</td> <td>8.976</td> <td>8.977</td> <td>8.978</td> </tr> <tr> <td>8.979</td> <td>8.980</td> <td>8.981</td> <td>8.982</td> <td>8.983</td> <td>8.984</td> </tr> <tr> <td>8.985</td> <td>8.986</td> <td>8.987</td> <td>8.988</td> <td>8.989</td> <td>8.990</td> </tr> <tr> <td>8.991</td> <td>8.992</td> <td>8.993</td> <td>8.994</td> <td>8.995</td> <td>8.996</td> </tr> <tr> <td>8.997</td> <td>8.998</td> <td>8.999</td> <td>8.1000</td> <td>8.1001</td> <td>8.1002</td> </tr> <tr> <td>8.1003</td> <td>8.1004</td> <td>8.1005</td> <td>8.1006</td> <td>8.1007</td> <td>8.1008</td> </tr> <tr> <td>8.1009</td> <td>8.1010</td> <td>8.1011</td> <td>8.1012</td> <td>8.1013</td> <td>8.1014</td> </tr> <tr> <td>8.1015</td> <td>8.1016</td> <td>8.1017</td> <td>8.1018</td> <td>8.1019</td> <td>8.1020</td> </tr> <tr> <td>8.1021</td> <td>8.1022</td> <td>8.1023</td> <td>8.1024</td> <td>8.1025</td> <td>8.1026</td> </tr> <tr> <td>8.1027</td> <td>8.1028</td> <td>8.1029</td> <td>8.1030</td> <td></td></tr></table>												1. ROOF	8. FIREPLACE	12. ROOMS	13. FLOORS	14. ROOM FINISH	15. INTERIOR FINISH	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	8.10	8.11	8.12	8.13	8.14	8.15	8.16	8.17	8.18	8.19	8.20	8.21	8.22	8.23	8.24	8.25	8.26	8.27	8.28	8.29	8.30	8.31	8.32	8.33	8.34	8.35	8.36	8.37	8.38	8.39	8.40	8.41	8.42	8.43	8.44	8.45	8.46	8.47	8.48	8.49	8.50	8.51	8.52	8.53	8.54	8.55	8.56	8.57	8.58	8.59	8.60	8.61	8.62	8.63	8.64	8.65	8.66	8.67	8.68	8.69	8.70	8.71	8.72	8.73	8.74	8.75	8.76	8.77	8.78	8.79	8.80	8.81	8.82	8.83	8.84	8.85	8.86	8.87	8.88	8.89	8.90	8.91	8.92	8.93	8.94	8.95	8.96	8.97	8.98	8.99	8.100	8.101	8.102	8.103	8.104	8.105	8.106	8.107	8.108	8.109	8.110	8.111	8.112	8.113	8.114	8.115	8.116	8.117	8.118	8.119	8.120	8.121	8.122	8.123	8.124	8.125	8.126	8.127	8.128	8.129	8.130	8.131	8.132	8.133	8.134	8.135	8.136	8.137	8.138	8.139	8.140	8.141	8.142	8.143	8.144	8.145	8.146	8.147	8.148	8.149	8.150	8.151	8.152	8.153	8.154	8.155	8.156	8.157	8.158	8.159	8.160	8.161	8.162	8.163	8.164	8.165	8.166	8.167	8.168	8.169	8.170	8.171	8.172	8.173	8.174	8.175	8.176	8.177	8.178	8.179	8.180	8.181	8.182	8.183	8.184	8.185	8.186	8.187	8.188	8.189	8.190	8.191	8.192	8.193	8.194	8.195	8.196	8.197	8.198	8.199	8.200	8.201	8.202	8.203	8.204	8.205	8.206	8.207	8.208	8.209	8.210	8.211	8.212	8.213	8.214	8.215	8.216	8.217	8.218	8.219	8.220	8.221	8.222	8.223	8.224	8.225	8.226	8.227	8.228	8.229	8.230	8.231	8.232	8.233	8.234	8.235	8.236	8.237	8.238	8.239	8.240	8.241	8.242	8.243	8.244	8.245	8.246	8.247	8.248	8.249	8.250	8.251	8.252	8.253	8.254	8.255	8.256	8.257	8.258	8.259	8.260	8.261	8.262	8.263	8.264	8.265	8.266	8.267	8.268	8.269	8.270	8.271	8.272	8.273	8.274	8.275	8.276	8.277	8.278	8.279	8.280	8.281	8.282	8.283	8.284	8.285	8.286	8.287	8.288	8.289	8.290	8.291	8.292	8.293	8.294	8.295	8.296	8.297	8.298	8.299	8.300	8.301	8.302	8.303	8.304	8.305	8.306	8.307	8.308	8.309	8.310	8.311	8.312	8.313	8.314	8.315	8.316	8.317	8.318	8.319	8.320	8.321	8.322	8.323	8.324	8.325	8.326	8.327	8.328	8.329	8.330	8.331	8.332	8.333	8.334	8.335	8.336	8.337	8.338	8.339	8.340	8.341	8.342	8.343	8.344	8.345	8.346	8.347	8.348	8.349	8.350	8.351	8.352	8.353	8.354	8.355	8.356	8.357	8.358	8.359	8.360	8.361	8.362	8.363	8.364	8.365	8.366	8.367	8.368	8.369	8.370	8.371	8.372	8.373	8.374	8.375	8.376	8.377	8.378	8.379	8.380	8.381	8.382	8.383	8.384	8.385	8.386	8.387	8.388	8.389	8.390	8.391	8.392	8.393	8.394	8.395	8.396	8.397	8.398	8.399	8.400	8.401	8.402	8.403	8.404	8.405	8.406	8.407	8.408	8.409	8.410	8.411	8.412	8.413	8.414	8.415	8.416	8.417	8.418	8.419	8.420	8.421	8.422	8.423	8.424	8.425	8.426	8.427	8.428	8.429	8.430	8.431	8.432	8.433	8.434	8.435	8.436	8.437	8.438	8.439	8.440	8.441	8.442	8.443	8.444	8.445	8.446	8.447	8.448	8.449	8.450	8.451	8.452	8.453	8.454	8.455	8.456	8.457	8.458	8.459	8.460	8.461	8.462	8.463	8.464	8.465	8.466	8.467	8.468	8.469	8.470	8.471	8.472	8.473	8.474	8.475	8.476	8.477	8.478	8.479	8.480	8.481	8.482	8.483	8.484	8.485	8.486	8.487	8.488	8.489	8.490	8.491	8.492	8.493	8.494	8.495	8.496	8.497	8.498	8.499	8.500	8.501	8.502	8.503	8.504	8.505	8.506	8.507	8.508	8.509	8.510	8.511	8.512	8.513	8.514	8.515	8.516	8.517	8.518	8.519	8.520	8.521	8.522	8.523	8.524	8.525	8.526	8.527	8.528	8.529	8.530	8.531	8.532	8.533	8.534	8.535	8.536	8.537	8.538	8.539	8.540	8.541	8.542	8.543	8.544	8.545	8.546	8.547	8.548	8.549	8.550	8.551	8.552	8.553	8.554	8.555	8.556	8.557	8.558	8.559	8.560	8.561	8.562	8.563	8.564	8.565	8.566	8.567	8.568	8.569	8.570	8.571	8.572	8.573	8.574	8.575	8.576	8.577	8.578	8.579	8.580	8.581	8.582	8.583	8.584	8.585	8.586	8.587	8.588	8.589	8.590	8.591	8.592	8.593	8.594	8.595	8.596	8.597	8.598	8.599	8.600	8.601	8.602	8.603	8.604	8.605	8.606	8.607	8.608	8.609	8.610	8.611	8.612	8.613	8.614	8.615	8.616	8.617	8.618	8.619	8.620	8.621	8.622	8.623	8.624	8.625	8.626	8.627	8.628	8.629	8.630	8.631	8.632	8.633	8.634	8.635	8.636	8.637	8.638	8.639	8.640	8.641	8.642	8.643	8.644	8.645	8.646	8.647	8.648	8.649	8.650	8.651	8.652	8.653	8.654	8.655	8.656	8.657	8.658	8.659	8.660	8.661	8.662	8.663	8.664	8.665	8.666	8.667	8.668	8.669	8.670	8.671	8.672	8.673	8.674	8.675	8.676	8.677	8.678	8.679	8.680	8.681	8.682	8.683	8.684	8.685	8.686	8.687	8.688	8.689	8.690	8.691	8.692	8.693	8.694	8.695	8.696	8.697	8.698	8.699	8.700	8.701	8.702	8.703	8.704	8.705	8.706	8.707	8.708	8.709	8.710	8.711	8.712	8.713	8.714	8.715	8.716	8.717	8.718	8.719	8.720	8.721	8.722	8.723	8.724	8.725	8.726	8.727	8.728	8.729	8.730	8.731	8.732	8.733	8.734	8.735	8.736	8.737	8.738	8.739	8.740	8.741	8.742	8.743	8.744	8.745	8.746	8.747	8.748	8.749	8.750	8.751	8.752	8.753	8.754	8.755	8.756	8.757	8.758	8.759	8.760	8.761	8.762	8.763	8.764	8.765	8.766	8.767	8.768	8.769	8.770	8.771	8.772	8.773	8.774	8.775	8.776	8.777	8.778	8.779	8.780	8.781	8.782	8.783	8.784	8.785	8.786	8.787	8.788	8.789	8.790	8.791	8.792	8.793	8.794	8.795	8.796	8.797	8.798	8.799	8.800	8.801	8.802	8.803	8.804	8.805	8.806	8.807	8.808	8.809	8.810	8.811	8.812	8.813	8.814	8.815	8.816	8.817	8.818	8.819	8.820	8.821	8.822	8.823	8.824	8.825	8.826	8.827	8.828	8.829	8.830	8.831	8.832	8.833	8.834	8.835	8.836	8.837	8.838	8.839	8.840	8.841	8.842	8.843	8.844	8.845	8.846	8.847	8.848	8.849	8.850	8.851	8.852	8.853	8.854	8.855	8.856	8.857	8.858	8.859	8.860	8.861	8.862	8.863	8.864	8.865	8.866	8.867	8.868	8.869	8.870	8.871	8.872	8.873	8.874	8.875	8.876	8.877	8.878	8.879	8.880	8.881	8.882	8.883	8.884	8.885	8.886	8.887	8.888	8.889	8.890	8.891	8.892	8.893	8.894	8.895	8.896	8.897	8.898	8.899	8.900	8.901	8.902	8.903	8.904	8.905	8.906	8.907	8.908	8.909	8.910	8.911	8.912	8.913	8.914	8.915	8.916	8.917	8.918	8.919	8.920	8.921	8.922	8.923	8.924	8.925	8.926	8.927	8.928	8.929	8.930	8.931	8.932	8.933	8.934	8.935	8.936	8.937	8.938	8.939	8.940	8.941	8.942	8.943	8.944	8.945	8.946	8.947	8.948	8.949	8.950	8.951	8.952	8.953	8.954	8.955	8.956	8.957	8.958	8.959	8.960	8.961	8.962	8.963	8.964	8.965	8.966	8.967	8.968	8.969	8.970	8.971	8.972	8.973	8.974	8.975	8.976	8.977	8.978	8.979	8.980	8.981	8.982	8.983	8.984	8.985	8.986	8.987	8.988	8.989	8.990	8.991	8.992	8.993	8.994	8.995	8.996	8.997	8.998	8.999	8.1000	8.1001	8.1002	8.1003	8.1004	8.1005	8.1006	8.1007	8.1008	8.1009	8.1010	8.1011	8.1012	8.1013	8.1014	8.1015	8.1016	8.1017	8.1018	8.1019	8.1020	8.1021	8.1022	8.1023	8.1024	8.1025	8.1026	8.1027	8.1028	8.1029	8.1030	
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8.31	8.32	8.33	8.34	8.35	8.36																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.37	8.38	8.39	8.40	8.41	8.42																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.43	8.44	8.45	8.46	8.47	8.48																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.49	8.50	8.51	8.52	8.53	8.54																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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8.67	8.68	8.69	8.70	8.71	8.72																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.73	8.74	8.75	8.76	8.77	8.78																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.79	8.80	8.81	8.82	8.83	8.84																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.85	8.86	8.87	8.88	8.89	8.90																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.91	8.92	8.93	8.94	8.95	8.96																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.97	8.98	8.99	8.100	8.101	8.102																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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8.109	8.110	8.111	8.112	8.113	8.114																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.115	8.116	8.117	8.118	8.119	8.120																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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8.745	8.746	8.747	8.748	8.749	8.750																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.751	8.752	8.753	8.754	8.755	8.756																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.757	8.758	8.759	8.760	8.761	8.762																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.763	8.764	8.765	8.766	8.767	8.768																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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8.781	8.782	8.783	8.784	8.785	8.786																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.787	8.788	8.789	8.790	8.791	8.792																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.793	8.794	8.795	8.796	8.797	8.798																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.799	8.800	8.801	8.802	8.803	8.804																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.805	8.806	8.807	8.808	8.809	8.810																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.811	8.812	8.813	8.814	8.815	8.816																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.817	8.818	8.819	8.820	8.821	8.822																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.823	8.824	8.825	8.826	8.827	8.828																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.829	8.830	8.831	8.832	8.833	8.834																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.835	8.836	8.837	8.838	8.839	8.840																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.841	8.842	8.843	8.844	8.845	8.846																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.847	8.848	8.849	8.850	8.851	8.852																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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8.865	8.866	8.867	8.868	8.869	8.870																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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8.883	8.884	8.885	8.886	8.887	8.888																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.889	8.890	8.891	8.892	8.893	8.894																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.895	8.896	8.897	8.898	8.899	8.900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.901	8.902	8.903	8.904	8.905	8.906																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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8.913	8.914	8.915	8.916	8.917	8.918																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.919	8.920	8.921	8.922	8.923	8.924																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.925	8.926	8.927	8.928	8.929	8.930																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.931	8.932	8.933	8.934	8.935	8.936																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.937	8.938	8.939	8.940	8.941	8.942																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.943	8.944	8.945	8.946	8.947	8.948																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.949	8.950	8.951	8.952	8.953	8.954																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.955	8.956	8.957	8.958	8.959	8.960																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.961	8.962	8.963	8.964	8.965	8.966																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.967	8.968	8.969	8.970	8.971	8.972																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.973	8.974	8.975	8.976	8.977	8.978																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.979	8.980	8.981	8.982	8.983	8.984																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.985	8.986	8.987	8.988	8.989	8.990																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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8.1003	8.1004	8.1005	8.1006	8.1007	8.1008																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.1009	8.1010	8.1011	8.1012	8.1013	8.1014																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.1015	8.1016	8.1017	8.1018	8.1019	8.1020																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.1021	8.1022	8.1023	8.1024	8.1025	8.1026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
8.1027	8.1028	8.1029	8.1030																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

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					101 WIDTH EFFECTIVE 96
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					103 SQUARE FT. VALUE 20440
					104 REMARKS - RETURN 20440
					105 ZONES C5
					106 REPRESENTATIVE NO YES
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					119 TURN SCAFFOLD NO
					120 CROP NO YES
					121 FLOOD 100 YR NO YES
					122 REFL. FLOOR NO YES
					123 GUT 100 YR NO YES
					124 LANDSCAPING NO YES
					125 HIGHEST & BEST USE LL
					126 LAND USE CODE
					127 ACTUAL AREA NO
TOTAL PROPERTY					TOPOGRAPHY
ASSESSMENT YEAR	1870	10	10	10	128 ELEVATION
MEASURER	400				129 LEVEL
DEED DATE/TIME	2000-01-01 00:00:00				130 HILLS
UK	C				131 BUMP
GLN#	7000000000000000000				132 DIPS
AD VALUE	10000000000000000000				133 DRAINAGE
DEED#	2000-01-01 00:00:00				134 FLOOD
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DISPUTED TAXABLE					39

APPLICANT: BEAR DOWN. CARBON COPY MUST BE LEGIBLE.
DO NOT WRITE IN SHADED AREAS.

CHECK HERE IF YOU NEED A COPY
OF THIS APPLICATION IN ADDITION
TO YOUR PERMIT AND RECEIPT

PERMIT REQ'D UNDER FLUID CON-
TROL DISI. ORD. 59-1

YES NO

P. C. FEE (11)
S *450*

SEP. T. FEE (21)
S *—*

PERMIT FEE (11)
S *900*

SEP-12-66

53811

• 4677 (5)-A

4.50

DATE
9/12/66

ASSESSOR'S MAP NO. P. C. NO.

4677

In conformance with the provisions of Section 7031.5 of the Business and Professions Code and Section 3800 of the Labor Code of the State of California, applicant shall file with the Building Inspector the certificates, designated in (1) and (2) below and/or shall indicate items (3), (4), (5) or (6) whichever is applicable:

(1) Certificate of Consent of Self-Insured issued by the Director of Industrial Relations.

(2) Certificate (or exact duplicate copy) of Workmen's Compensation Insurance issued by an admitted insurer.

(1) The cost of the work to be performed is \$100 or less.

(2) I certify that in the performance of the work for which this permit is issued that I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.

(3) I certify that the applicant is licensed under the provisions of Chapter 9 (commencing at Section 7000) of division 3 of the Business and Professions Code and holds applicant's California State Contractor's License.

(4) No Classification is in full force and effect.

(5) Applicant is exempt from (5) above under the applicable provisions of Section 7040 through 7052 of the Contractors' License Law. (State basis for exemption)

APPLICANT'S SIGNATURE *C.E. Hayes*

ADDRESS: [REDACTED]

COMPENSATION CERTIFICATE VERIFIED

THIS APPLICATION IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT,
SIGNED, AND MACHINE VALIDATED IN THE SPACE PROVIDED.

PERMISSION IS THEREFORE GRANTED TO DO THE WORK INDICATED
BLOW IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, LAWS
AND REGULATIONS.

PLUMBING, GAS AND ELECTRIC NOT INCLUDED

NUMBER
06024

APPLICANT: DO NOT WRITE IN SHADED
AREAS - BEAR DOWN

PRINT OR TYPE - THE 2nd COPY IS YOURS

APPLICATION FOR BUILDING PERMIT
COUNTY OF SANTA CLARA

BUILDING INSPECTION DIVISION
20 WEST HEDDING ST. • SAN JOSE, CALIF. 95110 • TELEPHONE 299-2351

LOCATION: [REDACTED]

LOT BLOCK TRACT

STREET & ADDRESS

14335 Calaveraada

NEAREST CROSS STREET

Wedgewood

POST OFFICE (CITY)

Los Gatos

OWNER

O. H. Hayes

ADDRESS

ARCHITECT
OR
ENGINEER

CONTRACTOR

FRONT

REAR

ZONE

R-1-B-36

USE OF STRUCTURE

residential

Storage

Building 1000 ft²

NET
BACKS
FEET

FRONT

SIDE

SIDE

REAR

GRADE

WELL

CONVERT

DEMOLISH

EXCAVATE

BUILD

RENOV

ADD TO

REPAIR

MOVE

TYPE OF IMPROVEMENT

GRADE

WELL

CONVERT

DEMOLISH

NO. OF

STORIES

FAMILIES

NO. FT.
SIZE

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TOWN OF LOS GATOS

PLANNING DEPARTMENT
(408) 354-6872

CIVIC CENTER
110 E. MAIN STREET
P.O. Box 949
Los Gatos, CA 95031

NOTICE

November 14, 1997

Resident:
14335 La Rinconada
Los Gatos, CA 95032

RE: 14335 La Rinconada
Home Occupation Permit

The Town has received a complaint that a business is being operated at the above mentioned address. Martin Alkire, the Town's Code Compliance Officer, conducted a drive-by inspection on November 12, 1997, but was unable to determine if a business is being operated.

This property is located in a residential zone. Only residential uses are allowed unless a home occupation permit has been obtained. Enclosed is a copy of a home occupation permit application. If you find that you are able to fulfill the conditions of the home occupation permit, you must apply for a home occupation permit. If you cannot fulfill the conditions of the home occupation permit, you must cease operating your business at the above mentioned site.

Please contact Martin Alkire, Code Compliance Officer, at (408) 354-6874 at your earliest convenience. If you do not contact the Town by November 21, 1997, the Town will assume that a business is being operated and will perform further enforcement action.

Very Truly Yours,

A handwritten signature of Lee E. Bowman.

Lee E. Bowman
Planning Director

LEB:MA

Enclosure

CC: [REDACTED]

Sorted
L-R



TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

NOTICE OF VIOLATION

January 13, 1993

VL-93-024

Occupant
14335 La Rinconada Drive
Los Gatos, CA 95030

RE: 14335 La Rinconada Drive
Dog Feces

The Town has received complaints that dog feces is being allowed to accumulate at the above mentioned address. The Los Gatos Town Code requires that animal feces must be regularly removed to keep yards "in a clean and wholesome condition" (Section 4.10.060).

Please resolve this issue by January 21, 1993, to avoid further enforcement action. If you have any questions regarding this matter, please contact Christine Arrulza, Code Compliance Officer of this office, at (408) 354-6807.

Leo E. Bowman
Planning Director

LEB:CA

CC: [REDACTED]

CA75A101031JAH1024



TOWN OF LOS GATOS

BUILDING AND ENGINEERING DEPARTMENT

(408) 354-6881
FAX 354-7593

CIVIC CENTER
110 E. MAIN STREET
P.O. Box 949
Los Gatos, CA 95031

NOTICE OF EXPIRATION ON PLAN REVIEW APPLICATION

February 3, 1998

Mr. and Mrs. [REDACTED]

Expired

Dear Mr. and Mrs. Gera:

JOB ADDRESS:	14335 La Rinconada Drive
APPLICATION NUMBER:	897-000593 & P97-000281
APPLICATION DATE:	July 21, 1997
EXPIRATION DATE:	January 19, 1998

We are concerned about the status of your permit application. Your plan review application shall expire if a permit is not issued within 180 days following the date of application (Section 304(d) of the Uniform Building Code). One extension may be granted by the Director of Building and Engineering Services upon written request.

If you wish to extend your application, please complete the attached form and return it to the Building Department. Your request for extension must be received by this department prior to the EXPIRATION DATE indicated above. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

The department policy is to dispose of plans and submittals 30 days after the application is voided. If you are interested in the return of your material or do not wish to pursue the project, please contact Cherie Strand, Counter Technician (354-6881) of this office within the specified time period to make the appropriate arrangements.

Very truly yours,

Bill Bruckart

BILL BRUCKART
Senior Building Inspector

BB:Cher

MAIL/ENCLOSURE/TELETYPE/CC/PD





TOWN OF LOS GATOS

COMMUNITY SERVICES DEPARTMENT
BUILDING DIVISION
(408) 354-6881 FAX (408) 354-7593

CIVIC CENTER
110 W. MAIN STREET
P.O. Box 919
Los GATOS, CA 95031

TO: Pacific Gas & Electric Company
Attention: Service Planning Department - Cupertino
FAX: (408) 725-3342 PHONE: (408) 725-3325

FROM: TOWN OF LOS GATOS - BUILDING INSPECTION DEPARTMENT

SUBJECT: REQUEST FOR GAS/ELECTRIC RELEASE(S)

PROPERTY INFORMATION:

Building Address: 14335 La Rinconada Dr

Name of Customer: [REDACTED]

Building Use: Residence Units Released: _____

Meter(s) Location: _____

ELECTRICAL RELEASE:

Service Change: _____ Amps: _____ Other: _____

New Service: _____ Amps: _____ Other: _____

Temporary Power Relocation: at Perm. Location Amps: 120 Other: Drop

REVOKE METER RELEASE

GAS RELEASE:

Service Change: _____ Meters: _____ No. of BTU: _____

New Service: _____ Meters: _____ No. of BTU: _____

REVOKE METER RELEASE

BUILDING INSPECTION DEPARTMENT:

Permit No. E01-000035

Inspector Initials: CM

Fax Date/Time: 2/20/01 10:45 AM



CHRISTOPHER MANSFIELD
BUILDING/NUCLEAR SOURCE INSPECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

CIVIC CENTER • 110 W. MAIN STREET

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
ELECTRICAL PERMIT

Permit Number: E01-000035

Work Description: UPGRADE SERVICE EQUIPMENT TO 100AMPS

Building Address: 14335 LA RINCONADA DR
Owner.....: [REDACTED]
Address.....: [REDACTED]
City.....: [REDACTED]
Zip.....: 95070
Contractor.....: [REDACTED] NC
License.....: [REDACTED]
Address.....: [REDACTED]
City.....: [REDACTED]
Zip.....: 95070
Business Lic.: 97070095

Status.: ISSUED
Applied.: 01/22/2001
Approved:
Issued.: 01/22/2001
Expires.: 07/21/2001

--Square Footage--

New Residence:	Remodel:	Commercial:
*****	***** PERMIT FEES *****	*****
Permit Issuance.....:	25.00	
Plan Check Fee.....:	.00	
New Resident.....:	.00	
Remodel.....:	.00	
Commercial.....:	.00	
Detail Electrical Fee:	30.00	
*****	*****	*****
Total Calculated Fees:	55.00	
Total Additional Fees:	.00	
Total Fees Due.....:	55.00	
Total Payments.....:	.00	
BALANCE DUE.....:	55.00	

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: George Gera
COMPLETED 1-21-01

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury I have and will maintain Workers' Compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Signature: George Gera

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: George Gera

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.

CERTIFICATION OF OWNER/BUILDER DECLARATION

I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State laws relating to building construction, and hereby authorize representatives of this Town to enter upon that above mentioned property for inspections.

Signature: George Gera

NOTICE:

1. Signs are regulated. See Planning Dept. for requirements
2. Outdoor lights are regulated against shining on other properties; shoestring lighting is not permitted.

TOWN OF LOS GATOS

BUILDING DEPARTMENT • PHONE 354-6874 • FAX (408) 354-7503

INSPECTION REQUESTS PHONE 354-6877

APPLICATION FOR ELECTRICAL PERMIT

E00- 35

ITEM/FEE	NO. OF UNITS	AMOUNT	1	111	BUILDING ADDRESS	14335 La Rincanada	Historic - Pre-1941
OUTDOOR LIGHTS		125 EA			USE OF EXISTING BUILDING (Check mark)	Commercial Building/Existing Structure	
HOODS/SHOTS		125 EA			Sing or Family Residence	<input checked="" type="checkbox"/>	Commercial Building/Existing Structure
SWITCHES		125 EA			PROPERTY OWNER	<input type="checkbox"/>	Another Owner or Deceased Owner
RECEPTACLES OUTSIDE		125 EA			PHONE (REQUIRED)	<input type="checkbox"/>	
RESIDENTIAL - OVEN COOK TOP WALL OVENS SPACER DISPOSER WASHING MACH CLOTHES DREN OTHER SMALL APPLIANCES					MAIL ADDRESS	14335 La Rincanada	
RESIDENTIAL - COOK TOP WALL OVENS DISPOSER WASHING MACH CLOTHES DREN OTHER SMALL APPLIANCES		400 EA			CITY	Los Gatos	
COMMERCIAL - MEDICAL & DENTAL RESTAURANT FOOD & BEVERAGE CABINETS COMMERCIAL KITCHEN CABINET LINE COUNTER VITRINES LAUNDRY MACH. OTHER SMALL APPLIANCES INV 251533					ZIP	95032	
LARGE APPLIANCES & POWER EQUIPMENT RADIOS & TV-COADS COUP COOK NO & BAKING EQUIP SINKER USE APPLIANCES & APPLIANCES UP TO 15KW		800 EA			CONTRACTOR	<input type="checkbox"/>	
SINKERS		15.00 EA			PHONE	<input type="checkbox"/>	
SINKERS		35.00 EA			MAIL ADDRESS	14335 La Rincanada	
SINKERS		45.00 EA			CITY	Same	
SINKERS (EX. 100 FEET)		5.00 EA			ZIP	20	
HOME		30.00 EA			STATE	<input type="checkbox"/>	
TERMO EQUIP. NOT OVER 200 AMPS	1	30.00 EA			LICENSE	<input type="checkbox"/>	
SERVICE EQUIP. OVER 1-200 AMPS		50.00 EA			EXPIRE DATE	<input type="checkbox"/>	
SERVICE EQUIP. OVER 1-200 AMPS		75.00 EA			MUST SHOW CURRENT WORKER'S COMP		
REFRIGERATOR		11.00 EA			NOTICE:		
REFRIGERATOR CONDENSER CONDENSER DRAUGHTS		15.00 EA			1. SIGNS ARE REGULATED, SEE PLANNING DEPT.		
TEMPORARY POWER POLE		30.00 EA			2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES, SHOESTRING LIGHTING NOT PERMITTED		
TEMPORARY LIGHTING SYSTEM		15.00 EA			3. WRITTEN LETTER OF APPROVAL IS NECESSARY FOR EQUIPMENT AND LIGHTS OUTSIDE OF LIVING AREA WITHIN HOMEOWNER'S ASSOCIATIONS		
MOVABLE FOOD SYSTEM		30.00 EA					
NEW LENS		60.00 EA					
DESCRIPTION OF WORK:							
UPGRADE OF SERVICE PANEL TO 100 AMPS							
IF PLANS ARE REVIEVED - NO PLANS CHECK FEE \$25							
AMOUNT OF FEES		1	125.00				

1) Street View



2) Front of House



3) Front of House



4) Front of House



5) Front Porch



6) Left Side of House



7) Left Side of House



8) Right Side of House



9) Right Side of House



10) Back of House



11) Front of Garage



12) Right Side of Garage



13) Left Side of Garage



14) Back of Garage



15) La Rinconada Neighbor



16) La Rinconada Neighbor



17) La Rinconada Neighbor



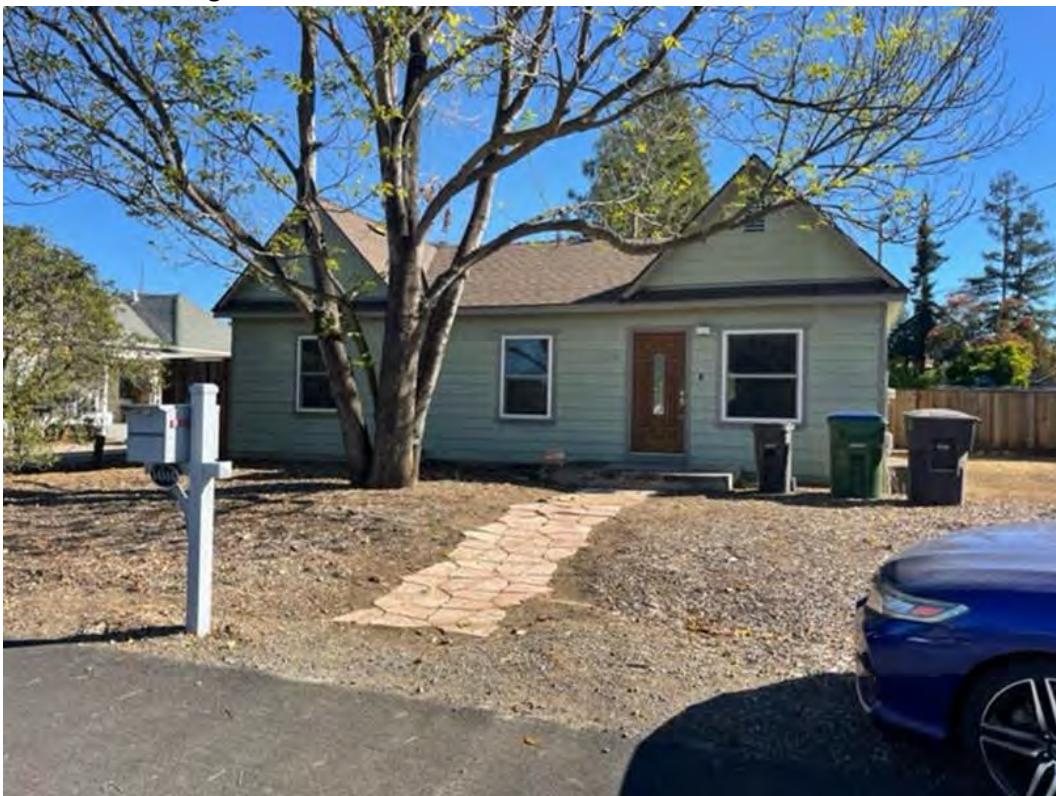
18) La Rinconada Neighbor

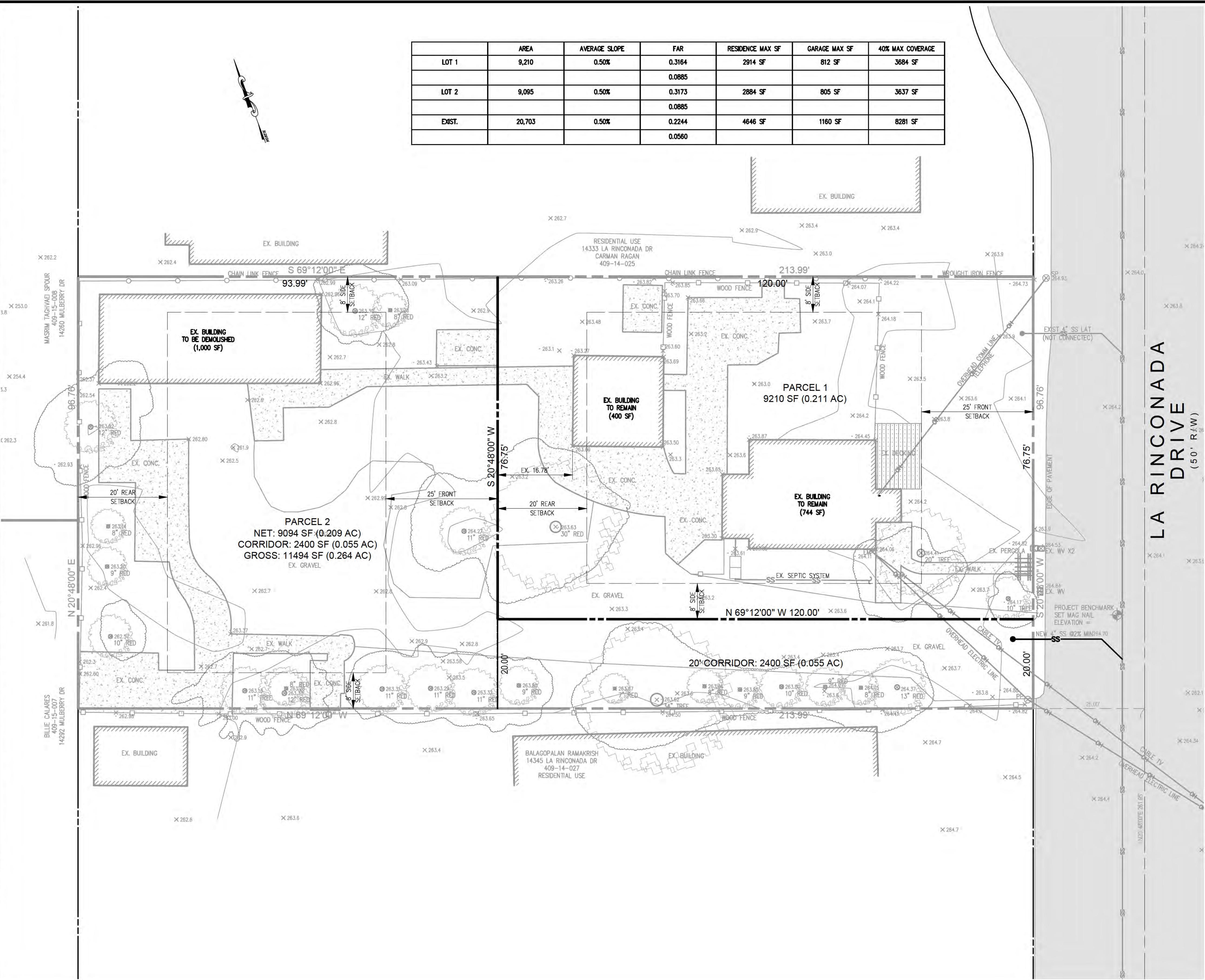


19) La Rinconada Neighbor



20) La Rinconada Neighbor





LEGEND

PROPERTY LINE	-----
ADJACENT PROPERTY LINE
STREET CENTER LINE	—
BUILDING SETBACK LINES	—
EX. EASEMENT	—
EX. DIRT ROAD	—
EX. ROAD/PAVEMENT	—
EX. CURB AND GUTTER	—
EX. CONCRETE	—
EX. CONTOUR MAJOR	530
EX. CONTOUR MINOR	534
EX. BLOCK RETAINING WALL	—
EX. DRIVEWAY	—
EX. BUILDING	—
EX. AC BERM	—
EX. TOP OF BANK	—
EX. TOE OF BANK	—
EX. CREEK FLOWLINE	—
EX. WIRE FENCE	—
EX. CHAIN LINK FENCE	—
WOOD FENCE	—
EX. SANITARY SEWER LINE	—
EX. PERFORATED SEPTIC LINE	—
EX. ELECTRIC LINE	—
EX. GAS LINE	—
EX. JOINT TRENCH	—
EX. STORM DRAIN LINE	—
EX. WATER LINE	—
EX. OVERHEAD WIRE	—

TENTATIVE MAP NOTES

TRACT NAME: LA RINCONADA SUBDIVISION
14335 LA RINCONADA DR
LOS GATOS CA 95032

OWNER: NICHOLAS GERA

CIVIL ENGINEER: TERENCE J. SZEWZYK
TSCIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110

APN: 409-14-026

GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 0-5 DU/AC

EXISTING ZONING: R-1.8 SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING: R-1.8 (NO CHANGE)

PUBLIC AREAS: NONE

WATER SUPPLY: SAN JOSE WATER COMPANY

SEWAGE DISPOSAL: WEST VALLEY SAN. DISTRICT

GAS/ELECTRIC: PG&E

TELEPHONE: AT&T

CABLE/INTERNET: FRONTIER COMMUNICATIONS

STORM DRAINAGE: TOWN OF LOS GATOS

ARVERAGE SLOPE: 0.5%

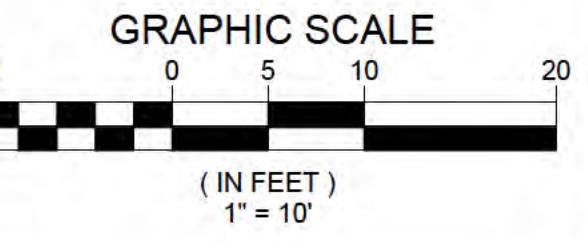
LOT AREA: 20,703 SF (0.47 AC)

TENTATIVE PARCEL MAP

14335 LA RINCONADA DR
LOS GATOS, CA 95032
APN 409-14-026

DATE:	7-14-22
SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS
SHEET NO.	1

DESIGNED UNDER THE SUPERVISION OF:
TERENCE J. SZEWZYK
REGISTERED PROFESSIONAL ENGINEER
NO. 36527
EXP. 9-30-23
DATE OF CALIFORNIA
EXPIRATION DATE: 09/30/2024
7-14-22
TERENCE J. SZEWZYK
TSCIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
35527
EXPIRATION DATE: 09/30/2024
7-14-22



T-1
OF 1 SHEETS
JOB NO.
21-276

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**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

MEETING DATE: 12/20/2023

ITEM NO: 3

DATE: December 15, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Technical Demolition of a Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards and Requiring a Variance to Side Yard Setback Requirements Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 123 Wilder Avenue.** APN 510-18-008. Architecture and Site Application S-23-039. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Bogusla Marcinkowski and Brygida Sas-Marcinkowski. Applicant: Jose De La O. Project Planner: Sean Mullin.

RECOMMENDATION:

Requesting approval for technical demolition of a contributing single-family residence and construction of a new single-family residence to exceed the floor area ratio (FAR) standards and requiring a Variance to side yard setback requirements located in the Almond Grove Historic District on property zoned R-1D:LHP located at 123 Wilder Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database, with an effective year built date of 1970; 1910s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: +- Historic and Intact or worthy of special note
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? Yes
6. Findings required? Yes
7. Considerations required? Yes

PREPARED BY:

Sean Mullin, AICP
Senior Planner

BACKGROUND:

The Santa Clara County Assessor's Database lists a construction date of 1900, and an effective year built of 1970, typically indicating that substantial construction occurred around that time. The 1990 Anne Bloomfield Survey indicates that the residence was constructed in the 1910's and assigned a preliminary rating of "historic and intact" (Attachment 1). The Sanborn Fire Insurance maps show a one-story residence on the subject property in 1895, having a consistent footprint through 1908 (Attachment 2). By 1928, the front porch was extended to wrap around the right side of the residence and connect with a side porch. Additionally, some additions were made to the rear of the residence. This 1928 footprint remained consistent through 1956.

A review of Town permit records shows the following:

- 1987 – Building Permit for demolition of a rear portion of the residence and construction of an addition at the rear of the residence, including a new primary bedroom with bathroom and a new second-story bedroom studio;
- 2001 – Partial reroof and replacement of rotted rafter tails and roof sheathing;
- 2003 – Remodel primary bedroom, interior only;
- 2007 – Remodel hall bathroom, interior only;
- 2009 – Remodel kitchen, interior only; and
- 2012 – Reroof.

As indicated above, the County Assessor lists a construction date of 1900, and an effective year built of 1970. The effective date typically indicates that substantial construction occurred around that time. Town records do not include any permits from the 1960s or 1970s and it is not known what changes may have occurred to the residence to cause the County Assessor to provide an effective date of 1970.

In September 2023, it was brought to the Town's attention that work had occurred on the residence without the required permits. Staff was able to observe that siding had been removed and replaced on the sides and rear of the residence (Attachment 3). Additionally, some removal of the siding had occurred on the front of the residence. The extent of siding removal constitutes a technical demolition of a historic structure under the Town Code. On September 26, 2023, a Stop Work Notice was issued by the Town for unlawful technical demolition related to removal of the siding on the residence.

On October 5, 2023, the applicant was informed of the unlawful demolition. On October 22, 2023, the applicant filed an Architecture and Site application for the project. The pending Architecture and Site application and future Building Permits are remedy for this circumstance and require review and recommendation by the Committee.

DISCUSSION:

Prior to its removal, shingle siding covered all elevations of the residence (Attachment 4). The unpermitted work included removal of the shingle siding on portions of the left side of the front elevation, adjacent to the window (Attachment 3). The shingle siding on the side and rear elevations was removed completely and portions of the right side and rear elevations were replaced with horizontal cementitious lap siding. Installation of the lap siding on the left side elevation was not completed prior to issuance of the Stop Work Notice. The removal of siding on the side and rear elevations constitutes a technical demolition under the Town Code. As a result of the technical demolition of the contributing residence, the Town Code requires an Architecture and Site application for a new single-family residence.

Under the Architecture and Site application, the applicant proposes removal of the existing shingle siding on portions of the front elevation, as well as the side and rear elevations (Attachment 6). Shingle siding on the front elevation would be either stripped and repainted or replaced in-kind below the first-floor roof eave. A portion of the front gable end would be replaced with new cementitious horizontal lap siding. New cementitious horizontal lap siding is also proposed on the side and rear elevations, replacing the shingle siding. Additionally, ten existing single-hung wood windows would be replaced with single-hung, dual pane wood windows at the front of the house, located on the front and side elevations (Attachment 6, Sheet A-2). The applicant provided photos showing termite damage and rot in the existing wood shingle siding and windows on the residence, and the board and batten siding on the garage (Attachment 5).

The existing residence is identified by the Residential Design Guidelines as a contributor to the Almond Grove Historic District. Structures identified as contributors to a district have been determined to be historically, architecturally, or culturally significant. Great care and scrutiny is required to properly remodel or add on to any of the contributing structures so that the structure's historic or architectural integrity is preserved and not destroyed or damaged in the remodeling or addition process. Chapter 4 of the Residential Design Guidelines identifies siding as a protected exterior element subject to review by the Town.

The following excerpts from Chapter 4 of the Residential Design Guidelines provide guidance applicable to the proposed project and are provided as possible discussion points for the Committee:

Guidelines Overview: Materials for all restoration, rehabilitation, reconstruction and new construction should be authentic and match, to the maximum degree possible, those originally used in the historical architectural style. Faux stone, vinyl windows, and manufactured siding are prohibited.

DISCUSSION (continued):

4.8.1 General Guidelines

- All protected elements of the existing exterior facade should be retained and, if necessary, repaired.
- When a remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and should utilize the same materials as the existing protected exterior elements.
- Any alteration of an existing structure should incorporate and continue the form, architectural style, materials, and details of the existing structure.
- All exterior elements including, but not limited to, roof lines, porches, doorways, windows, trim and siding should be consistent with and continue the architectural style and design of the original structure.

4.8.2 Building Materials

- Use natural/original construction materials (e.g., real wood siding, rock, brick, shingles, plaster) which match and are consistent with the existing materials of the structure. The use of faux rocks or stone is prohibited.
- New materials should identically match original materials in shape, size, dimension, texture and pattern. Metal used as flashing, screening, gutters, and utility services and other traditional elements are acceptable.
- Composite, synthetic, metal, vinyl, plastic or fabricated/imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision making body determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.
- The decision-making body may approve an acceptable alternative to the original building material if use of the original material is not feasible due to unreasonable cost and commercial availability, or health and safety considerations.

4.8.9 Siding (General)

- Siding materials and placement on the structure should be appropriate to the existing style and design.
- All existing siding should be restored and retained wherever possible.

4.8.10 Wood siding (Victorian/Craftsman)

- Siding should be real wood and not a composite, synthetic or fabricated wood product. Finger jointed wood siding is acceptable.
- Metal and vinyl siding products are prohibited.

DISCUSSION (continued):

- New siding should identically match the existing siding in size, depth, width, pattern, and should match the existing cut or bevel in siding in angle, slope, type width and depth of cut, if any.
- Old, deteriorated shingles may be replaced. However, new shingles should match existing shingles in size, shape, dimension and pattern. Siding material should run from the foundation to the roof, unless existing pattern of the house varies, in which case it must match the existing pattern.

In addition to the work proposed in the discussion above, the proposed project requires approval of a Variance to side setback requirements and an exception to the floor area ratio (FAR) standards. These entitlements are triggered due to the technical demolition of the residence resulting in a new house and desire to maintain the existing non-conforming setbacks and floor area. The project does not propose a setback or house size different than what currently exists.

FINDINGS AND CONSIDERATIONS:

A. Findings

____ As required under an Architecture and Site application for technical demolition of a historic structure, the deciding body shall consider:

1. Maintaining the Town's housing stock;
2. Preservation of historically or architecturally significant buildings or structures;
3. Property owner's desire or capacity to maintain the structure; or
4. Economic utility of the building or structure.

B. Considerations

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

____ On landmark sites, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the landmark (and, where specified in the designating ordinance for a publicly owned landmark, its major interior architectural features) nor adversely affect the character of historical, architectural or aesthetic interest or value of the landmark and its site.

PAGE 6 OF 6

SUBJECT: 123 Wilder Avenue/S-23-039

DATE: December 15, 2023

CONCLUSION:

The applicant is requesting approval for technical demolition of a contributing single-family residence and construction of a new single-family residence to exceed the floor area ratio (FAR) standards and requiring a Variance to side yard setback requirements located in the Almond Grove Historic District. Should the Committee find merit in the request, a recommendation would be forwarded to the Community Development Director and the project would be completed with an Architecture and Site application and a Building Permit. The project would not return to the Committee.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Current Exterior Photos
4. Photos of Residence Prior to Work
5. Photos from Applicant
6. Development Plans

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 123-Wilder

PARCEL MAP INFORMATION

Parcel # 510-18-008 Lot size: 47 front ft. x 33 ft. deep

Lot shape: Rectangle L Rectangle with small rear jog Other _____

Location: N S E W side of W St Ave Other

distance to cross st: 344 ft. N 1 S 0 E 0 W 0 from 3rd

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Almond Grove A Old Block # 3 Old lot # 8

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1910s Style Craftsman # stories 2

Alterations

Other rock porch base

OWNERSHIP SHOWN ON MAPS

Source		Source	Location of property, or <u>Old tract/block/lot</u>	Lot	Owner
<u>Name</u>	<u>Date</u>	<u>Page</u>		<u>Size</u>	<u>Name</u>
	1891				
Blk Book	1908				
Survey	1944				

MISCELLANEOUS

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation Recognition

District Name

Previous Survey

Gebhard: page # illustration page #
Butler/Junior League



ATTACHMENT 1

Laura Chivers, a lifelong resident, says that #123 Wilder was known as "the old Bettle" house when she was a little girl.

Mrs. Baster, present owner, didn't want to send in card.

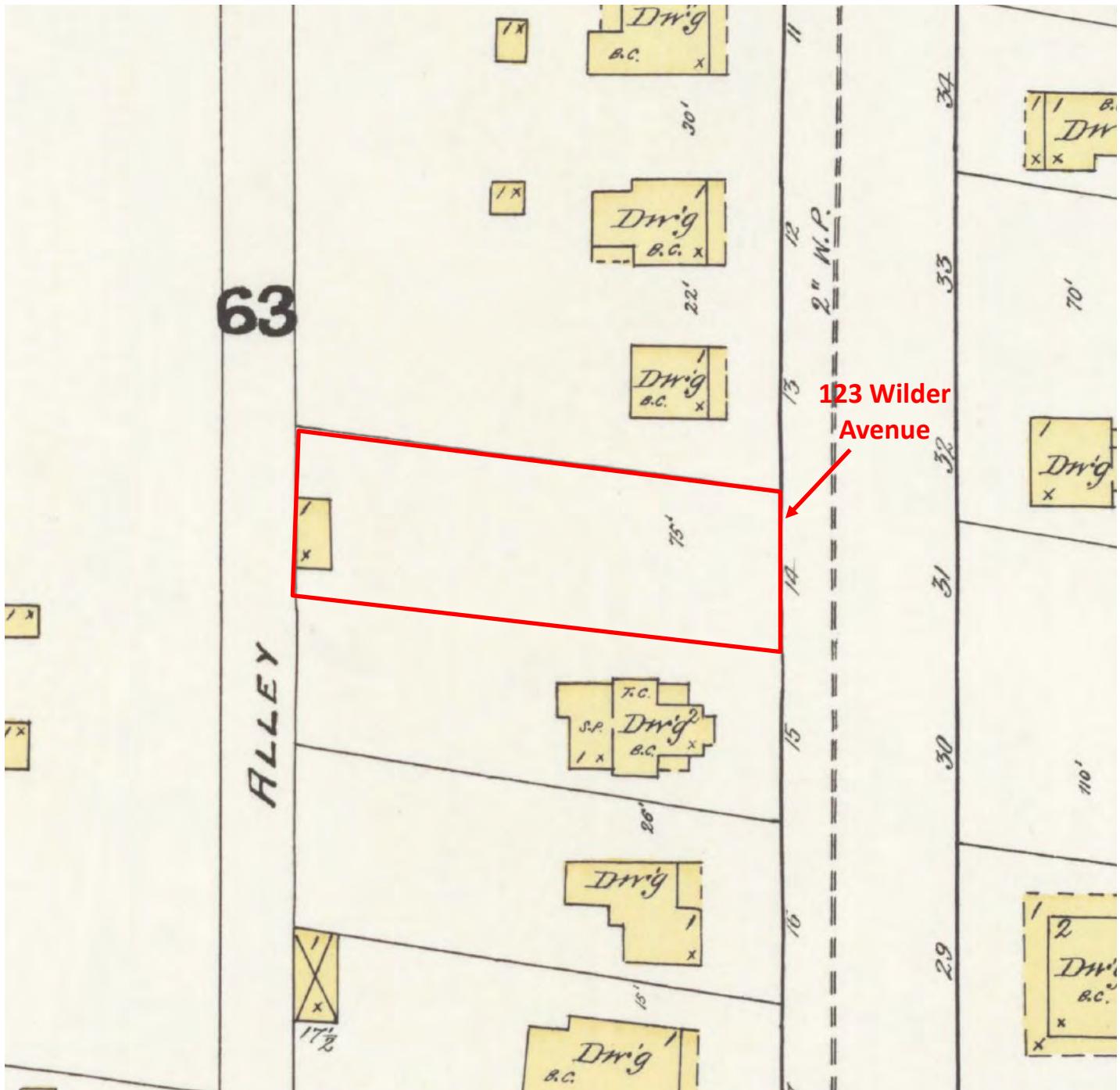
There is an S. B. Bettle who was prominent in early days of Los Gatos - and elected "Trustee of Free Presbyterian Church" in 1881. Perhaps the name is a Bellringer's

Bellringers

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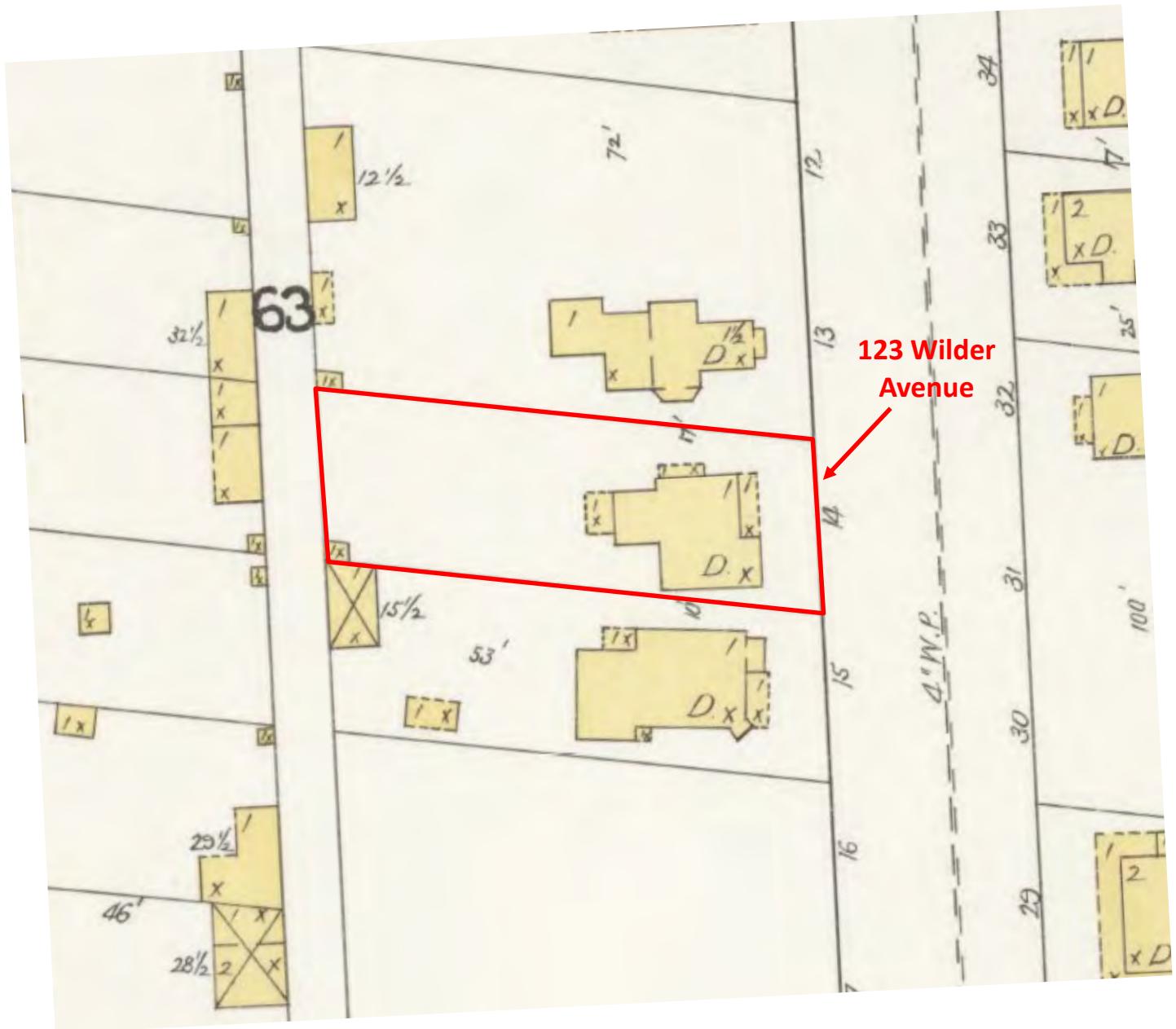
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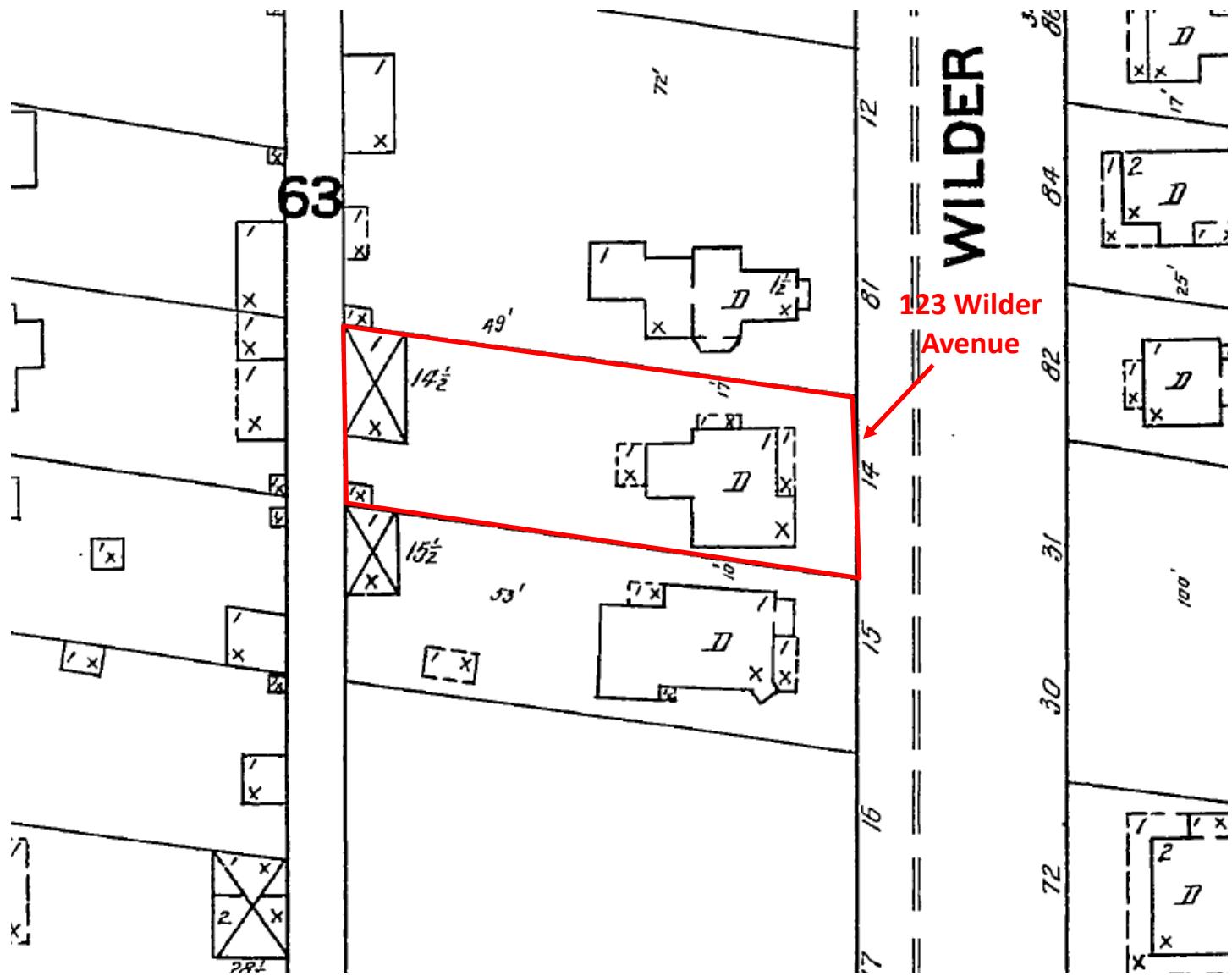
ALLEY



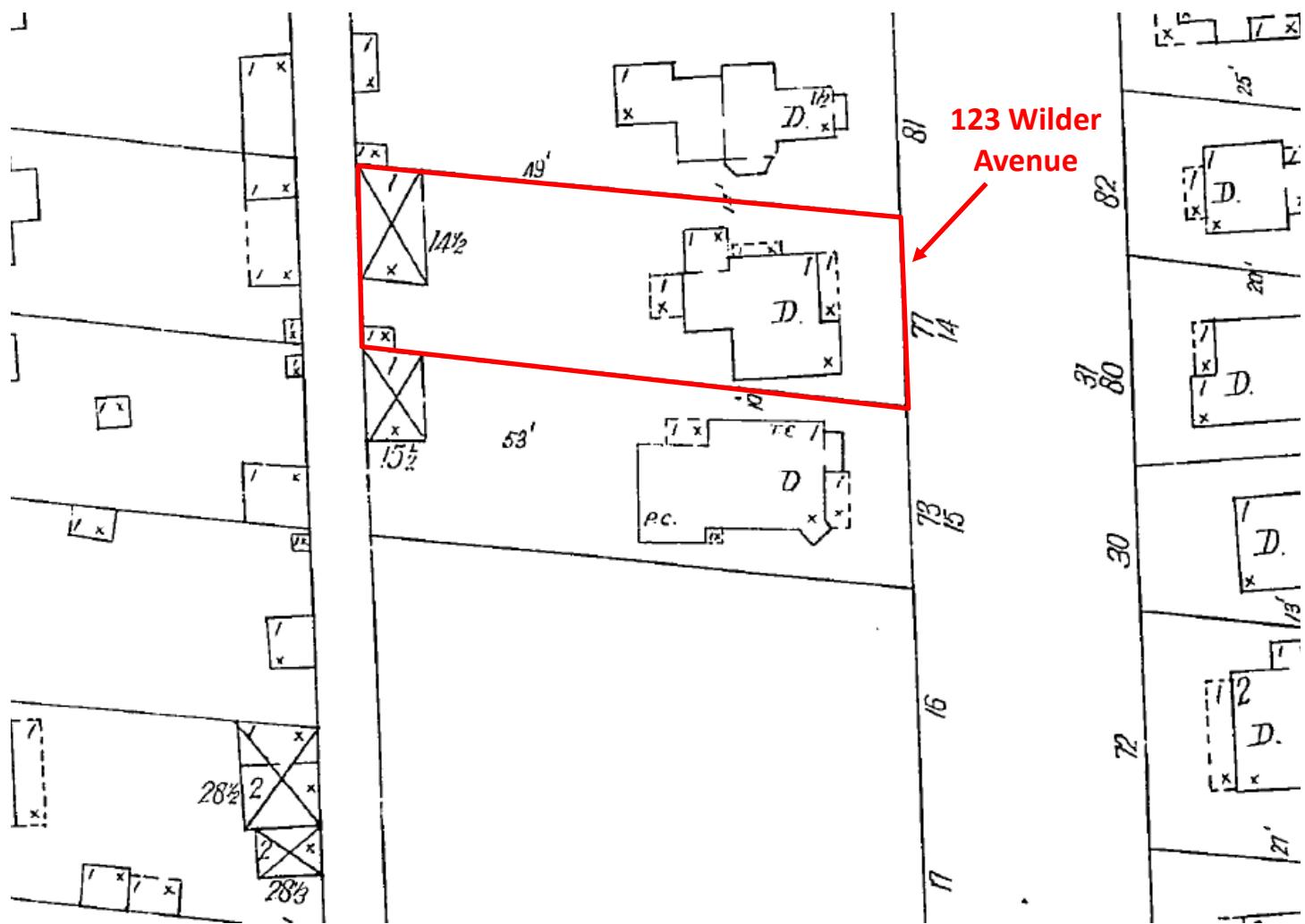
1891

ATTACHMENT 2

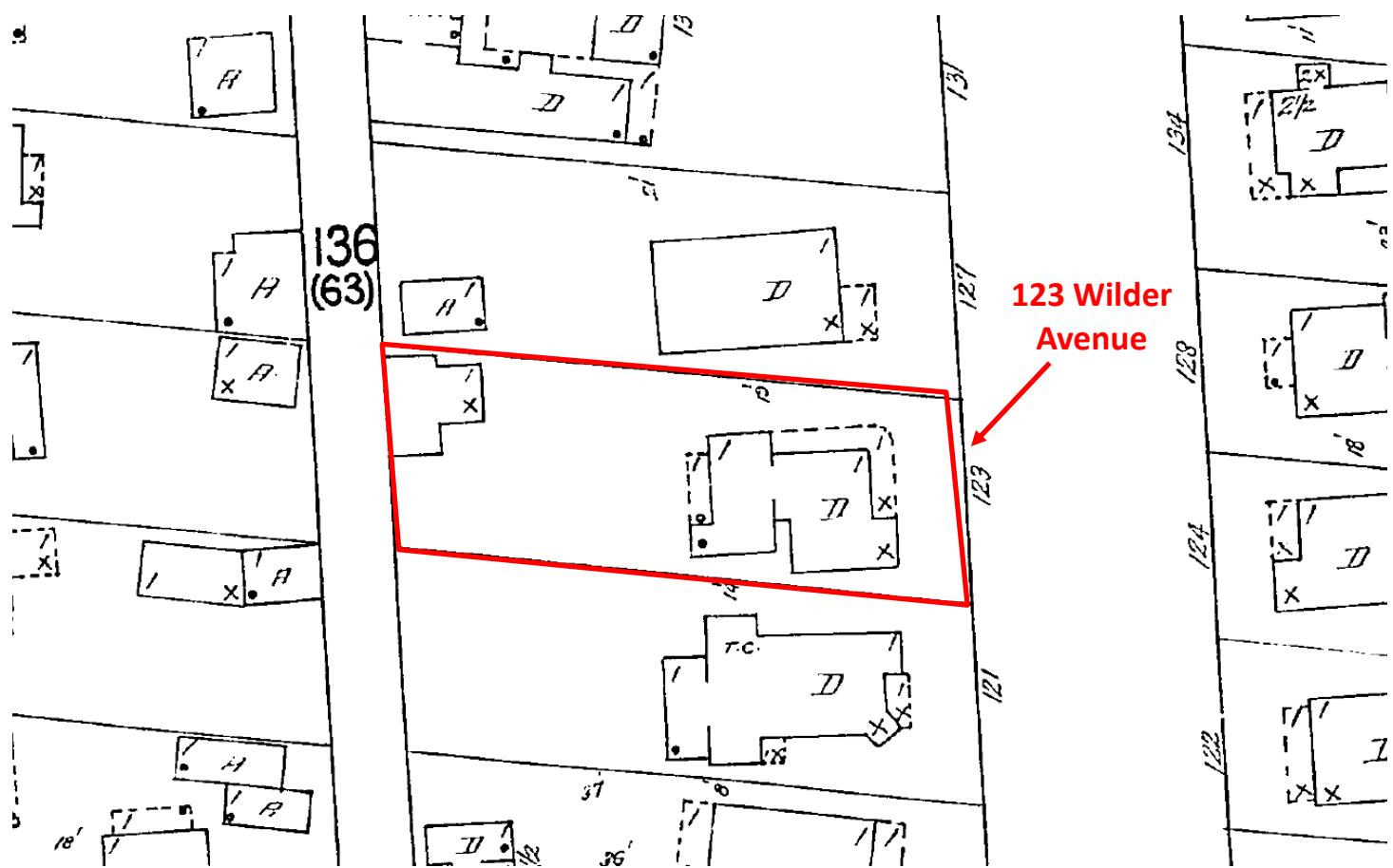




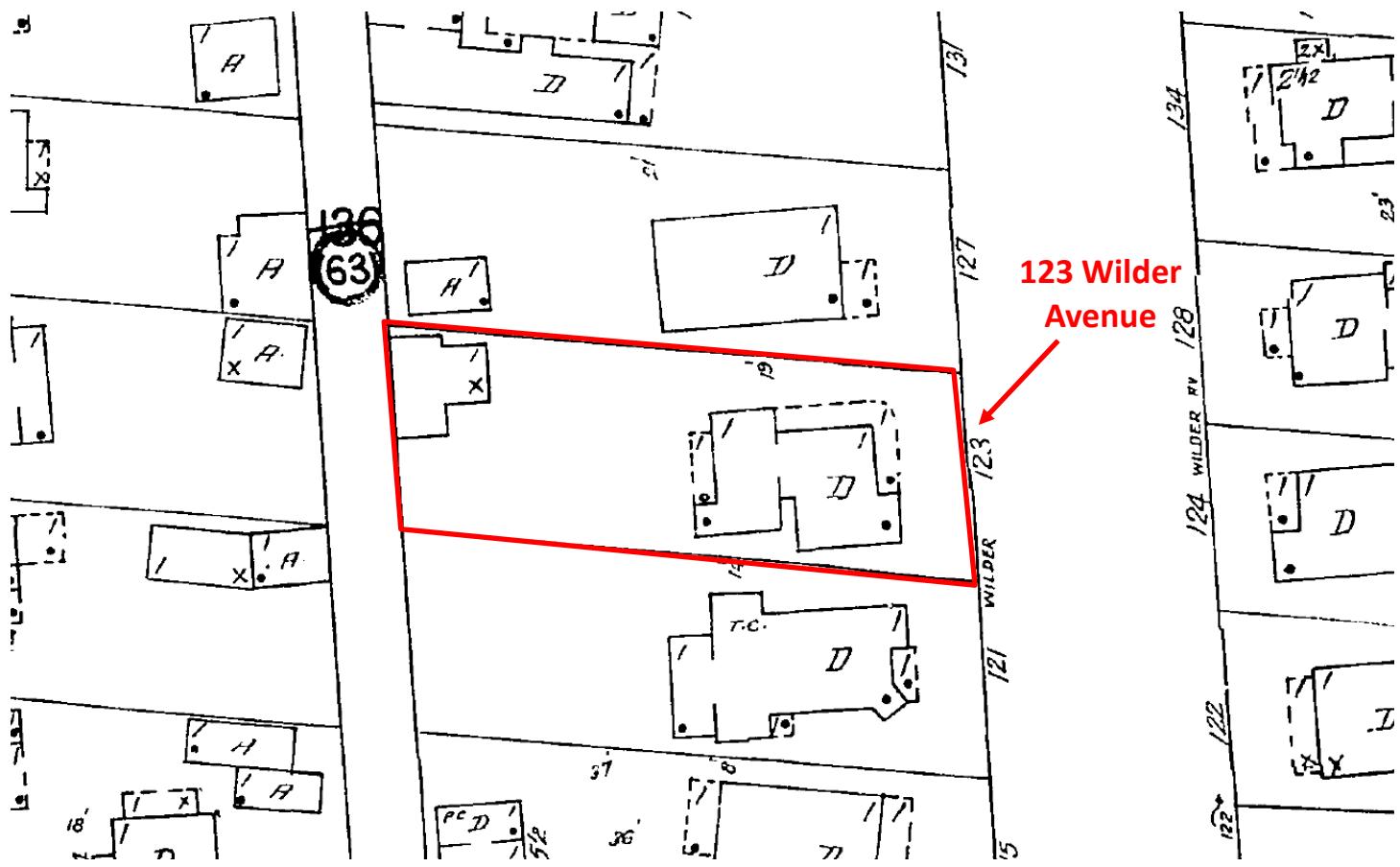
1904



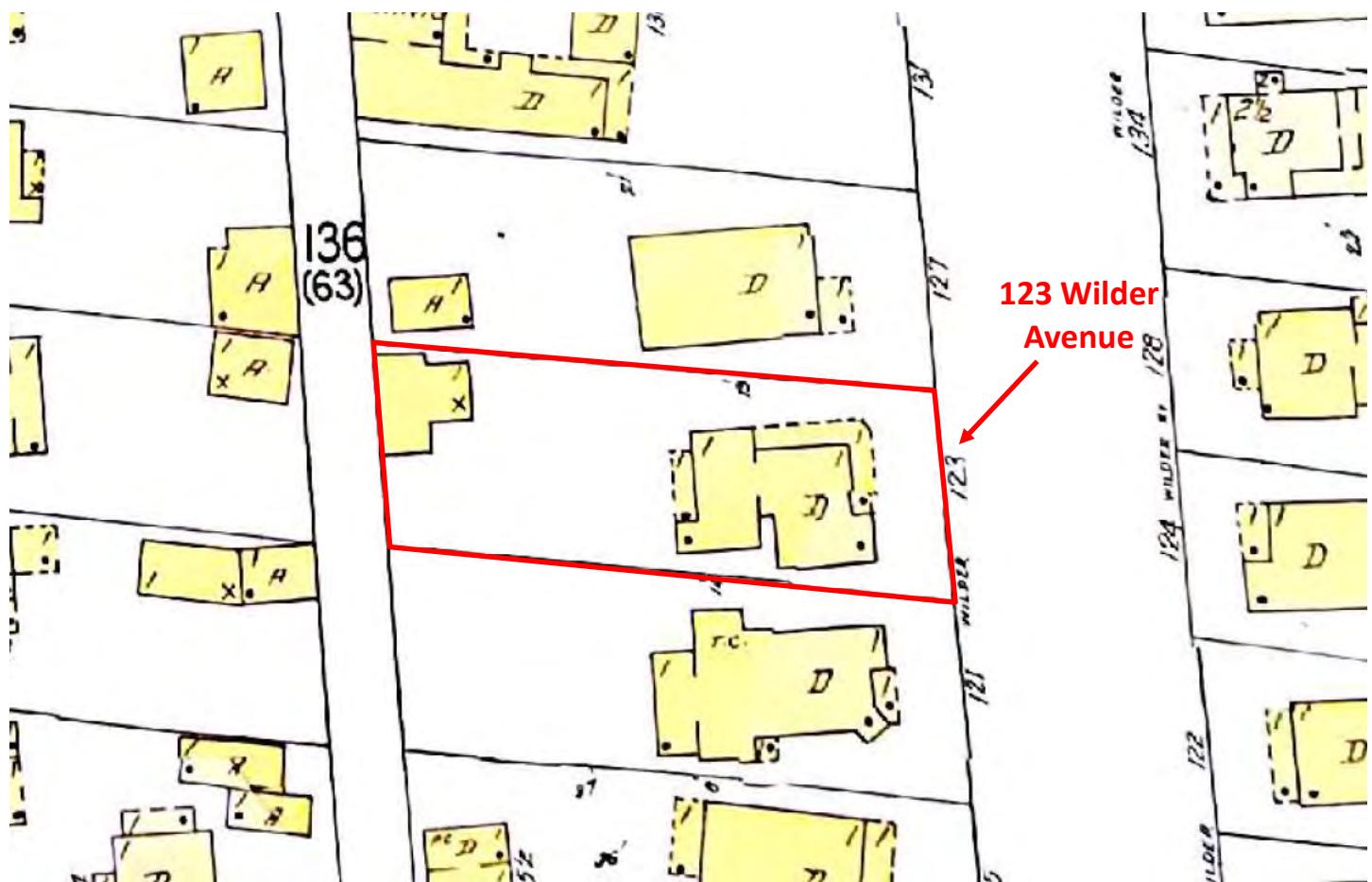
1908



1928



1928



1956

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ATTACHMENT 3













ATTACHMENT 4









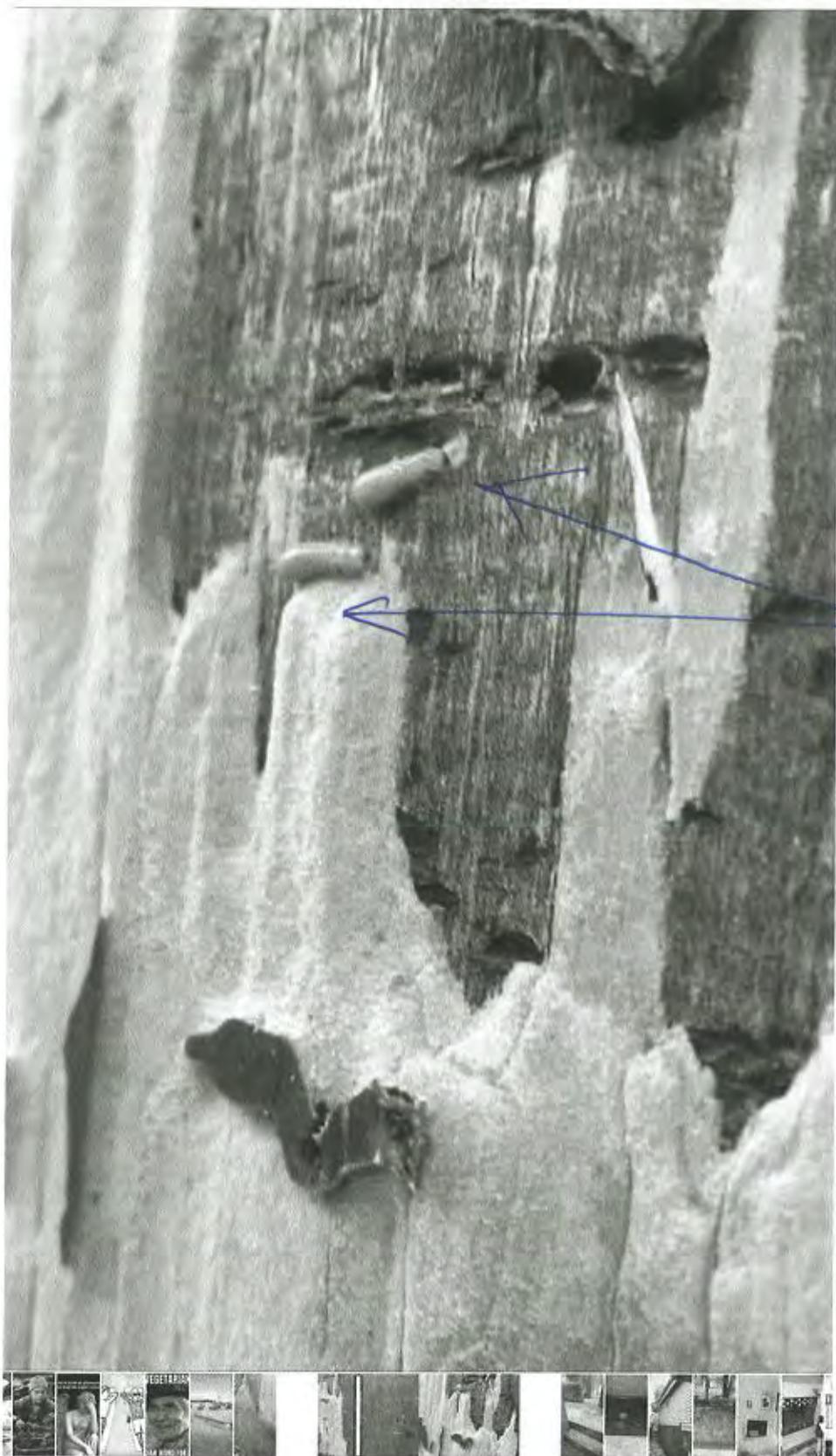




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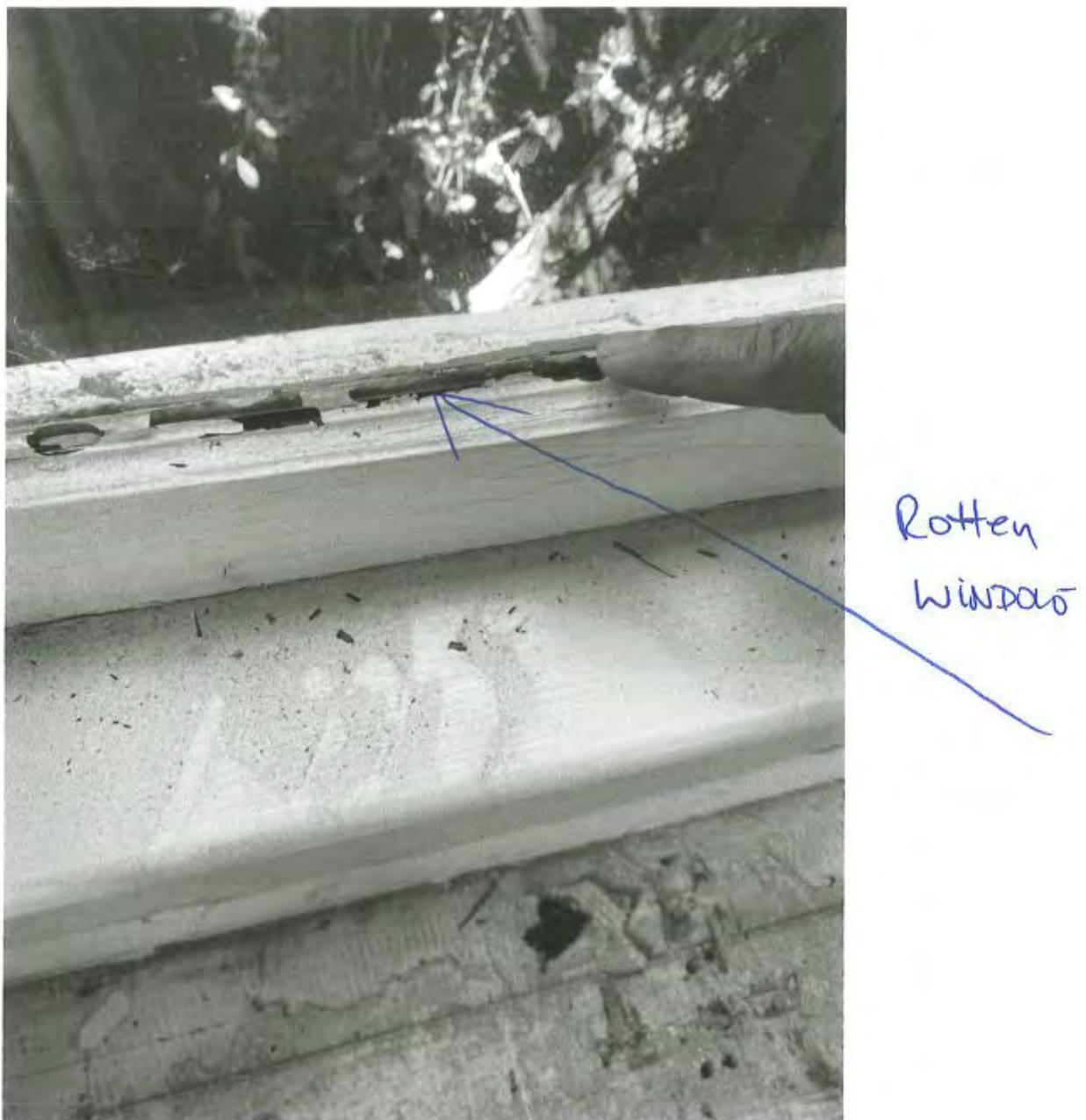


ATTACHMENT 5



Photo

Done







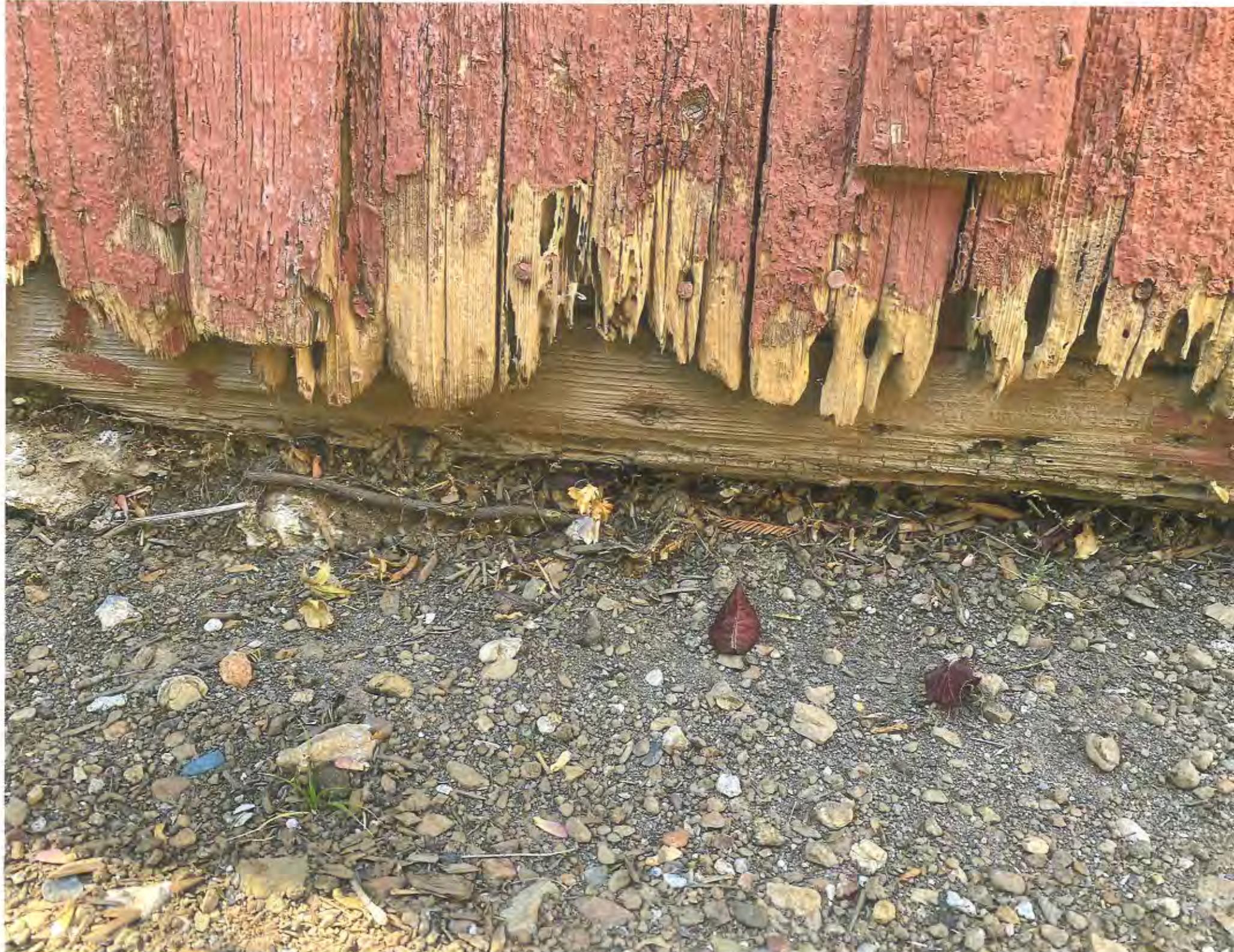














PROPOSED HOUSE REMODEL AT:123 WILDER AVENUE LOS GATOS, CA 95030

GENERAL SPECIFICATIONS

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS OF THE SITE AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE DRAWINGS OR CALCULATIONS.

2. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR THE DESIGNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.

3. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY LINES AND CONNECTIONS INCLUDING SEWER, WATER, GAS, AND ELECTRIC SERVICES BEFORE AND DURING HIS WORK.

4. WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.

5. NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, FOOTING, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR THESE DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.

6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCLUDING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

7. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO ENSURE THAT ALL PROPERTY IS PROTECTED DURING THIS OPERATION. ANY DAMAGES OR CHANGED CONDITIONS SHALL BE REPAIRED AND RESTORED TO A CONDITION EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF THE WORK. CONTRACTOR SHALL RESTORE ANY DAMAGE AT HIS OWN EXPENSE.

8. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE DESIGN ENGINEER. THE DESIGNER, THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS,

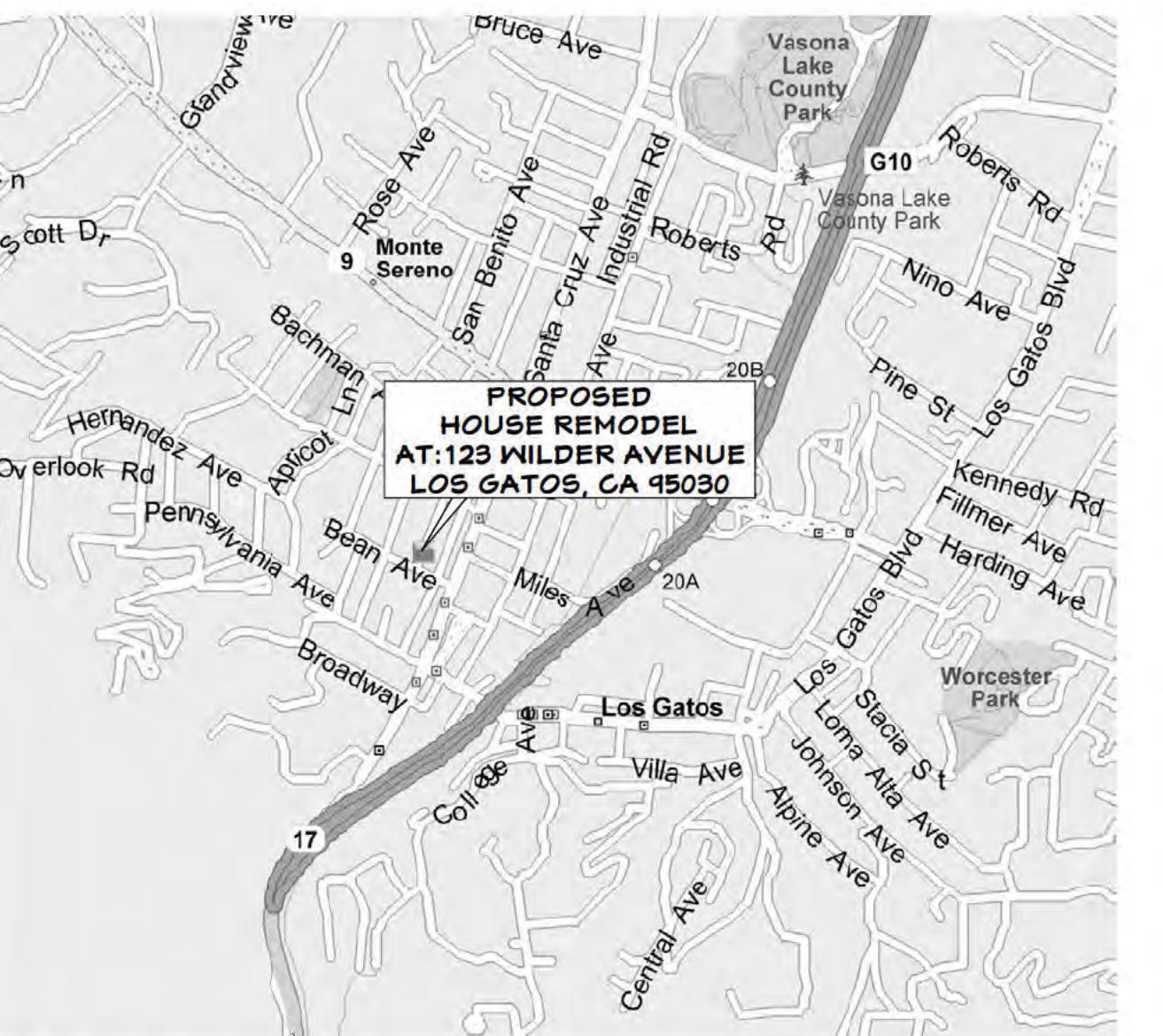
Scope of Work

1. Replace (10) wood framed windows at living room with dual glazed double hung wood framed windows.
2. Remodel existing bathroom by staircase that include replace existing tub with a shower.
3. Replace wood shingle siding with hardy board siding both sides and rear of house.

Sheet Index

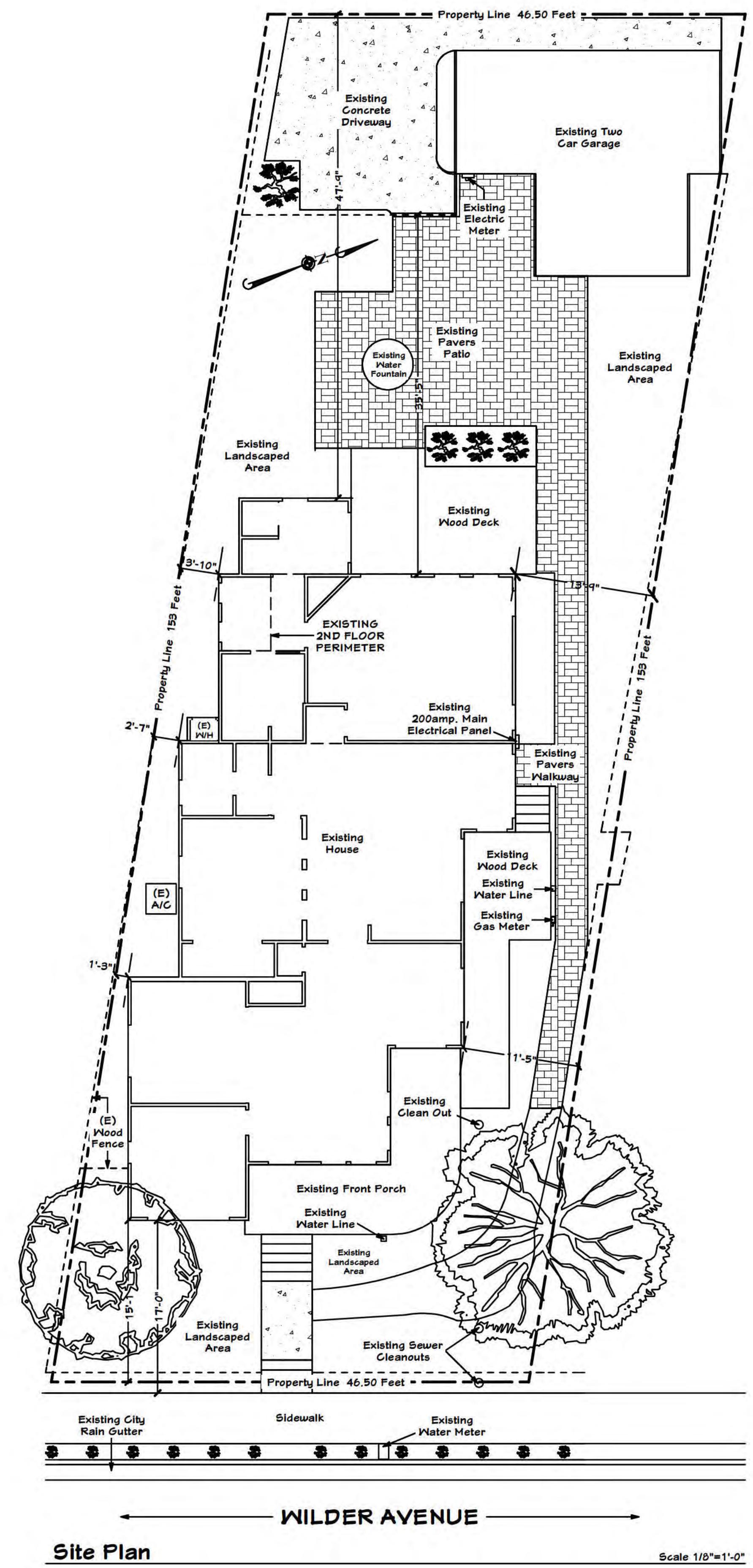
A-1 Site Plan
A-2 Existing Floor Plan.
A-3 Elevations.
A-4 Proposed Floor Plan.

Occupancy group: R3U, Type(s) of construction: VB, 2022 CALIFORNIA RESIDENTIAL CODE
WIND LOAD = 110 M.P.H., ROOF LIVE LOAD = 20 psf, FLOOR LIVE LOAD = 40 psf.
2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE. Code editions under which this project is to be approved
AND ALL OTHER STATE, MUNICIPAL, AND LOCAL ORDINANCES, CODES, RULES
AND REGULATIONS.



VICINITY MAP

NOT TO SCALE



Site Plan

Scale 1/8"=1'-0"
Sheet A-1
of 4

Owner Info:
Name: [REDACTED]
Phone: [REDACTED]

Designed by: Jose Jimenez
1005 West Eighth Street
Stockton California 95206

PROPOSED
HOUSE REMODEL
AT:123 WILDER AVENUE
LOS GATOS, CA 95030

DATE: Oct. 24, 2023

REVISIONS

ATTACHMENT 6

Owner Info:
Name: Peter Pomicane

Designed by: Jose Jimenez
1005 West Eighth Street
Stockton California 95206

J & M
Design

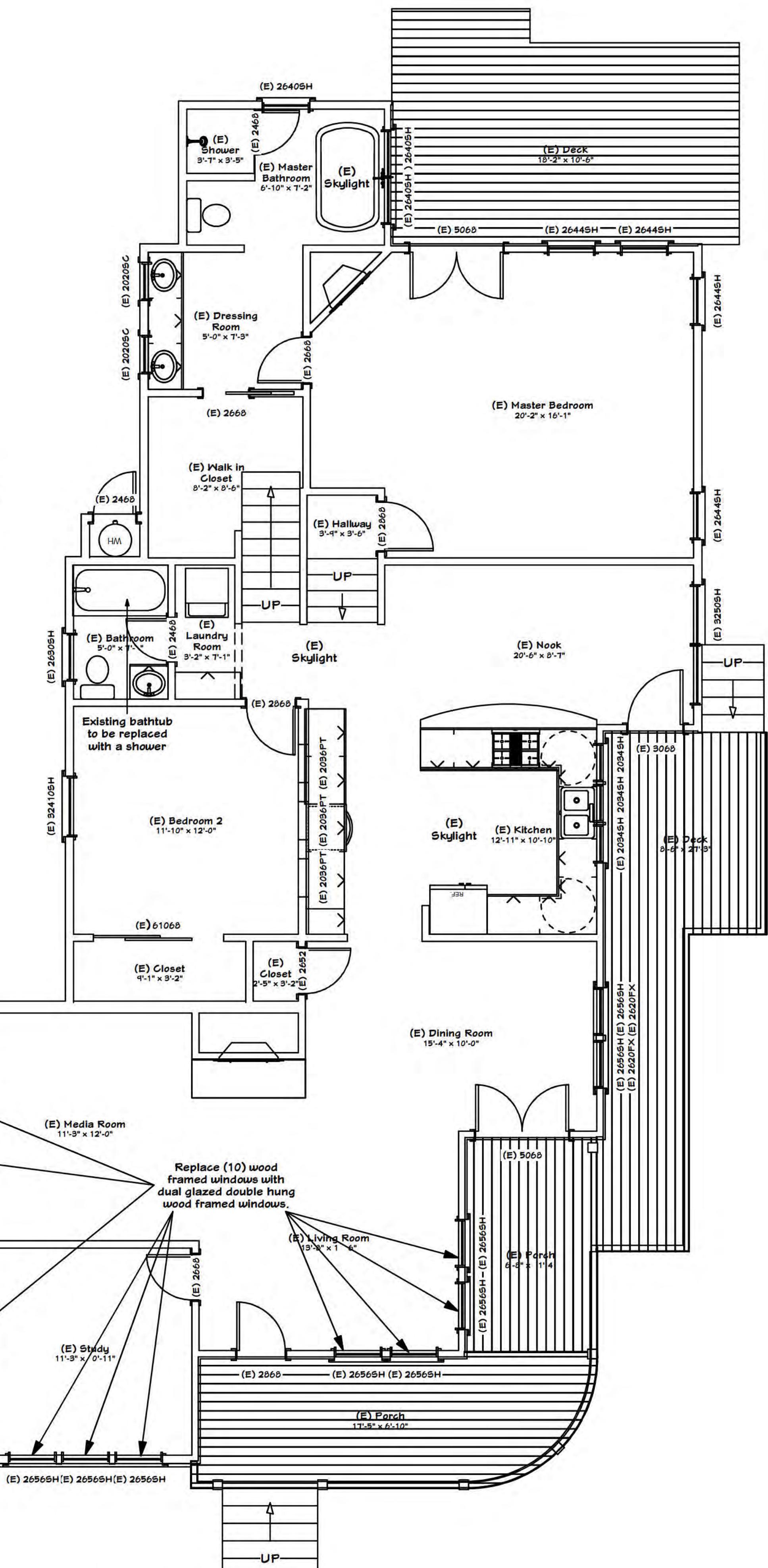
PROPOSED
HOUSE REMODEL
AT: 123 WILDER AVENUE
LOS GATOS, CA 95030

DATE: Oct. 24, 2023

REVISIONS

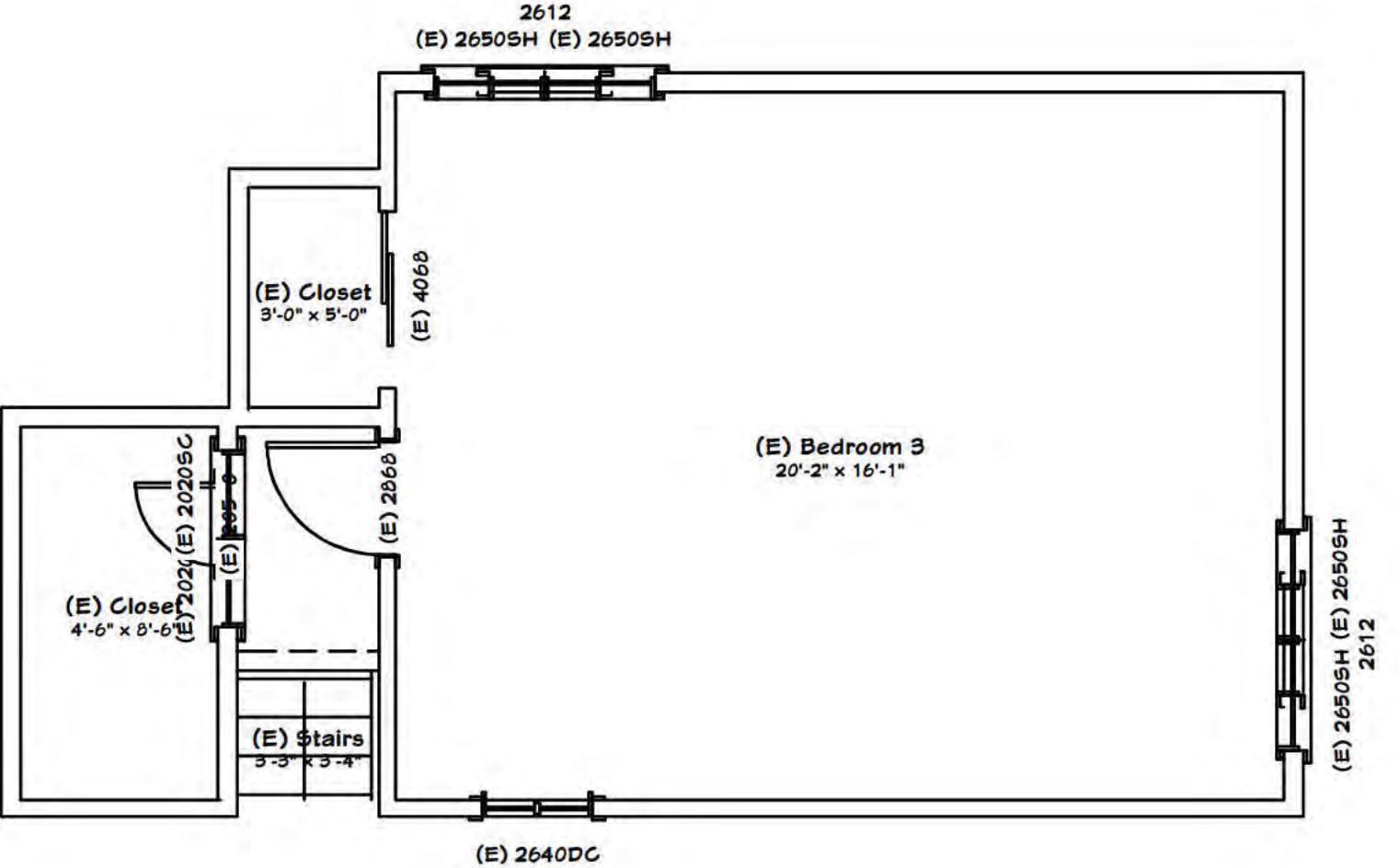
Sheet A-2

4



EXISTING LOWER FLOOR PLAN

Scale 1/4" = 1' - 0"

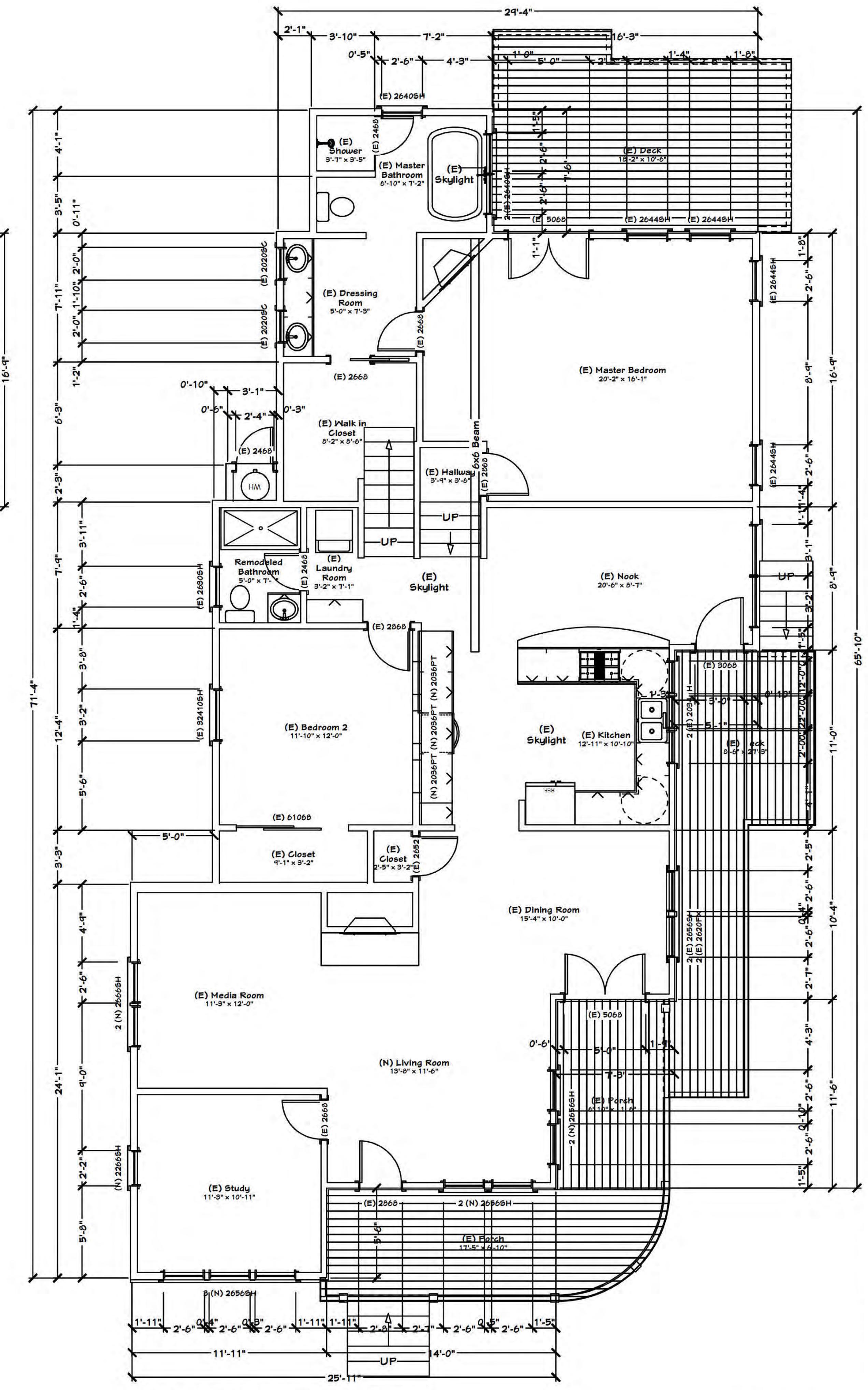
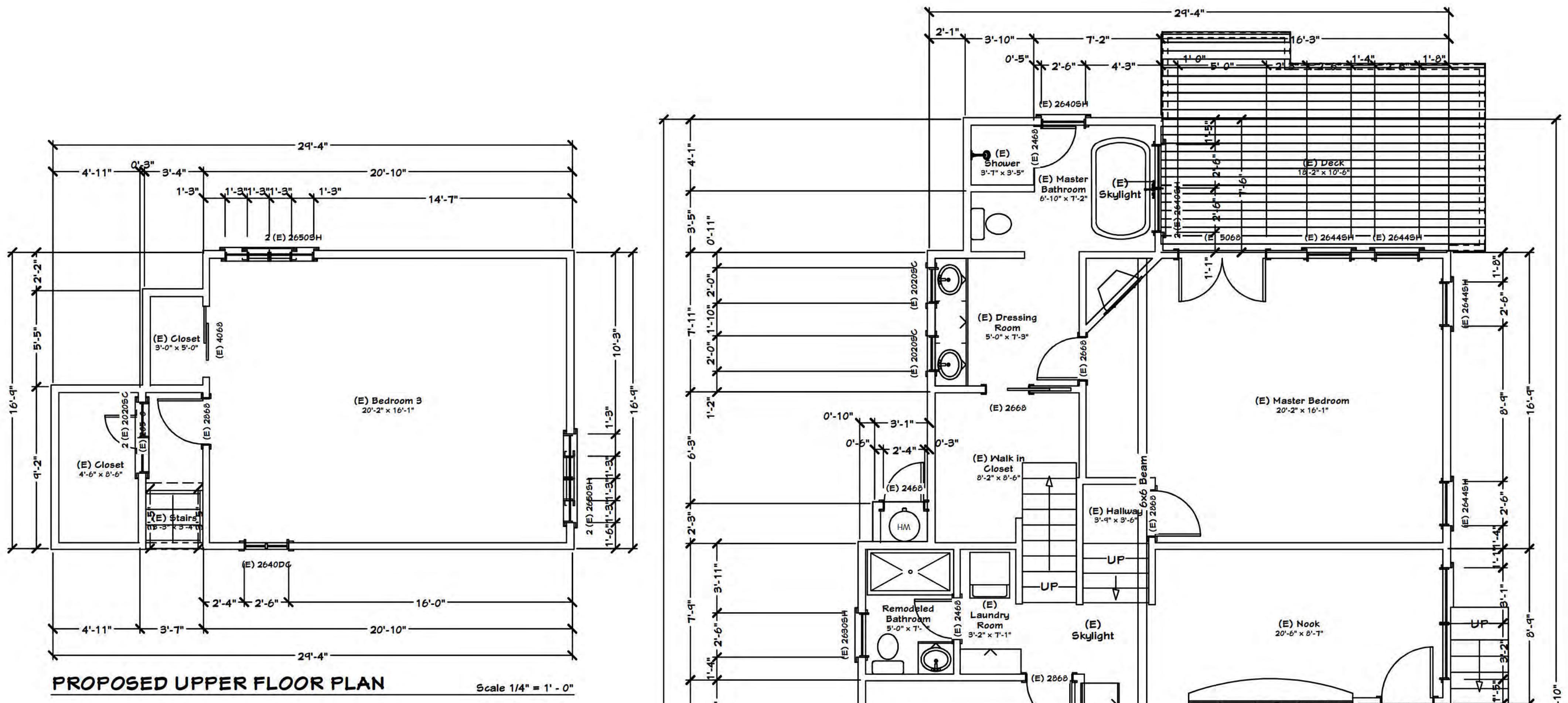


EXISTING UPPER FLOOR PLAN

Scale 1/4" = 1' - 0"

Scale 1/4" = 1' - 0"

4



Owner Info: [REDACTED]
Name: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

Designed by: Jose Jimenez
1005 West Eighth Street
Stockton California 95206

**PROPOSED
HOUSE REMODEL
AT: 123 WILDER AVENUE
LOS GATOS, CA 95030**

DATE: Oct. 24, 2023

REVISIONS

Sheet A-3
of 4

SECTION R103 EXTERIOR COVERING

2022 CRC SECTION R103 EXTERIOR COVERING
R103.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R103.4.

R103.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R103.2 and a means of draining the exterior water that penetrates the exterior cladding.

Exceptions:
1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to Section R103.4 or R103.8.

R103.1.2 Wind resistance. Wall coverings, backing materials and their attachments shall be capable of resisting wind loads in accordance with Tables R301.2(2) and R301.3(3). Wind-pressure resistance of the siding, soffit and backing materials shall be determined by ASTM E330 or other applicable standard test methods. Where wind-pressure resistance is determined by design analysis data from approved design standards and analysis conforming to generally accepted engineering practice shall be used to evaluate the siding, soffit and backing material and its fastening.

R103.1.3 Water-resistant barrier. Not fewer than one layer of water-resistant barrier shall be applied to the surface of all exterior walls with flashing as required in Section R103.4, in such a manner as to provide a continuous water-resistant barrier behind the exterior wall veneer. The water-resistant barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R103.1. Water-resistant barrier materials shall be applied in accordance with ASTM D226, Type 1.

2. ASTM E255, Type 1 or 2.

3. ASTM E331 in accordance with Section R103.1.1.

4. Other approved materials in accordance with the manufacturer's installation instructions.

No. 15 asphalt felt and water-resistant barrier complying with ASTM E2556 shall be applied horizontally with the upper layer lapped over the lower layer not less than 2 inches (51 mm) and where joints occur shall be lapped not less than 6 inches (152 mm).

R103.1.3.3 Fasteners. Exterior wall coverings and roof overhang soffits shall be securely fastened with aluminum, galvanized, stainless steel or rust-resistant coated nails or staples in accordance with Table R103.3(1) or with other approved corrosion-resistant fasteners. Where exterior wall coverings are applied over insulation, the fasteners and staples shall comply with ASTM F661. Nails shall be T-head modified round head or round head with smooth or deformed shanks. Staples shall have a minimum crown width of 7/16 inch (11.1 mm) outside diameter and be manufactured of minimum 16-gauge wire. Where installed over gypsum or foam plastic sheathing, fastened nails or staples shall be driven into studs. Where installed over wood structural panel sheathing, fasteners shall be driven into studs unless otherwise permitted to be driven into sheathing. In accordance with the siding manufacturer's installation instructions or Table R103.3(3).

R103.1.3.4 Minimum fastener length and penetration. Fasteners shall have the greater of the minimum length specified in Table R103.3(1) or as required to provide a minimum penetration into framing as follows:

1. Fasteners for horizontal aluminum siding, steel siding, particleboard panel siding, wood structural panel siding in accordance with ANSI/AFCA-PRF 210, fiber-cement panel siding, fiber-cement lap siding installed over foam plastic sheathing shall penetrate not less than 1 1/2 inches (38 mm) into framing or shall be in accordance with the manufacturer's installation instructions.

2. Fasteners for hardboard panel and lap siding shall penetrate not less than 1 1/2 inches (38 mm).

3. Fasteners for vinyl siding and insulated vinyl siding installed over wood or wood structural panel sheathing shall penetrate not less than 1 1/2 inches (38 mm) into sheathing and framing combined. Vinyl siding and insulated vinyl siding shall be permitted to be installed with fasteners penetrating through wood or wood structural panel sheathing thickness as specified by the manufacturer. The fastener shall penetrate into the framing where the fastener penetrates fully through the sheathing, the end of the fastener shall extend not less than 1/8 inch (4 mm) beyond the opposite face of the sheathing. Fasteners for vinyl siding and insulated vinyl siding installed over foam plastic sheathing shall be in accordance with Section R103.1.2. Fasteners for vinyl siding and insulated vinyl siding installed over fiberboard or gypsum sheathing shall penetrate not less than 1 1/2 inches (38 mm) into framing.

4. Fasteners for vertical or horizontal wood siding shall penetrate not less than 1 1/2 inches (38 mm) into studs and wood sheathing combined or blocking.

5. Fasteners for siding and insulation installed over sheathing shall have sufficient length to accommodate foam plastic sheathing thickness and to penetrate framing or sheathing and framing combined as specified in terms through 4.

R103.4 Flashing. Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 111. The manufacturer's instructions for the exterior wall finish approved corrosion-resistant flashings shall be installed at the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall be installed in accordance with Section R103.4.1.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly or wood-frame construction.

6. At built-in gutters.

R103.5.3 Horizontal wood siding. Horizontal lap siding shall be installed in accordance with the manufacturer's recommendations. Where there are no recommendations the siding shall be lapped not less than 1 inch (25 mm) or 1/2 inch (12.7 mm) if rabbeted, and shall have the ends caulked covered with a batten or sealed and installed over a strip of flashing.

SECTION R905 REQUIREMENTS FOR ROOF COVERINGS

2022 CRC R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (17 percent slope) or greater. For roof slopes from two units vertical in 12 units horizontal (17 percent slope) up to four units vertical in 12 units horizontal (39 percent slope), double underlayment application is required in accordance with Section R103.1.1.

R905.1.1 Underlayment. Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral surfaced roofing, slate and slate type shingles, wood shingles, metal roof panels and other roof coverings shall be applied in accordance with the applicable standard in this chapter. Underlayment materials required to comply with ASTM D226, D1470, D4861 and D615 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R105.1.1(1). Underlayment shall be applied in accordance with Table R405.1.1(2). Underlayment shall be attached in accordance with Table R405.1.1(3).

R905.2.4.1 Wind resistance of asphalt shingles. Asphalt shingles shall be tested in accordance with ASTM D7158. Asphalt shingles shall meet the classification requirements of Table R405.2.4.1 for the appropriate ultimate design wind speed. Asphalt shingles packaging shall bear a label to indicate compliance with ASTM D7158 and the required classification in Table R405.2.4.1.

R905.2.5 Fasteners. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, a aluminum or copper roofing nail, minimum 12 gauge (0.105 inch (3 mm)) shank with a minimum 3/8 inch diameter (4.5 mm) head, complying with ASTM F667, of a length to penetrate through the roofing materials and not less than 1/4 inch (14.1 mm) into the sheathing. Where the roof covering is less than 1/4 inch (14.1 mm) thick, the fasteners shall penetrate through the sheathing.

R905.2.6 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer's approved installation instructions, but not less than four fasteners per square of shingles per roof/valley. Where the roof slope is greater than 12 units vertical in 12 units horizontal (21:12, 175 percent slope), shingles shall be installed in accordance with the manufacturer's approved installation instructions.

From TABLE R405.1.1(2) for Asphalt shingles Section R905.2 Underlayment application. For roof slopes from two units vertical in 12 units horizontal (2:12), up to four units vertical in 12 units horizontal (39:12), underlayment shall be applied in the following manner: apply a 1/4 inch strip of underlayment to the eaves and starting at the eaves. Starting at the eaves, apply 36 inches of underlayment, overlapping successive sheets 1/4 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 1/2 inch. For roof slopes of 40 units vertical in 12 units horizontal (40:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, para e to and starting from the eaves and applied 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

R905.2.8 Valleys. Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valley (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R405.2.8.

2. For open valley, valley lining of two plies of mineral surfaced roofing, complying with ASTM D3499 or ASTM D6320 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

3. For closed valley (valley covered with shingles), valley lining of one ply of smooth roof covering complying with ASTM D6320 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1910 shall be permitted in lieu of the lining material.

Elevation Notes

Roof:
Existing: Comp shingle roof to remain.
Proposed: Comp shingle roof to match existing.

Exterior Finish:
Existing: Wood shingle siding finish to be replaced with horizontal hardy board siding.
(Note: Wood shingle siding at sides and rear already have been replaced with hardy board siding.)

Windows:
Existing: Existing windows to remain.
Proposed: New windows to match existing.

Instruction:

No. 15 felt complying with ASTM D226, Type 1.

2. ASTM E255, Type 1 or 2.

3. ASTM E331 in accordance with Section R103.1.1.

4. Other approved materials in accordance with the manufacturer's installation instructions.

No. 15 asphalt felt and water-resistant barrier complying with ASTM E2556 shall be applied horizontally with the upper layer lapped over the lower layer not less than 2 inches (51 mm) and where joints occur shall be lapped not less than 6 inches (152 mm).

5. Fasteners for horizontal aluminum siding, steel siding, particleboard panel siding, wood structural panel siding in accordance with ANSI/AFCA-PRF 210, fiber-cement panel siding, fiber-cement lap siding installed over foam plastic sheathing shall penetrate not less than 1 1/2 inches (38 mm) into framing or shall be in accordance with the manufacturer's installation instructions.

6. Fasteners for hardboard panel and lap siding shall penetrate not less than 1 1/2 inches (38 mm).

7. Fasteners for vinyl siding and insulated vinyl siding installed over wood or wood structural panel sheathing shall penetrate not less than 1 1/2 inches (38 mm) into sheathing and framing combined as specified in terms through 4.

8. Fasteners for vertical or horizontal wood siding shall penetrate not less than 1 1/2 inches (38 mm) into studs and wood sheathing combined or blocking.

9. Fasteners for siding and insulation installed over sheathing shall have sufficient length to accommodate foam plastic sheathing thickness and to penetrate framing or sheathing and framing combined as specified in terms through 4.

10. Flashing. Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 111. The manufacturer's instructions for the exterior wall finish approved corrosion-resistant flashings shall be installed at the following locations:

11. Exterior window and door openings. Flashing at exterior window and door openings shall be installed in accordance with Section R103.4.1.

12. At the intersection of chimneys or other masonry construction with frame or stucco walls.

13. Under and at the ends of masonry, wood or metal copings and sills.

14. Continuously above all projecting wood trim.

15. Where exterior porches, decks or stairs attach to a wall or floor assembly or wood-frame construction.

16. At built-in gutters.

17. For open valley, valley lining of two plies of mineral surfaced roofing, complying with ASTM D3499 or ASTM D6320 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

18. For closed valley (valley covered with shingles), valley lining of one ply of smooth roof covering complying with ASTM D6320 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1910 shall be permitted in lieu of the lining material.

19. For open valley (valley exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R405.2.8.

20. For open valley, valley lining of two plies of mineral surfaced roofing, complying with ASTM D3499 or ASTM D6320 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

21. For closed valley (valley covered with shingles), valley lining of one ply of smooth roof covering complying with ASTM D6320 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1910 shall be permitted in lieu of the lining material.

22. For open valley (valley exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R405.2.8.

23. For open valley, valley lining of two plies of mineral surfaced roofing, complying with ASTM D3499 or ASTM D6320 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

24. For closed valley (valley covered with shingles), valley lining of one ply of smooth roof covering complying with ASTM D6320 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1910 shall be permitted in lieu of the lining material.

25. For open valley (valley exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R405.2.8.

26. For open valley, valley lining of two plies of mineral surfaced roofing, complying with ASTM D3499 or ASTM D6320 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

27. For closed valley (valley covered with shingles), valley lining of one ply of smooth roof covering complying with ASTM D6320 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1910 shall be permitted in lieu of the lining material.

28. For open valley (valley exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R405.2.8.

29. For open valley, valley lining of two plies of mineral surfaced roofing, complying with ASTM D3499 or ASTM D6320 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

30. For closed valley (valley covered with shingles), valley lining of one ply of smooth roof covering complying with ASTM D6320 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1910 shall be permitted in lieu of the lining material.

31. For open valley (valley exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R405.2.8.

32. For open valley, valley lining of two plies of mineral surfaced roofing, complying with ASTM D3499 or ASTM D6320 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

33. For closed valley (valley covered with shingles), valley lining of one ply of smooth roof covering complying with ASTM D6320 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1910 shall be permitted in lieu of the lining material.

34. For open valley (valley exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R405.2.8.

35. For open valley, valley lining of two plies of mineral surfaced roofing, complying with ASTM D3499 or ASTM D6320 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

36. For closed valley (valley covered with shingles), valley lining of one ply of smooth roof covering complying with ASTM D6320 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1910 shall be permitted in lieu of the lining material.

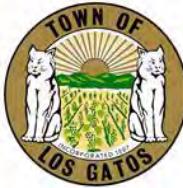
37. For open valley (valley exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R405.2.8.

38. For open valley, valley lining of two plies of mineral surfaced roofing, complying with ASTM D3499 or ASTM D6320 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

39. For closed valley (valley covered with shingles), valley lining of one ply of smooth roof covering complying with ASTM D6320 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1910 shall be permitted in lieu of the lining material.

40. For open valley (valley exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R405.2.8.

41. For open valley, valley lining of two plies of mineral surfaced roofing, complying with ASTM D3499 or ASTM D6320 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm)



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

MEETING DATE: 12/20/2023

ITEM NO: 3

ADDENDUM

DATE: December 19, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Technical Demolition of a Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards and Requiring a Variance to Side Yard Setback Requirements Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 123 Wilder Avenue.** APN 510-18-008. Architecture and Site Application S-23-039. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Bogusla Marcinkowski and Brygida Sas-Marcinkowski. Applicant: Jose De La O. Project Planner: Sean Mullin.

REMARKS:

Attachment 7 includes information on Craftsman architecture, including images showing the variety of siding materials used in the Craftsman style. This information is provided as reference and in support of the Committee's discussion of this item.

ATTACHMENTS:

Previously received with the December 20, 2023 Staff Report:

1. 1990 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Current Exterior Photos
4. Photos of Residence Prior to Work
5. Photos from Applicant
6. Development Plans

Received with this Addendum Report:

7. Information on Craftsman Architecture

PREPARED BY: Sean Mullin, AICP
Senior Planner

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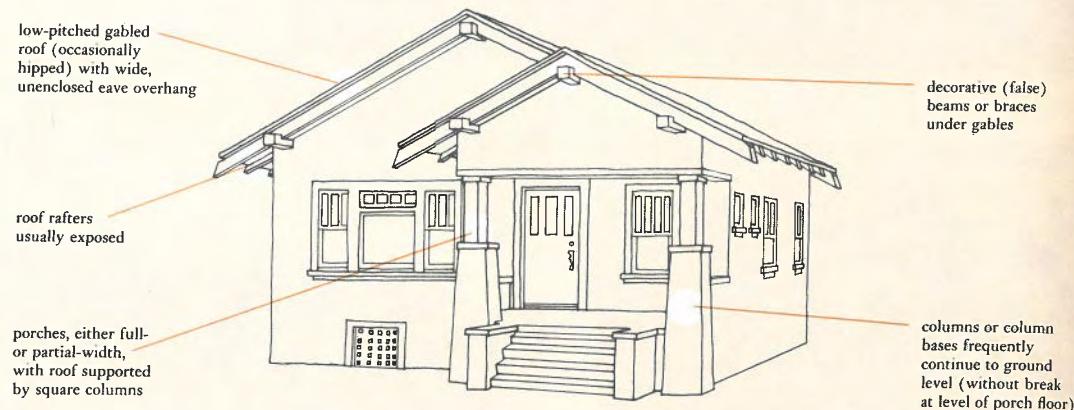
A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN) IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT.

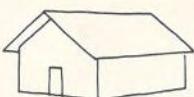


VIRGINIA & LEE McAULESTEE

ATTACHMENT 7



FRONT-GABLED ROOF



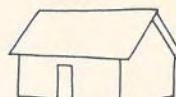
pages 456-7

CROSS-GABLED ROOF



pages 458-9

SIDE-GABLED ROOF



pages 460-2

HIPPED ROOF



page 463

PRINCIPAL SUBTYPES

IDENTIFYING FEATURES

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).

PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

FRONT-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one-story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about 10 percent of this subtype.

CROSS-GABLED ROOF—Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 20 percent. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

SIDE-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Most are one-and-a-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states.

HIPPED ROOF—These make up less than 10 percent of Craftsman houses; they are almost equally divided between one- and two-story examples. This subtype is similar to some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details.

VARIANTS AND DETAILS

PORCH ROOF SUPPORTS—Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly

at ground level and extend without break to a level well above the porch floor. Commonly the piers or columns have sloping (battered) sides. Materials used for piers, columns, and solid balustrades are varied. Stone, clapboard, shingle, brick, concrete block, or stucco are all common; they frequently occur in combination.

ROOF-WALL JUNCTIONS—Among the most distinctive features of the style are the junctions where the roof joins the wall, which are almost never boxed or enclosed. The roof has a wide eave overhang; along *horizontal* edges the actual rafter ends are exposed, or false rafter ends are added. These are sometimes cut into decorative shapes. Along the sloping, or *rake*, edges, three or more beams (usually false) extend through the wall to the roof edge. These are either plain or embellished by a triangular knee brace.

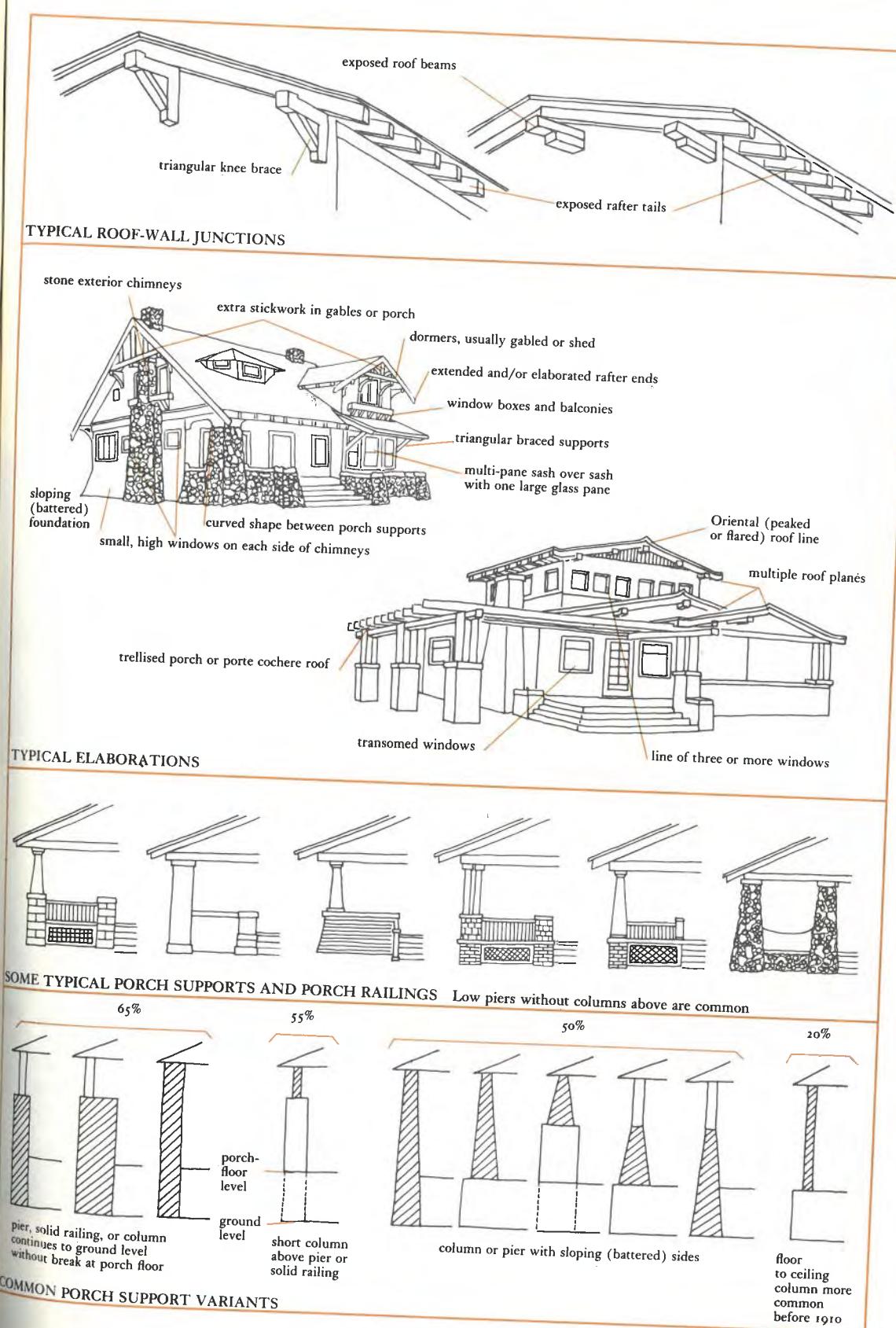
OTHER DETAILS—Craftsman doors and windows are similar to those used in vernacular Prairie houses (see page 442). Dormers are commonly gabled, with exposed rafter ends and braces such as are found at the main roof-wall junction. The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and midwestern states. Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen.

OCCURRENCE

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s; few were built after 1930.

COMMENTS

Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the “ultimate bungalows.” Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies’ Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungalowoid style.



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3



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7



FRONT-GABLED ROOF

1. Holmes County, Florida; 1910s. Here a Craftsman porch is attached to a simple folk form.

2. Canton, Mississippi; 1910s. The porch roof is a separate gabled element in this very common version of the subtype.

3. Lexington, Kentucky; 1910s. Note the doubled porch supports set on a closed porch railing. There is a section of hipped roof in the front with a gable above.

4. Kansas City, Missouri; 1910s. This stucco example has three front-facing gables, all with half-timbered detailing.

5. Jackson, Mississippi; 1910s. This photograph emphasizes the triangular knee braces commonly used in the gable ends of Craftsman houses. The slightly tapered porch-roof supports, extending from ground level, are of irregular brick masonry. Note how the main roof extends over the porch.

6. Kansas City, Missouri; 1910s. A large two-story example of stone and stucco. The gable encompassing the entire second story is unusual.

7. Emporia, Kansas; 1910s. This is a more typical two-story form than Figure 6. Note the matching roof-support columns and gables over the entry and porte cochere.

8. Pasadena, California; 1906. Benz House; Greene and Greene, architects. An early construction photograph of a relatively small-scale design by the masters of the style.

2



CROSS-GABLED ROOF

1. Abbeville, South Carolina; 1920s. Modest examples with Craftsman detailing, such as this, were common in outlying areas into the early 1930s.
2. San Jose, California; 1910s. The two picture windows in this house are obvious later alterations.

3. Kansas City, Missouri; 1910s. Note the triple front-facing gables.
4. Ardmore, Oklahoma; 1910s. Note the similarity between this and Figure 7. Examples with the single room on the second story were called airplane bungalows, presumably because they afforded a panoramic view.

5. Louisville, Kentucky; 1910s. Brick Craftsman houses were less common than wood; most occur in the larger cities of the Northeast and the Midwest. Fire codes in some cities, Denver and Chicago for example, prohibited wooden exteriors.

6. Wichita, Kansas; 1910s. Note the tapered porch supports that rise from ground level and are made of rough-faced stone.

7. Santa Barbara, California; ca. 1910.
8. Pasadena, California; 1908. Gamble House; Greene and Greene, architects. A garden view of one of the great landmarks of the style. Note the numerous low-pitched gables, open porches, and exposed wooden structural elements. (In this case they *are* structural, not just added decoration as in most Craftsman houses.)



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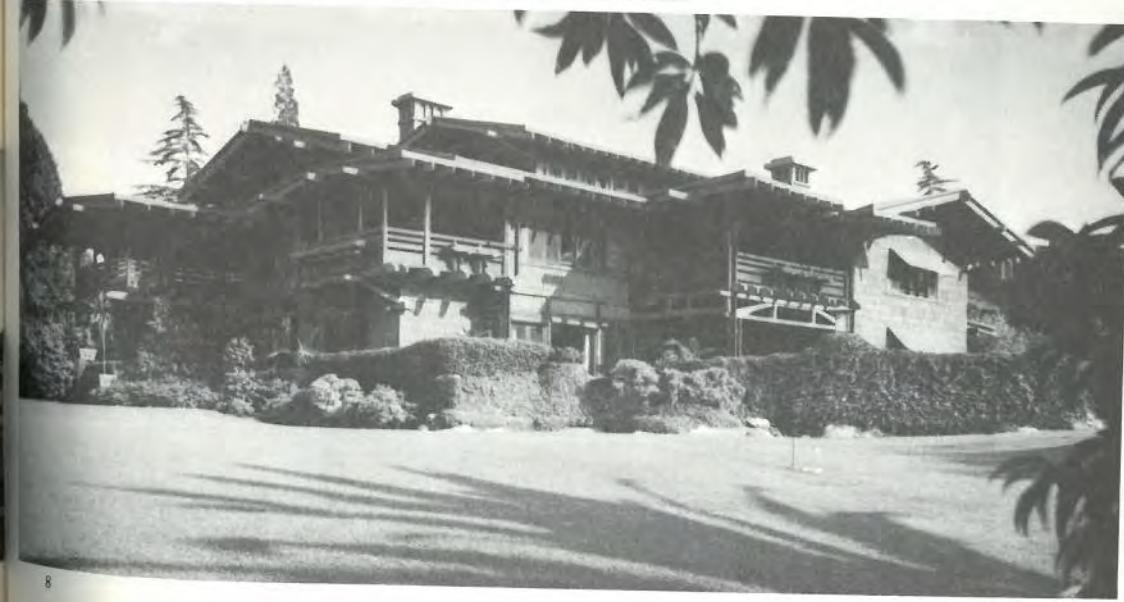
5



6



7



8

SIDE-GABLED ROOF

1. Dallas, Texas; 1915. Lorrimer House. The typical exposed rafter ends show clearly here.

2. Salisbury, North Carolina; 1913. Rock House. Entry porches such as

ss common than full-width porches.

ham, North Carolina; 1910s. The wide expanse of porch without supports allows an unrestricted view from the front windows (see

es 4, 7, and 8).

lsville, Kentucky; 1910s. Side-gabled Craftsman houses fre-
have the attic area finished for bedrooms. Light comes from win-

the gable and from large centered dormers (see also Figures 2, 3, 7,

allas, Texas; 1920. Clem House. Note the half-timbering in the
ind the use of paired, tapering porch supports atop the wide pedes-

Dallas, Texas; 1917. Wheaton House. Large round columns, such as

re seen in Craftsman pattern books, but are uncommon in actual ex-

s.

Lexington, Kentucky; 1910s.

Kansas City, Missouri; 1910s. The balcony gives this example a Swiss
et feel.



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SIDE-GABLED (cont.)

9. Dallas, Texas; 1914. Cranfill House.
10. Dallas, Texas; 1911. Defreese House. Note the full-width two-tiered porch. The typical triangular knee braces are clearly visible along the side gable.
11. Wichita, Kansas; ca. 1920. Lewis House.
12. Buffalo, New York; 1910s. Note the contrasting stonework of the first and second stories and the shed dormers with matching shed-roof porch.

9

10

12



11



HIPPED ROOF

1. Dallas, Texas; 1910s.
2. Washington, District of Columbia; 1910s. Note the trellised entry porch. Similar porches were also used as side or wing porches in many examples of the style.
3. Dallas, Texas; 1912. Gibbs House. Note the porte cochere with a sleeping porch above. This was a typical addition to the main-house block in early 20th-century houses.
4. Dallas, Texas; 1917. Burgoine House. This house shows the close relationship of the subtype with simple Prairie houses built in the foursquare shape. The unenclosed eaves distinguish this example from similar Prairie forms; the porch supports are clearly Craftsman, but these are also used frequently on Prairie houses.

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2



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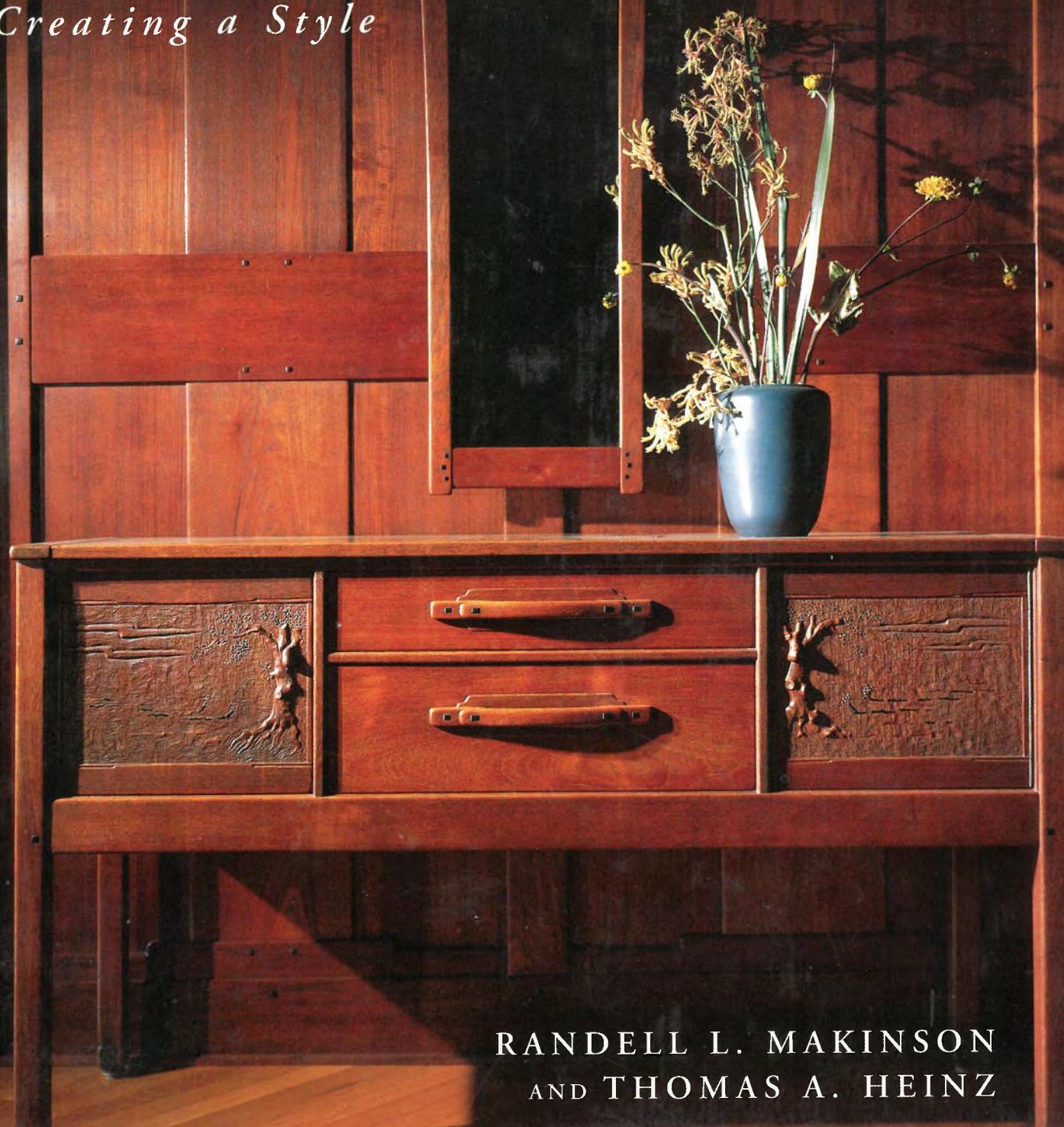


4



GREENE & GREENE

Creating a Style



RANDELL L. MAKINSON
AND THOMAS A. HEINZ



The most characteristic elements of the new Greene and Greene style after 1903 was found in the language of their construction: dramatic post-and-beam structural systems, the recurring forms and rhythm of the roof elements, the celebration of connections and the sculptural handling of joinery. Heavy timbers cantilever to great lengths to carry the long overhanging eaves so essential to the protection of the house from the hot sun of the San Gabriel Valley. Repetitive roof rafters speak clearly of an ordered construction system, their sculpted tails shaped by the craftsman's hand projecting beyond the edge of the roof and lending ever-changing shadows that dance across the surfaces as the day passes. Metal strappings given soft form by the blacksmith bind the great timbers together, adding decorative flourishes that clearly delineate their purpose with brutal honesty.

Gone from this artistic architectural vocabulary are the superficial stylistic trappings of bygone eras and historical styles. The expression of the structural elements—the natural character of their exposed grain enhanced by transparent stains and enriched by penetrating natural oils—is composed carefully with the texture of the shingle or shake walls oft left natural or enhanced only with an aged green patina. Doors and window frames, left naturally blond but oiled, were all accented by the soft gray-green of the gentle rolled Malthoid roofing material and contrasted with the rich deeper green of the aged copper roof drains and downspouts. There is no need for any form of applied decoration.

Duncan-Irwin House, 1906. Materials and function are defined by color, with the shake siding bearing a transparent green stain contrasting with the blond window trim and the brown of structural timbers.

These are the elements of the Greene and Greene style. These were the common tools, materials and principles. Yet each new site and each new client provided an exciting set of conditions that coaxed individual and unique architectural expressions from the hands of the architects.

The distinct Greene and Greene building language began to appear rapidly in 1903, paralleling the new freedoms experienced in the plan of their design for the Bandini house. The beginnings of their signature flying horizontal beams were introduced in the design for the White sisters' house built shortly after the completion of Charles Greene's home next door. The house for his three sisters-in-law afforded him and Henry the latitude to explore their new ideas further. In this design they chose to extend the roof overhangs a little farther than before to provide shelter. Outriggers were required to support these longer eaves. To temper the scale of the outrigger beams, the blunt, cut ends were modified with a simple angle cut and notch at the bottom. In time, such ends were hand-shaped sculpted forms that lent grace to the larger, more refined designs. In one design after another, the use of these expressed outriggers began to emerge with a fresh vocabulary all its own.

That same year as the brothers unfolded the imagery of their new architectural language seemingly overnight, Charles Greene's writings for the local press revealed a paralleled evolution of their beliefs:

Our attempts mostly in the line of domestic architecture may be arranged in three grand divisions: 1) to understand as many phases of human life as possible; 2) to provide for its individual requirement in the most practical and useful way; 3) to make these necessary and useful things pleasurable.

Between 1903 and 1907, the Greenes amazingly developed and refined their philosophy and structural vocabulary. They created a distinct personal style not dependent upon large budgets and expensive luxuries. They gave grace and dignity

to the inexpensive house, creating a new direction in domestic architecture and taking the principles of the International Arts and Crafts movement to unsurpassed heights.



26

Mary Reeve Darling House, 1903. Split shingles curve to form a hood over windows and splay out at the base of the house and the box bay.



27

Right: Charles S. Greene Pasadena House, 1902. Sawn cedar shingles stained green differentiate wall surfaces from similar materials used on roof planes.



Henry M. Greene House, aka Charlotte A. Whitridge House, 1904. The four-inch horizontal shiplap redwood siding provided just the texture Henry desired to offset the dramatic mass forms of the house.

Right: Thomas Gould Jr. House, 1924. Near the end of his career, Henry returned to clapboard siding detailed with two narrow bands between the wide bands.

Overleaf left: Robert R. Blacker House, 1907. Terrace timbers are secured in place with iron straps locked with driven opposing wedges.

Overleaf right: David B. Gamble House, 1908. Interior timberwork is enhanced by the soft patina of the polished steel straps bolted to the structure.





D A S H C O A T

In the early years of their practice, 1894 to 1900, the Greenes used plaster and stucco quite traditionally. However, on his wedding trip to England, Charles Greene became fascinated with the British Arts and Crafts architect C. F. A. Voysey's work in several ways. Immediately upon his return from England, Charles used the rough-pebble dash finish on the exterior of his own home and studio. This highly textured cementitious exterior wall covering became a major element of the Greenes' building vocabulary. Frequently in their work, the dash coat was toned—but not painted—with a soft wash of transparent cement stain, bringing subtle warm values to the cold gray color of cement.

The massive wall buttresses that were somewhat of a signature to Voysey's work became the distinguishing theme of the Greenes' design for the Henry M. Robinson House of 1905. Here, in their only stucco-covered residence with brick masonry walls carried to the base of the second floor, the brothers used the rough-pebble dash coat cement finish over the brick, focusing attention on the essential massing of the house. The second floor was also dash-coat stucco over a wood frame and was expressed as half-timbering. The plastic nature of the dash coat allowed for the gentle easing of the edges and corners, softening the entire image of any of the Greenes' large stucco residences.

Nathan H. Williams House, 1915. Similar to the hand dash coat, Gunite concrete is pressured through a hose and sprayed onto a wire mesh applied to pipe structural frames or external wall surfaces.

Even in the most modest of structures, such as the 1906 James Culbertson garage, the dash coat is given slightly less texture, accommodating the overall scale while allowing for the hand-finished texture.

For the Freeman A. Ford House, next door to the Robinson House, the plasticity of the dash coat covers the entire house. And on the David B. Gamble House of 1908, dash-coat stucco is used to define the foundations and the broad terrace walls.

In 1911, the versatile dash coat was stretched even farther in the creative design of the lengthy fence around the Cordelia A. Culbertson estate in the recently developed, fashionable Oak Knoll neighborhood of Pasadena. Using simple and inexpensive iron pipe with welded wire stretched tightly between posts, the Greenes' devised a scheme whereby they shot semi-dry concrete through a hose under pressure onto the wire mesh backed by temporary wood panels. When the panels were removed, a final light coat of the dash coat was sprayed over the surface. While it was still wet, certain patterns were carved out of the mass of the new concrete fence, breaking the scale down to more human dimensions. So successful was the concept for the Culbertson sisters' house and walls that neighboring property owners had the Greenes continue the fence around their properties, circling nearly the entire block.

By this time, the hand-applied dash coat yielded to a technique whereby fairly dry concrete mix was shot under pressure through a hose onto a variety of surfaces. This system was called variously Gunite, shotcrete or cement gun.



Henry M. Robinson House, 1905. Use of the dash coat and the structural buttresses was a direct influence of the work of C. F. A. Voysey in England.

The Gunite technique added considerable strength to concrete—two to four times the strength of poured-in-place concrete. The Greenes had been most progressive in the early use of Gunite in Southern California and employed the technique in Northern California on the large Mortimer A. Fleishhacker estate at Woodside, south of San Francisco. As a basic concrete material, the Gunite exterior was deemed a proper material to protect against fires that frequent mountainous terrain.

Because the nozzle was controlled by hand, uneven surfaces resulted. This delighted the Greenes, who liked the texture inherent to the non-troweled surfaces. By pausing for only a split second, the thickness would be affected and thus the

natural configuration of the under-surfaces of masonry, wood or iron were frequently highlighted.

In 1915, Henry Greene turned to the Gunite dash-coat finish for the small, two-story residence for Dr. Nathan H. Williams, taking the flexibility of the medium one step farther by creating artistic openings in the pipe and wire mesh. The technique created a rich texture on structural columns and balcony railings.

Always fascinated with the plasticity of the cement system, Henry used it for a two-story residence in Pasadena for a family friend, William Thum. Thum was concerned about fire destroying a library housed in the residence, so



Freeman A. Ford House, 1907. Like the Robinson House next door, the Ford House makes full use of the dash-coat exterior finish.

Henry utilized the blown concrete on exposed beams and interior surfaces, leaving the rough texture exposed on the high ceiling of the library.

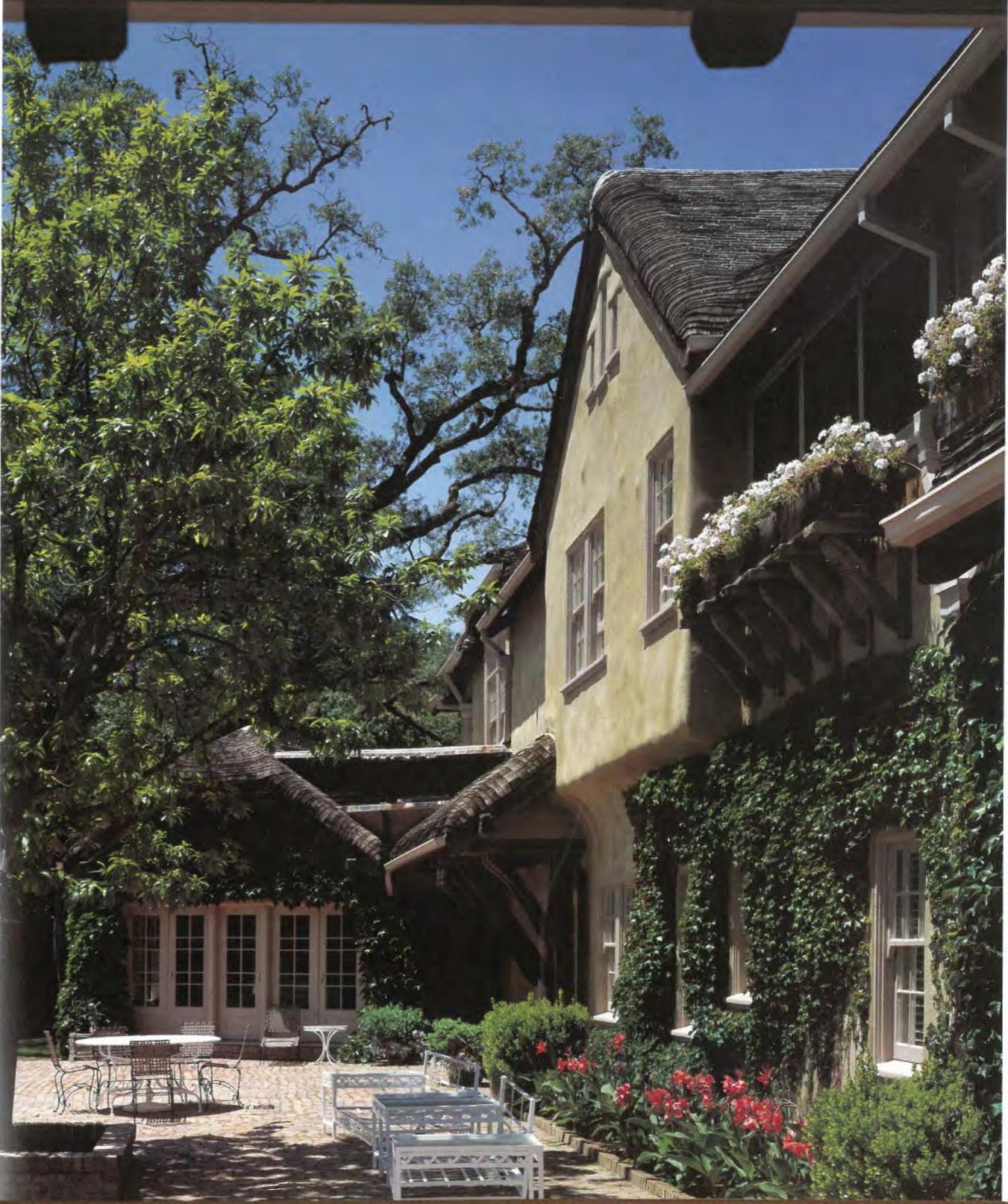
The pliable nature of the soft but durable cement finish was an appropriate companion to the linear regularity of timber construction. In combination, Greene and Greene found these to be two of the most important expressions of their new style.



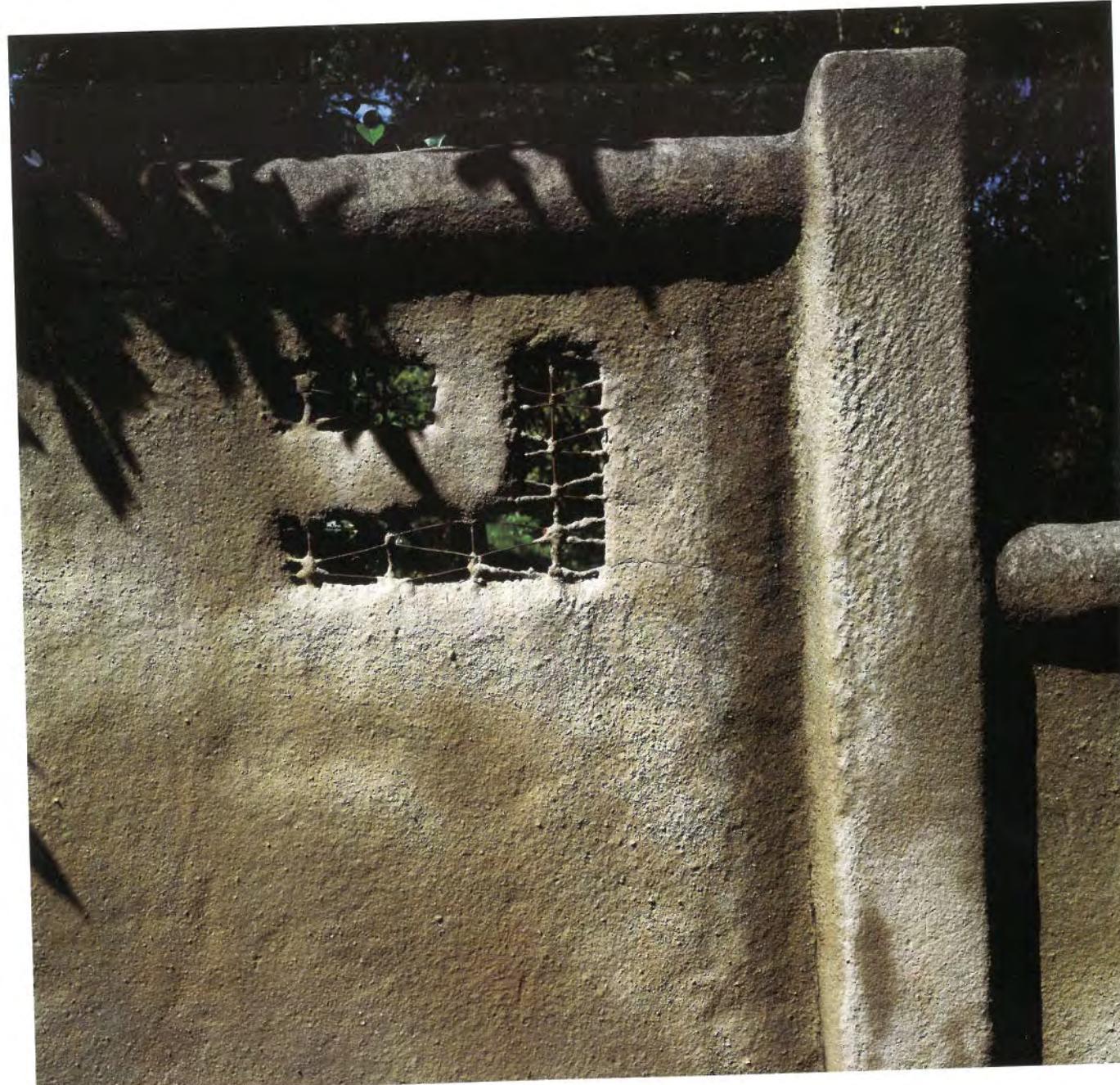
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Right: Mortimer Fleishhacker House, 1911. The cement surface of the dash coat is troweled to provide a smoother surface, in contrast to the roofing shingles.

David B. Gamble House, 1908. The rough dash coat over the brick foundation contrasts with the smooth finish of the terra-cotta planter pots.

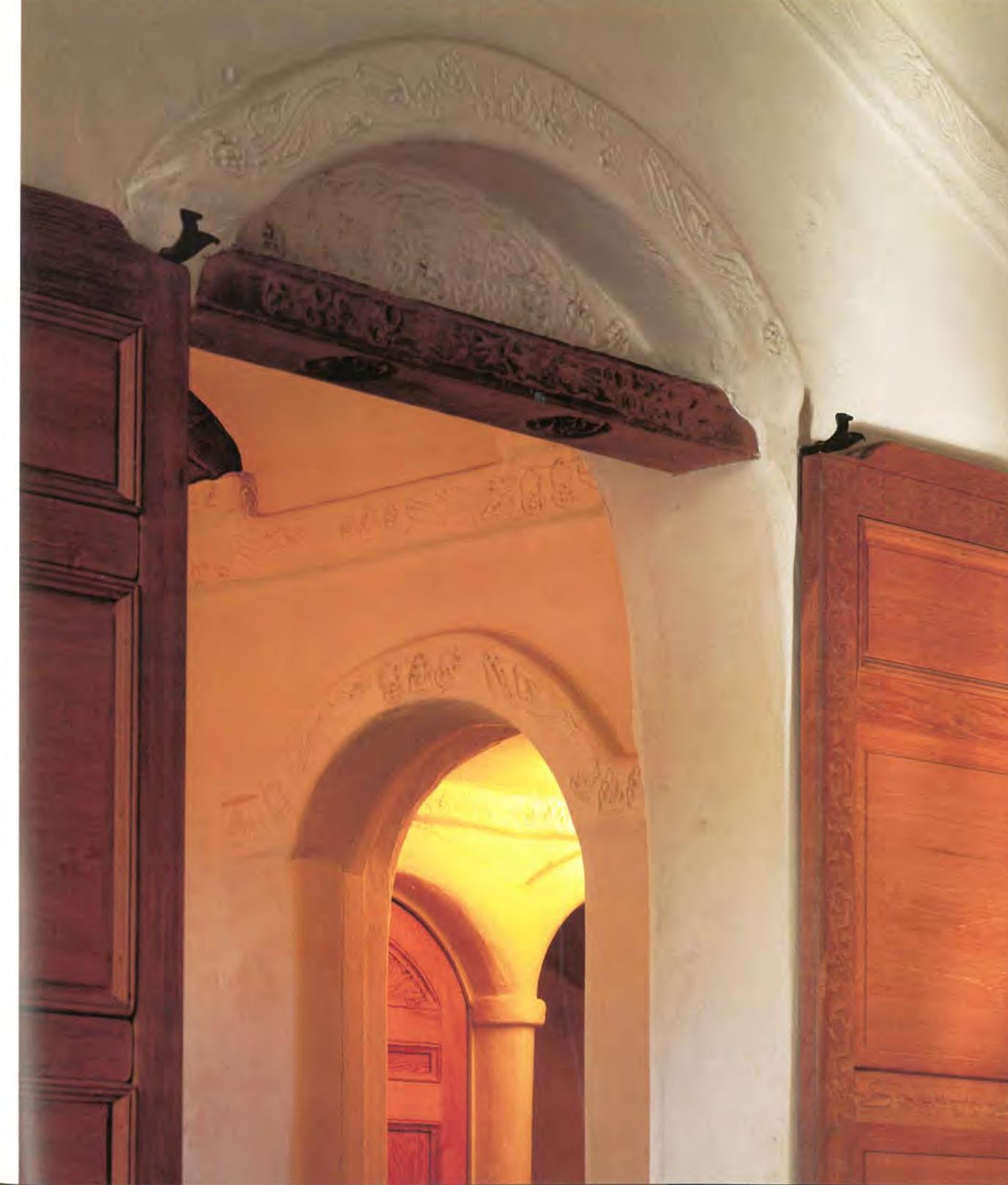


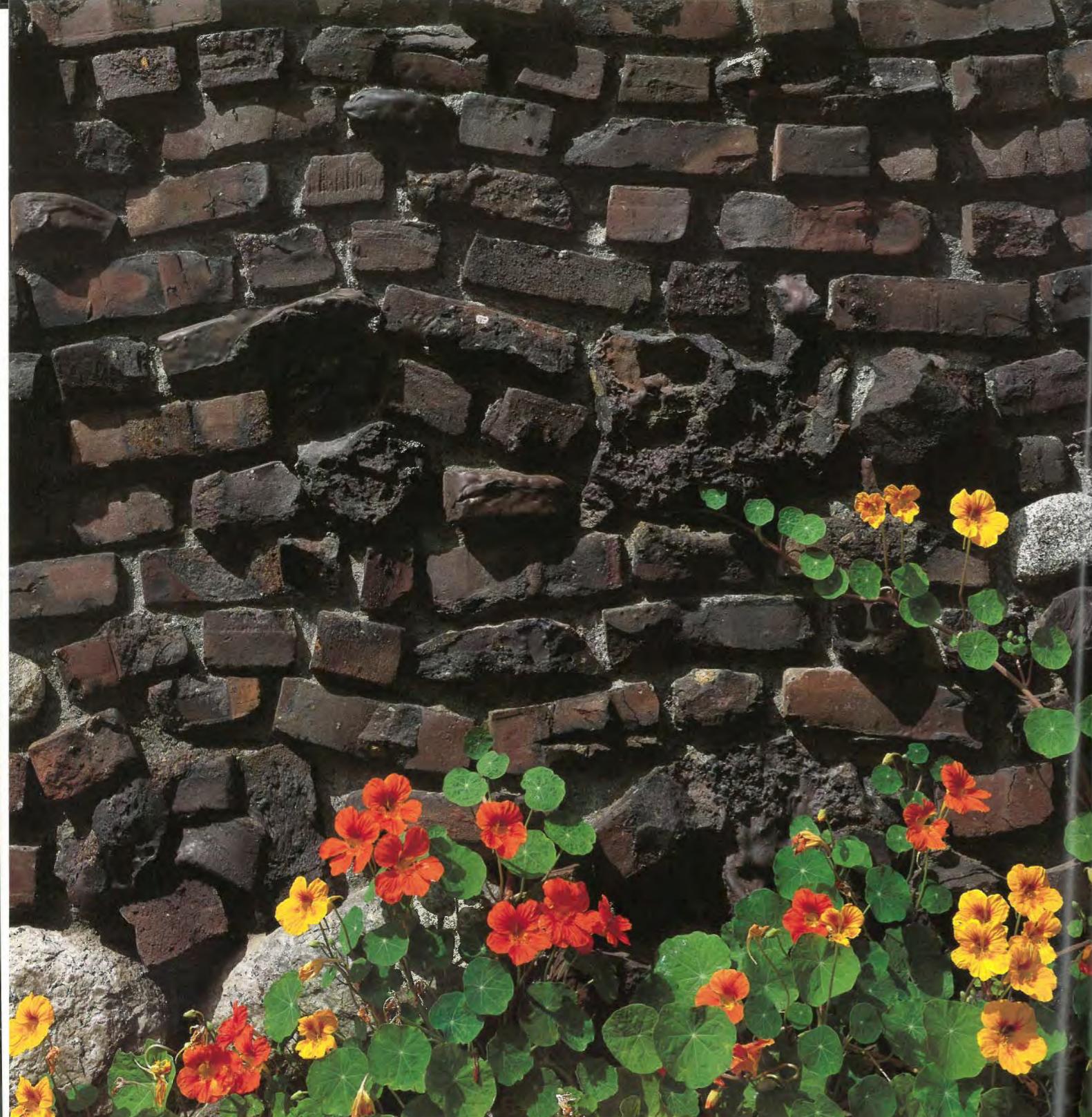
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Cordelia Culbertson House, 1911. The mass of the wall is softened by holding back the Gunite material.

Right: Charles S. Greene Carmel Studio, 1923. Soft-edged plaster defines the arched openings, and wood-block patterns pressed into wet plaster provide the texture Charles desired.





M A S O N R Y

Masonry in the form of brick, stone and boulders played a pivotal role in the Greene and Greene architectural vocabulary. Brick was handled in a variety of configurations, formal to rugged. The brothers found the clinker bricks—those burned and disfigured in the firing kilns—to offer a wide range of forms and colors, and these gave character to their early walls built of cobblestones from the nearby Arroyo. In time, the clinker bricks became the dominant masonry material. The Greene's treated them quite differently from one job to another ultimately producing sculptural work not unlike the imaginative designs of the Spanish architect Antonio Gaudi.

Often brick served as the base, or platform, of a wood building. Stairs, terraces and walls were commonly brick, laid in an artful fashion. Along Arroyo View Drive, where Charles Greene's home and studio were located, the brothers did every house over a period of time and gradually carried out the entire sidewalk in brick, varying the pattern and technique from one house to another.

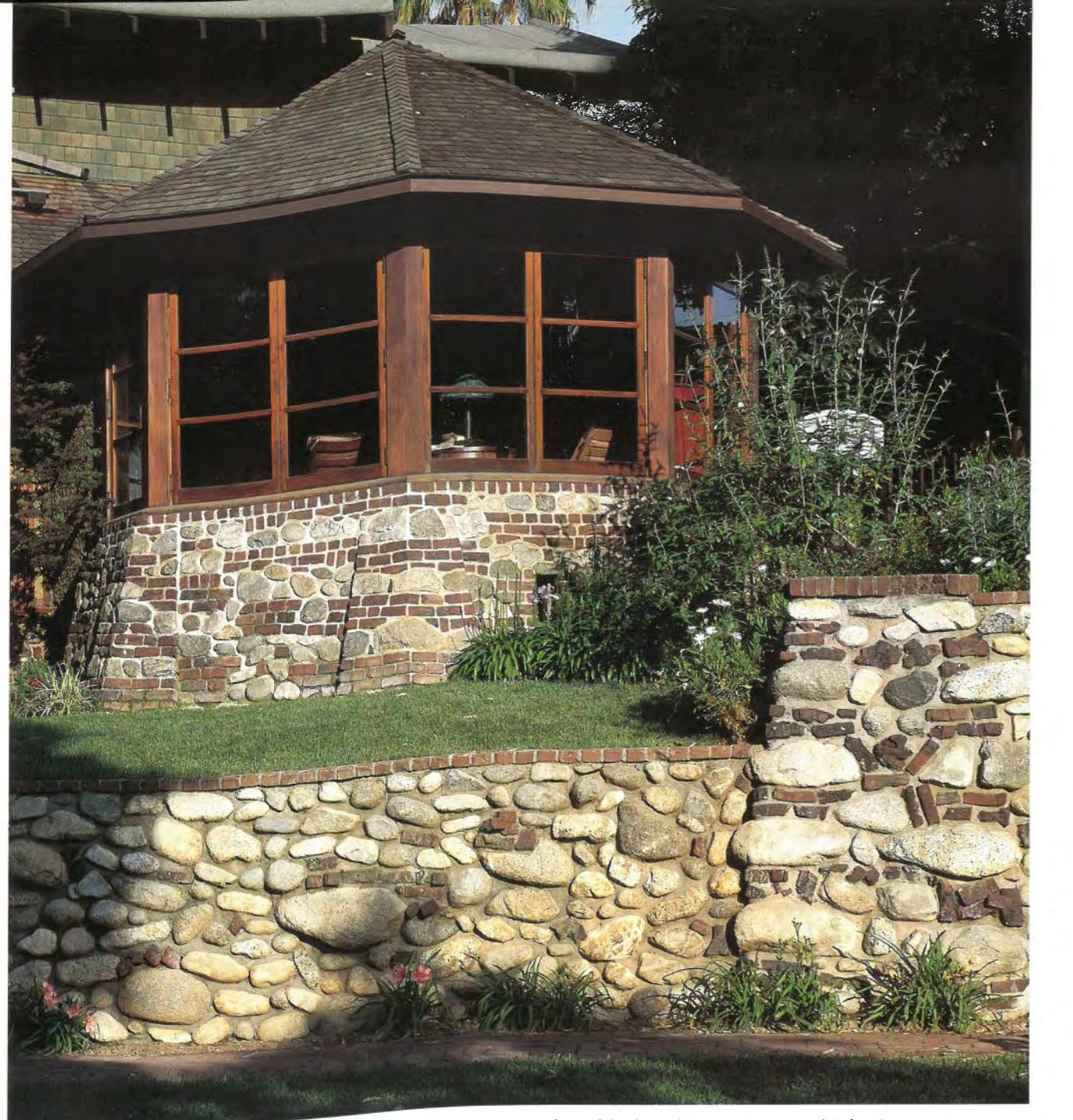
Although brick is generally considered a structural, exterior wall facing, the Greenes made extensive use of it on their wooden interiors. Massive fireplaces with complex forms and shapes became focal points of the major rooms.

*Left: Van Rossem/Neil House, 1903, 1906.
Classic clinker brick-and-boulder retaining wall.*

In their later interiors, brickwork became more formal, with some bricks being softened by honing of the edges and corners. Formal cut brick was laid in precise linear patterns and ranged in color from terra-cotta to golden iron for spot color, depending on the interior design language.



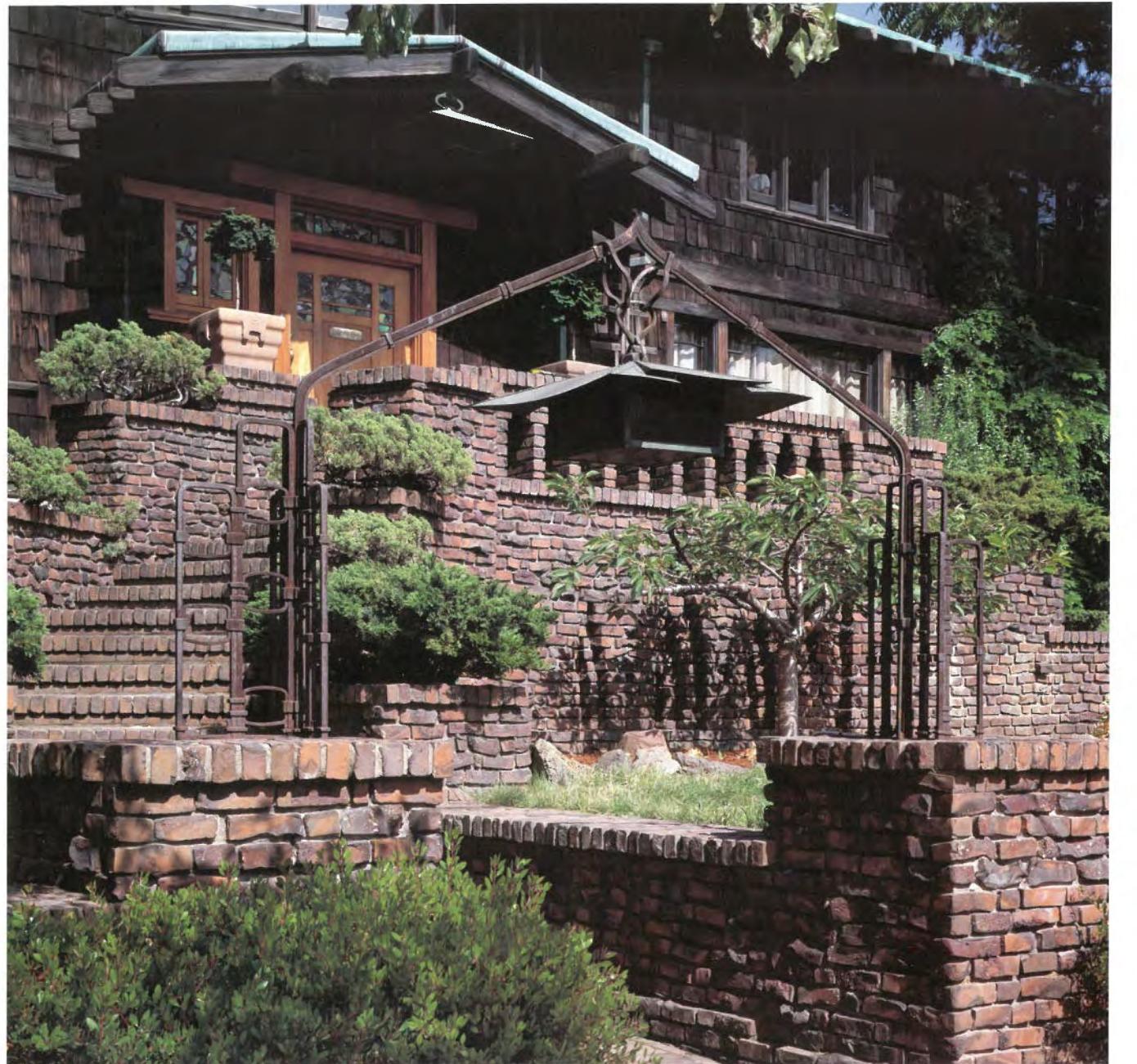
David B. Gamble House, 1908. Disciplined brick arch in Mr. Gamble's den supports the hearth above.



42
Charles S. Greene Pasadena House, 1902. Charles Greene experimented with the coursing of the retaining wall and the living room wall in brick and boulders.

Right: Adelaide Tichenor House, 1904. The Greenes had great fun with the sculptural timber-frame construction and the dancing patterns of brick infill.





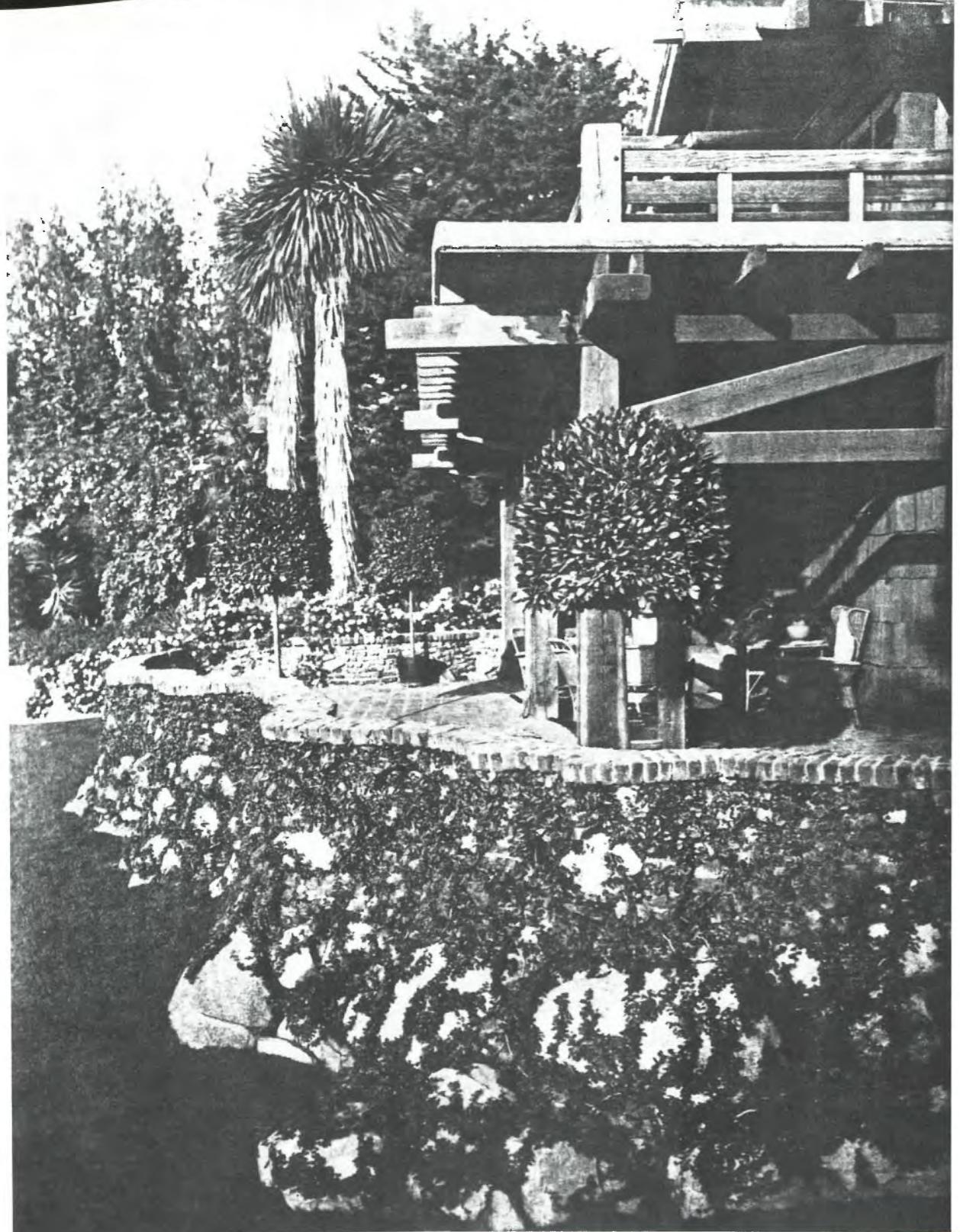
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William R. Thorsen House, 1909. Retaining walls, stairs, balusters and terrace walls of clinker brick celebrate the entry experience.

Right: Charles S. Greene Carmel Studio, 1921. An arched fence of used brick is accented with Charles's sculptural handling of the curl as transition to the main structure.



45



46



Left: Duncan-Irwin House, 1902-5. The casual north terrace retaining wall of clinker brick and boulders is softened by the espalier of *ficus repens*.

David B. Gamble House, 1908. Ironspot bricks and terra-cotta pavers were selected for the terraces and stairways of this more formal design.

47



STONE & BOULDERS

Granite cobblestones and boulders smoothed by centuries of water and tumbled by the elements were plentiful in Pasadena's San Gabriel Valley, along its foothills, and in the Arroyo, adjacent to the vista that Charles Greene chose for his own home. It was thus logical for the Greenes to choose this inexpensive, natural, local material for the foundations and retaining walls from the beginnings of their career in 1894 and in the construction of their personal residences as late as 1904.

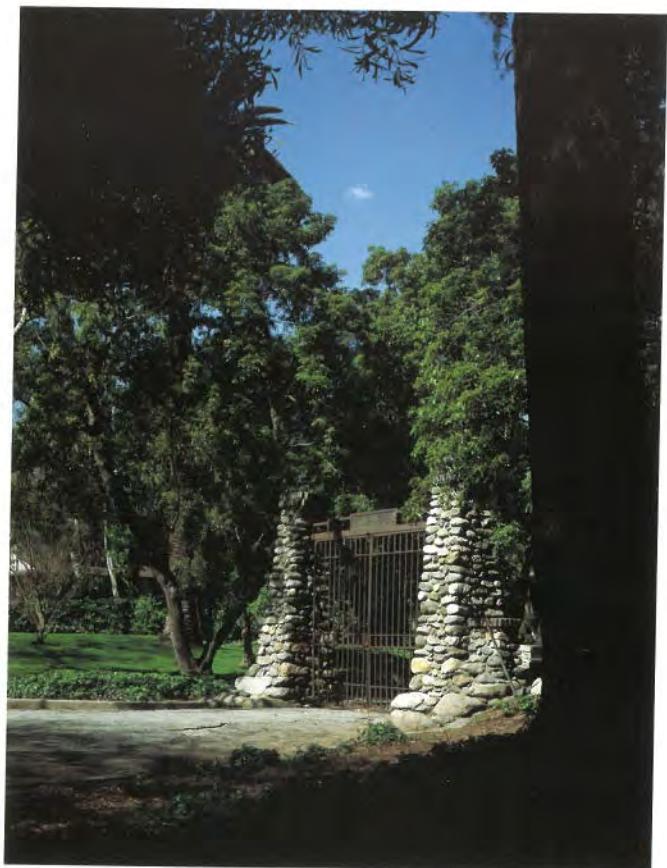
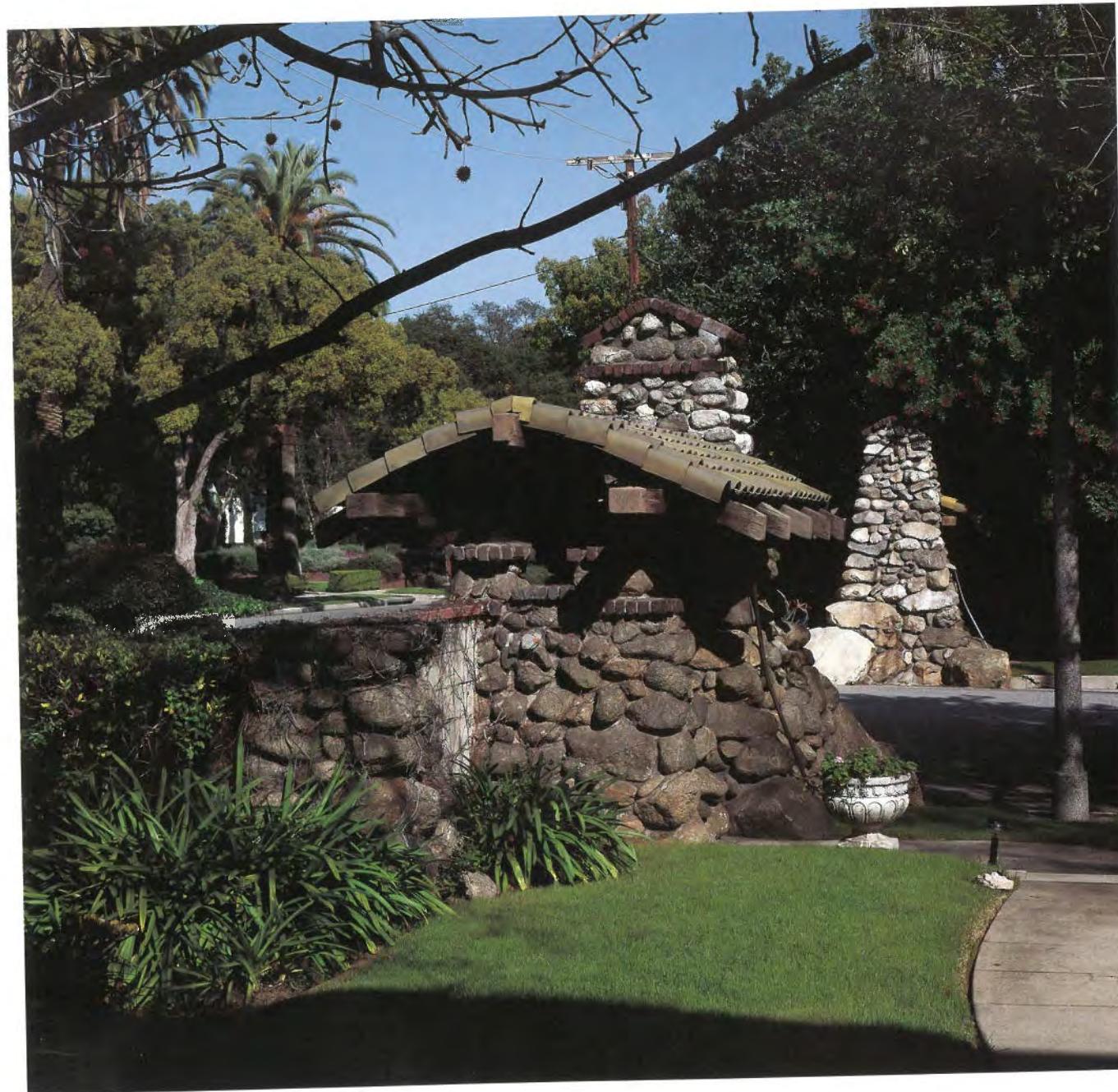
In time, the brothers began to incorporate large boulders for the construction of enormous fireplaces, bringing these boulders into the interior hearth and creating seating in the inglenook next to the fire. By the end of the first decade of their practice, stones and boulders became a major element of the emerging Greene and Greene style. The stones appear to be randomly placed, as in nature, but, in fact, they are strategically placed with the disciplined eye of the artist.

The uniform tone of the granite stone was lacking in color when used in walls taller than foundations; for this reason, Charles and Henry began to mix graduating percentages of brick—and the rich forms and burned coloration of clinker bricks—into the granite stone-and-boulder designs. This added warm tones so successfully that almost overnight the brothers began to build primarily in brick, accenting with fewer granite stones. This masonry combination was widely interpreted by other builders and, in lesser hands, soon became identified as the "peanut brittle style."

Edgar W. Camp House, 1904. Large boulders from the Sierra Madre foothills behind the house expressed their character on both the exteriors and interiors.

In striking contrast to the use of the arroyo granite stones and boulders in the early Greene designs in Southern California, Charles Greene selected quarried stone as the principal construction material for his designs created in his later, independent practice in Northern California for D. L. James, Martin Flavin, and Mortimer Fleishhacker. In this work, smaller fractured slivers of stone were roughly coursed in varying widths and sometimes feathering out and deleting some course lines as the wall went up. Throughout the construction, Charles was on-site giving personal direction. On rare occasions, after having been away to meet with a stone carver in San Francisco, he would insist that stonework done during his absence be removed and done over under his direct supervision. The coursing was not flat nor even, as he induced the masons to add swales suggestive of natural rock formations to some of the coursing. Even so, it was still highly disciplined.

Arches were natural to masonry construction and prepared the stone work for openings in the massive walls. In form, these arched constructions pay strong homage to the California missions and the Roman arch construction so respected by both Charles and Henry Greene, and also to the stone ruins of the castle structures where Charles spent a year around Tintagel, England. Particularly in the James House, the designs are so deftly blended with the fractured stone of the cliff that the dignity and antiquity of man and his dreams seems here embodied as a harmonious outgrowth of nature itself.



Above: Westmoreland Gates, 1916. Cobblestone piers embrace the iron gates to private Westmoreland Place.

Right: Oaklawn Waiting Station and Bridge, 1906. A waiting station coordinated with entry portals connects the planned housing development via the Greenes' progressive and controversial reinforced-concrete bridge.

Facing: Oaklawn Portals, 1904. In a somewhat Japanese fashion, these stone portals celebrate the gated pedestrian sidewalks into the residential enclave.



On rare occasions during Charles Greene's later career, he expressed his interest in creating designs that were translated into marble. This is particularly demonstrated in his many designs for fireplace surrounds, mantels and the fittings for the bathrooms in the 1918 D. L. James House on the cliffs below Carmel Highlands in Northern California. Drawing directly from the imagery of the crashing sea below and the related plant life of the ocean, Charles first sketched his ideas on paper, then carved them in wood, and later turned them over to the stone carver in San Francisco, who would translate these forms to marble. Ironically the final marble carvings convey the character of wood carvings.



52
Martin Flavin House, 1925–39. In his later years, Charles was comfortable with the more random order of his masonry that provided a rich texture.

Right: D. L. James House, 1918. A variation of stones are set in highly disciplined courses; yet they convey a natural random quality.





**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

MEETING DATE: 12/20/2023

ITEM NO: 4

DATE: December 15, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Noncontributing Single-Family Residence on Property in the Almond Grove Historic District Zoned R-1D: LHP. **Located at 215 Massol Avenue.** APN 510-16-022. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review Application PHST-23-017. Property Owner: Jim and Sara McManis. Applicant: Jay Plett. Project Planner: Suray Nathan.

RECOMMENDATION:

Requesting approval for construction of exterior modifications and a new second-story addition to an existing noncontributing single-family residence on property in the Almond Grove Historic District zoned R-1D:-LHP, located at 215 Massol Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1949
2. Town of Los Gatos Historic Status Code: None
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? No
6. Findings required? N/A
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the west side of Massol Avenue, approximately 145 feet north of Nicholson Avenue (Attachment 1). The County Assessor indicates that the residence at 215 Massol Avenue was constructed in 1949, and the property was not included in the Anne Bloomfield Survey. The residence does not appear on the Sanborn Fire Insurance Maps until 1956 (Attachment 2). Town records indicate that in 2002, a 75 square-foot laundry room was demolished and rebuilt into a 150 square-foot laundry room.

PREPARED BY: Suray Nathan
Assistant Planner

BACKGROUND (continued):

On October 25, 2023, the Committee conducted a preliminary review of the proposal and provided the following feedback:

- Provide alternative window styling with divided lite.
- Provide photo samples of the proposed metal chimney flue.
- Retain and enhance the proposed stone accents around the foundation.

DISCUSSION:

A formal Minor Residential Development application was submitted on November 17, 2023, proposing the construction of exterior modifications and a new second-story addition to an existing single-family residence in the Almond Grove Historic District (Attachments 3 and 6).

The development plans show that portions of all sides of the residence would remain (Attachment 6). The existing windows at the front and left elevation will be enlarged and replaced. The three windows facing the existing porch at the front elevation will be replaced with a three-panel folding door. Portions of the right side and rear elevation would be demolished for the new ground floor addition. The additions to the ground floor would expand the existing footprint of the residence along the right and rear elevations. A new second-story addition would be slightly set back from the front façade to accommodate the existing roofed front porch on the left side of the house.

The proposed additions would maintain and reinforce the existing Craftsman architectural style with exterior materials, including wood lap and stone siding, fiberglass-clad wood windows, bonderized metal gutters, and composition roof shingles (Attachment 6, Sheet A-4). The applicant proposes to replace all existing windows with Anderson fiberglass-clad wood windows. The porch at the front would remain; however, the railing will be replaced with vertical ‘board-style’ wood balusters, similar to the example in the photo provided by the applicant (Attachment 3).

The applicant provided additional information in response to the Committee’s feedback provided under the preliminary review, summarized below in *italics*:

- Provide alternative window styling with divided lite.

The applicant has provided two sample divided-lite window designs shown on Sheets A-4.1 and A-4.2 of the development plans (Attachment 6). Alternate No. 1 has four equally spaced divided-lite, and Alternative No. 2 has a top row of three divided-lite styles.

DISCUSSION (continued):

- Provide photo samples of the proposed metal chimney flue.

The applicant also provided a photo of the proposed metal flute extending from the existing brick chimney on Sheet A-4.1 and A-4.2 of the development plans.

- Retain and enhance the proposed stone accents around the foundation.

The development plan continues to retain the existing stone accents at the base, and new stonework will match the existing stones as closely as possible.

CONCLUSION:

The applicant requests approval for the construction of a second-story addition and exterior alterations to an existing noncontributing single-family residence on property located in the Almond Grove Historic District zoned R-1D: LHP located at 215 Massol. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director, and the application would continue through the Minor Residential Development process. The project would not return to the Committee.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and other pertinent factors. Applications shall not be granted unless:

In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property, which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for the construction of additions to existing residences (Attachment 5).

PAGE 4 OF 4

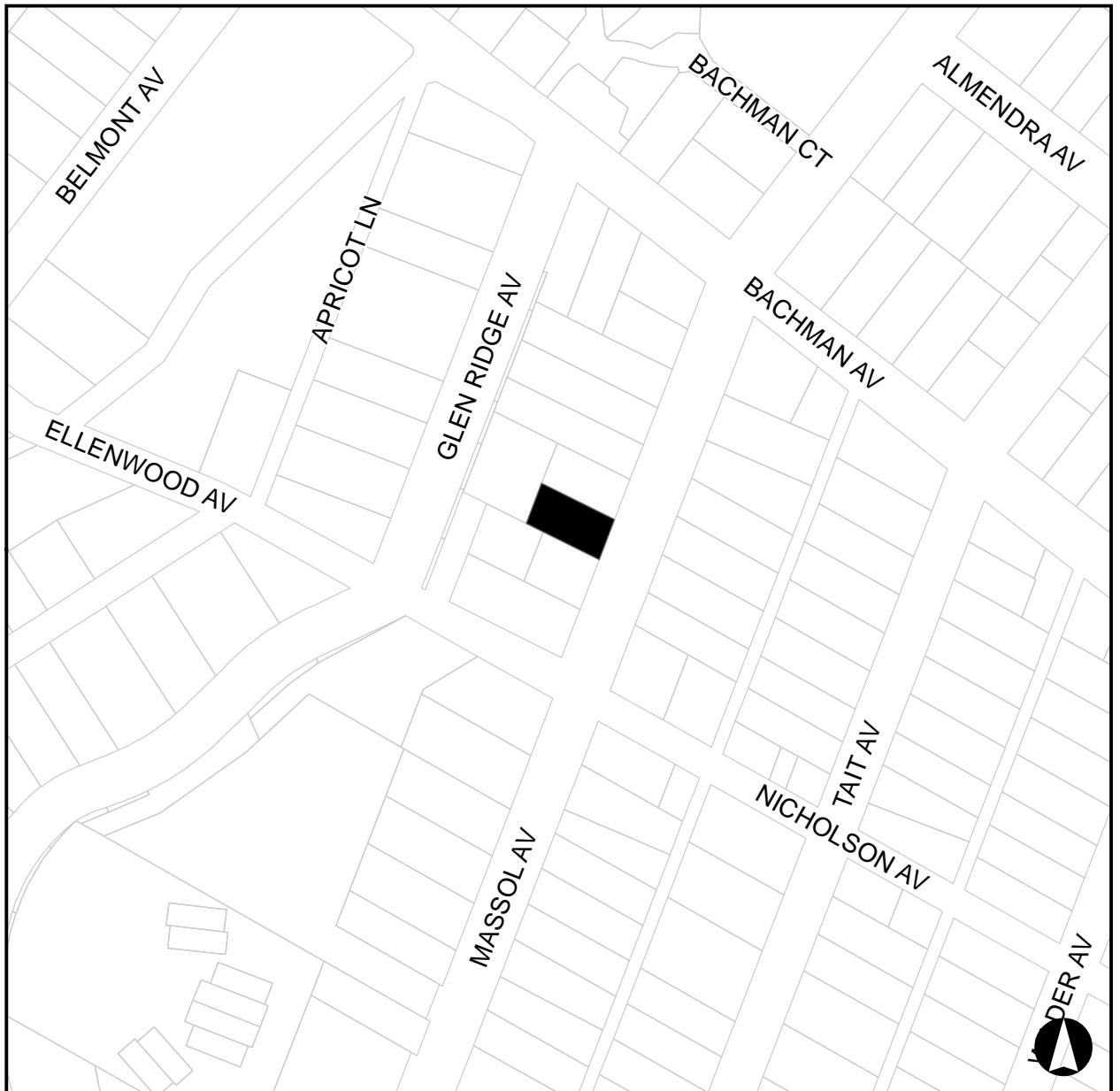
SUBJECT: 215 Massol Avenue/MR-23-011

DATE: December 15, 2023

ATTACHMENTS:

1. Location Map
2. Sanborn Exhibit
3. Photos
4. Letter of Justification
5. Section 3.9, Residential Design Guidelines
6. Development Plans

215 Massol Ave



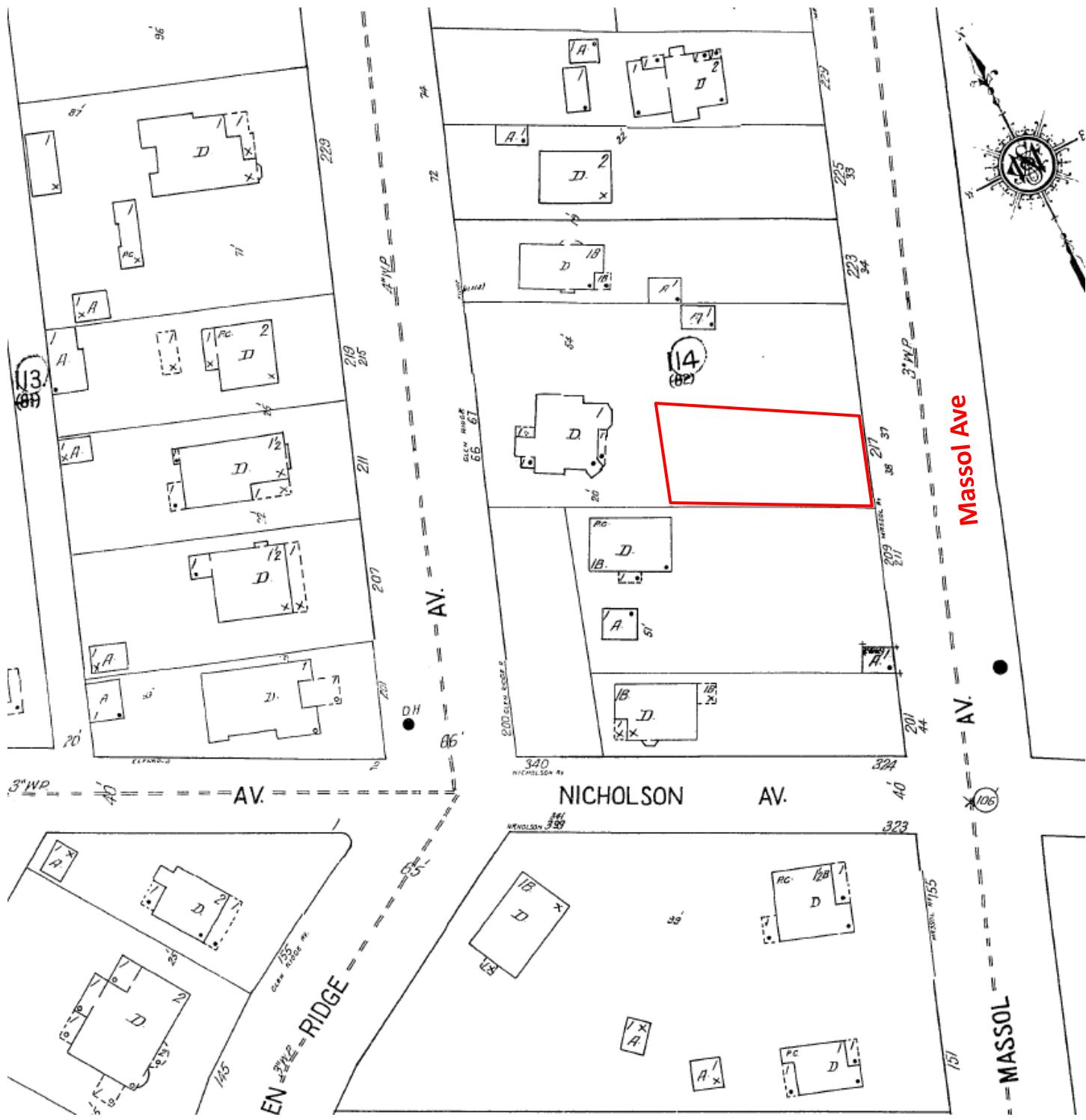
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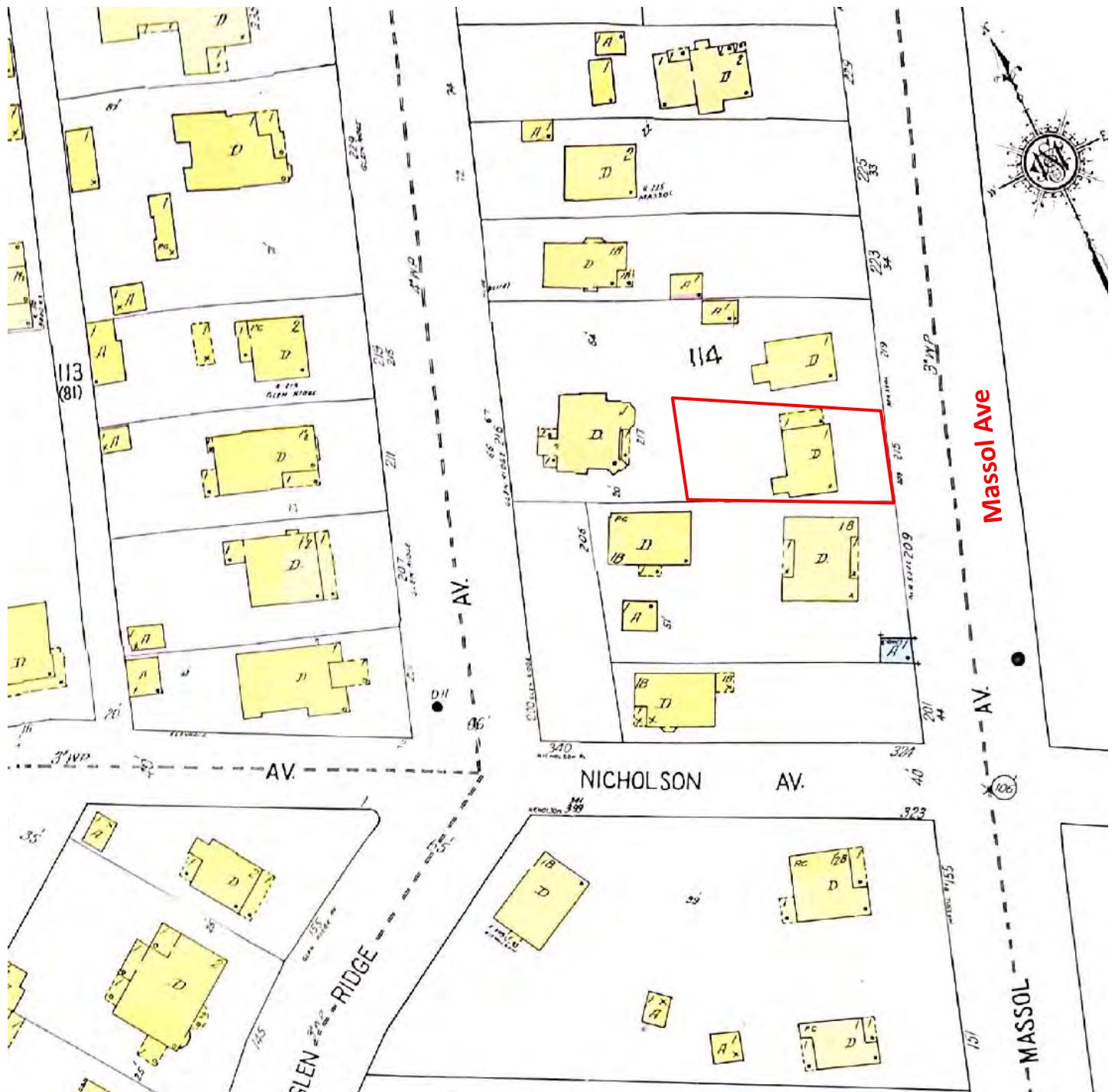
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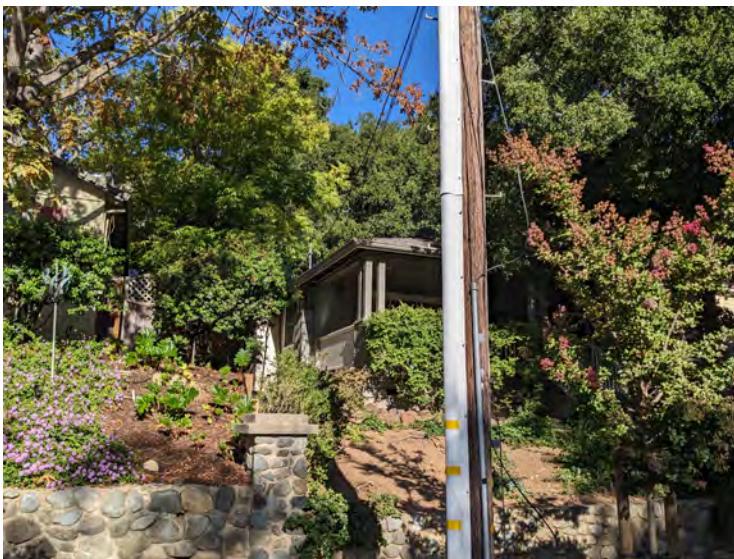
PROJECT PHOTOS



SIDE VIEW



FRONT VIEW



SIDE VIEW

ATTACHMENT 3

231



JAY PLETT
ARCHITECT

McMANIS
215 MASSOL AVENUE
LOS GATOS, CA 95030

PROJECT DESCRIPTION

TO: TOWN OF LOS GATOS
FROM: JAY PLETT ARCHITECT

THE EXISTING HOME IS NON-HISTORIC AND IS SITUATED BETWEEN A GROVE OF BEAUTIFUL MATURE OAKS AT THE FRONT OF THE HOME AND A BEAUTIFUL MATURE OAK AT THE REAR OF THE HOME. THE HOME EXISTS AS A TWO BEDROOM AND HAS BEEN DESIGNED TO REMAIN A TWO BEDROOM.

THE REMODEL AND ADDITION HAVE BEEN DESIGNED TO NOT INCREASE THE EXISTING HOMES FOOTPRINT, WHICH IN TURN WILL NOT IMPACT THE TREES. THE HOME'S DESIGN IS IN COMPLIANCE WITH THE TOWN'S DESIGN GUIDELINES.

THE ADDITION HAS BEEN DESIGNED TO BE COMPATIBLE WITH ITS CURRENT DESIGN STYLE. THE PROPOSED AREA IS 1,714 SF - 111 SF UNDER WHAT IT IS ALLOWED TO BE - 1,825 SF.

BEST REGARDS,

JAY PLETT ARCHITECT

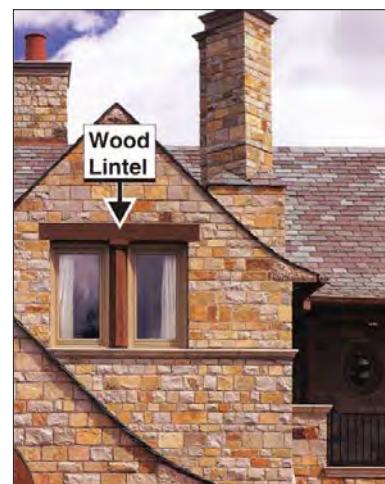
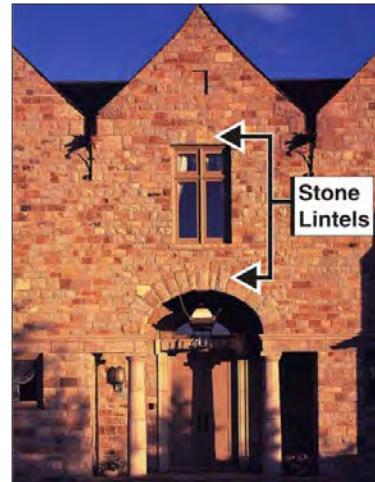
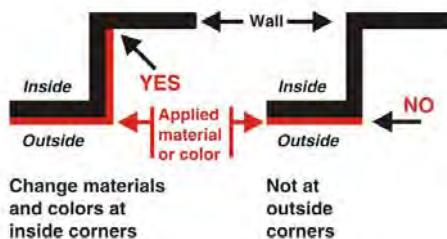
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3.8.3 Use traditional detailing

- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and to make the space too small is inconsistent with the architectural style.
- Openings in walls faced with stone, real or synthetic, should have defined lintels above the opening except in Mission or Spanish Eclectic styles. Lintels may be stone, brick or wood as suits the style of the house.
- Treat synthetic materials as though they were authentic. For example, select synthetic stone patterns that place the individual stones in a horizontal plane as they would have been in a load bearing masonry wall.
- Select roof materials that are consistent with the traditional architectural style (e.g., avoid concrete roof tiles on a Craftsman Style house.)

3.8.4 Materials changes

- Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.



Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

- Site additions in the least conspicuous place. In many cases this is a rear or side elevation - only rarely is it a rooftop.
- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and



Additions, accessory buildings and secondary units should match the form, architectural style, and details of the original house

BUILDING DESIGN

3



Original structure



Addition incorporated into the roof successfully adds space while respecting the integrity of the existing house and the scale of the neighborhood



Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood

should utilize the same materials as the existing protected exterior elements.

- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, and decorative elements, they should be carefully removed and reused in the addition where possible.
- The introduction of window and door openings not characteristic in proportion, scale, or style with the original architecture is strongly discouraged (e.g., sliding windows or doors in a structure characterized by double hung windows and swinging doors).
- The character of any addition or alteration should be in keeping with and subordinate to the integrity of the original structure.
- The amount of foundation exposed on the addition should match that of the original building.
- Do not add roof top additions where the roof is of historic significance.
- Second floor additions are discouraged in neighborhoods with largely one story homes. If horizontal expansion of the house is not possible, consider incorporating a second floor addition within the roof form as shown in the example to the left.
- Second floor additions which are not embedded within the roof form should be located to the rear of the structure.
- The height and proportion of an addition or a second story should not dominate the original structure.
- Deck additions should be placed to the rear of the structure only, and should be subordinate in terms of scale and detailing.
- New outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials and details which are similar to the main structure.
- Garages should generally be located to the rear of the lot behind the rear wall of the residence. One car wide access driveways should be utilized.

09/18/23

JAY PLETT
ARCHITECTwww.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030MCMANIS RESIDENCE
215 MASSOL AVENUE

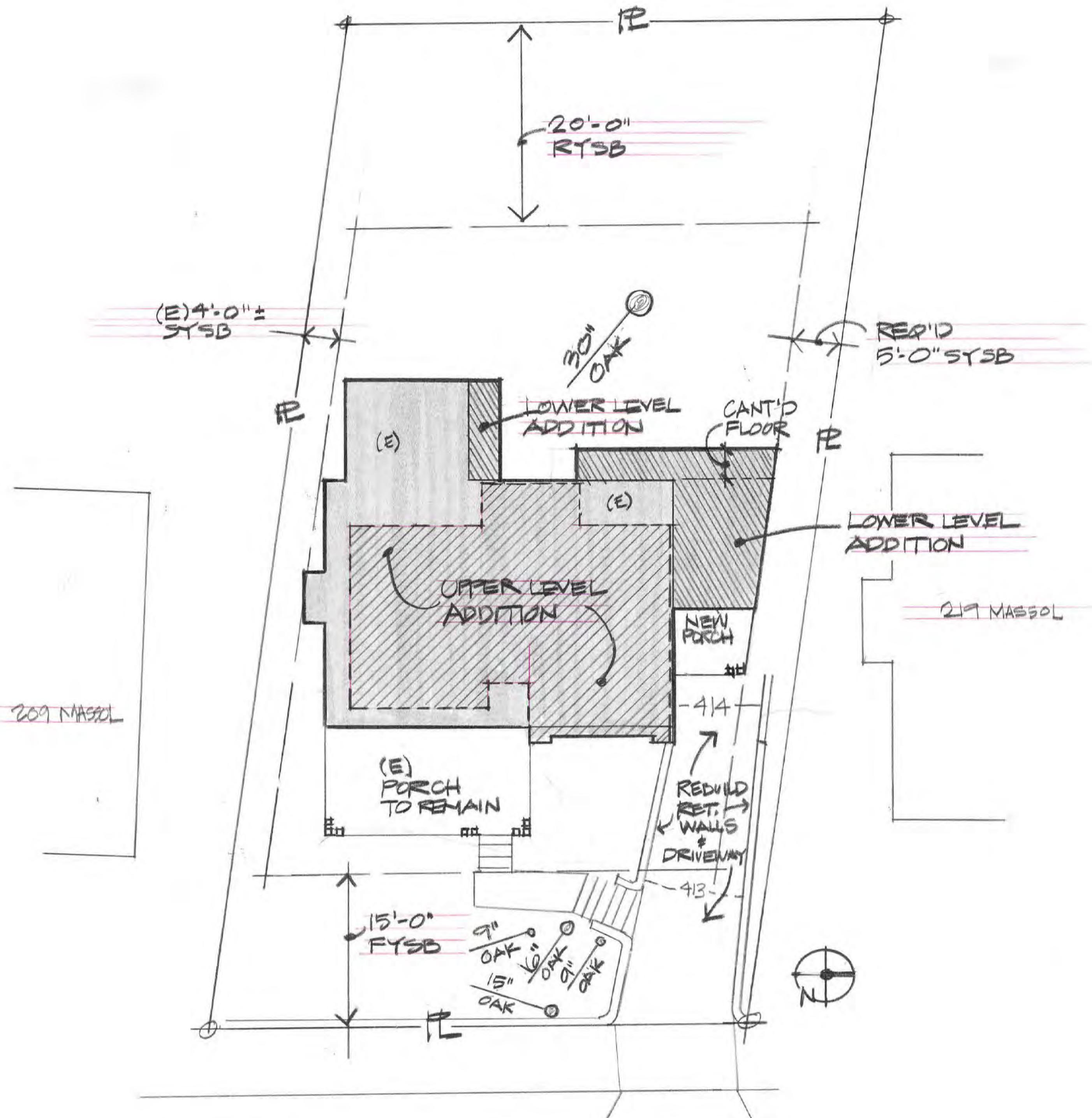
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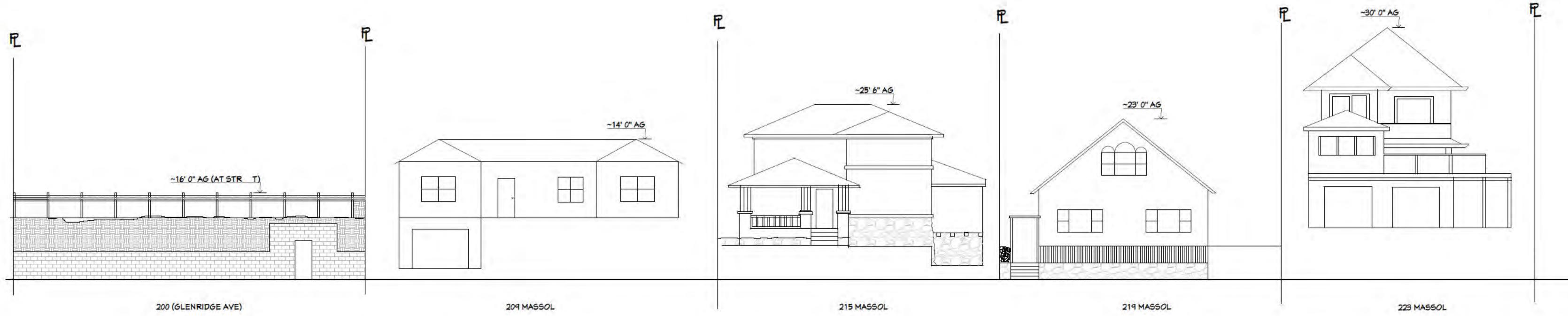
A-1

PROJECT DESCRIPTION
REMODEL NON-HISTORIC HOME WITH
2ND FLOOR ADDITION.

OWNERS
[REDACTED]

MASSOL AV.

SITE PLAN



STREETSCAPE LOOKING WEST

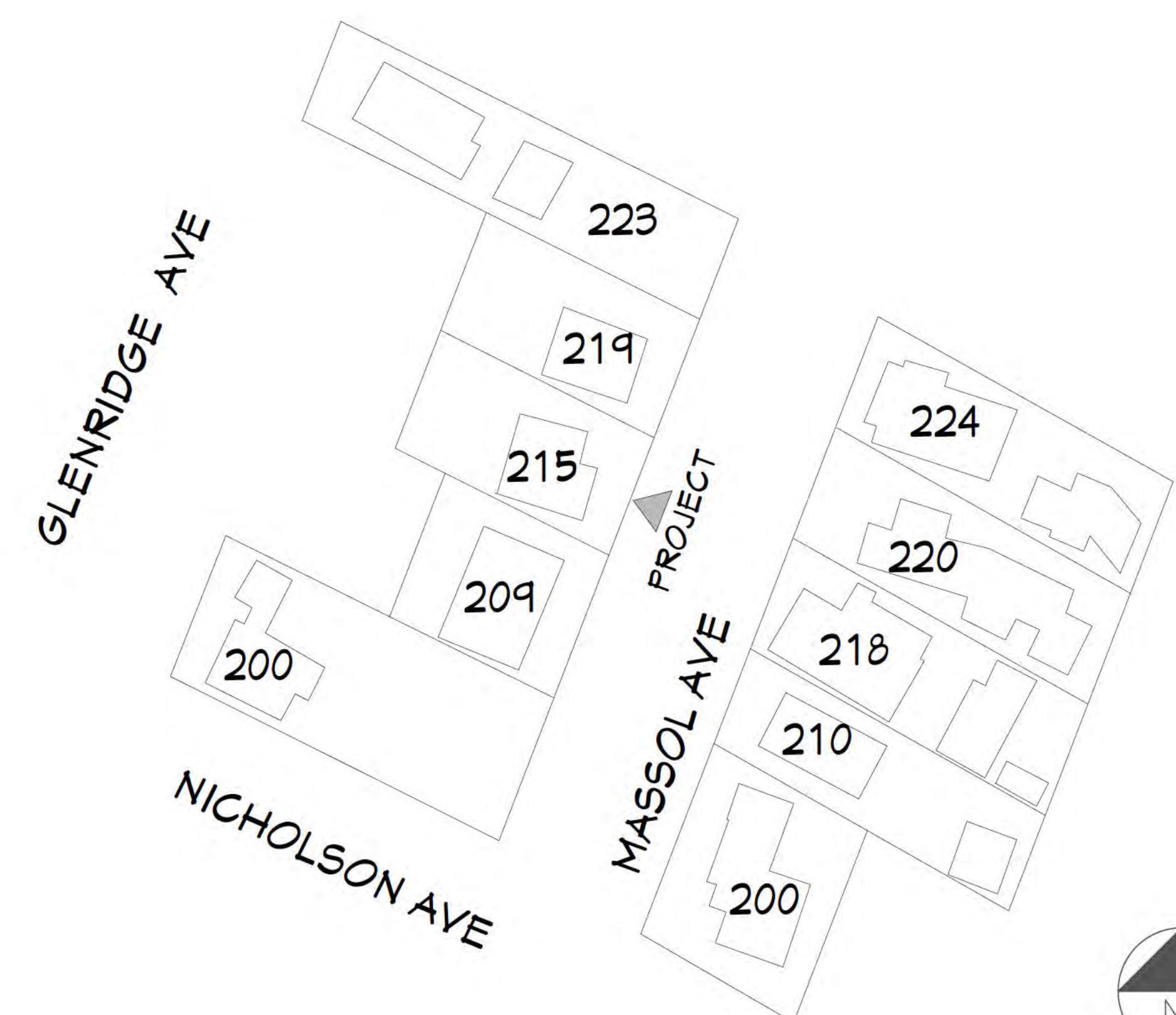
1/16" = 1'

FLOOR AREA / FAR COMPARISONS

ADDRESS	LOT SIZE	FLOOR AREA	FAR
223 MASSOL	6,975 NET	2,411	0.33
219 MASSOL	5,300	1,942	0.37
209 MASSOL	4,928	1,724	0.35
200 GLEN RIDGE	9,548	1,280	0.13
200 MASSOL	6,100	2,167	0.36
210 MASSOL	5,964	832	0.14
218 MASSOL	7,100	2,305	0.32
220 MASSOL	7,050	1,742	0.25
224 MASSOL	7,100	1,759	0.25

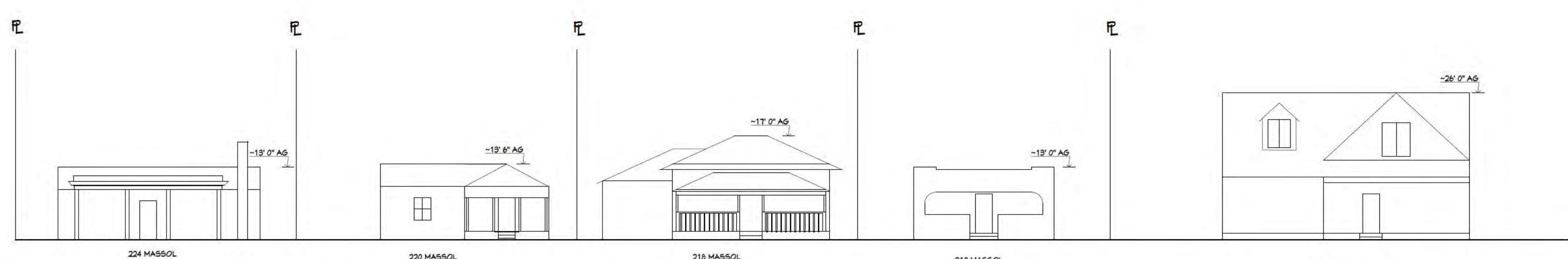
PROJECT HOUSE

215 MASSOL	5,300	1,714	0.32
	ALLOWED	1,825	0.35



NEIGHBORHOOD CONTEXT PLAN

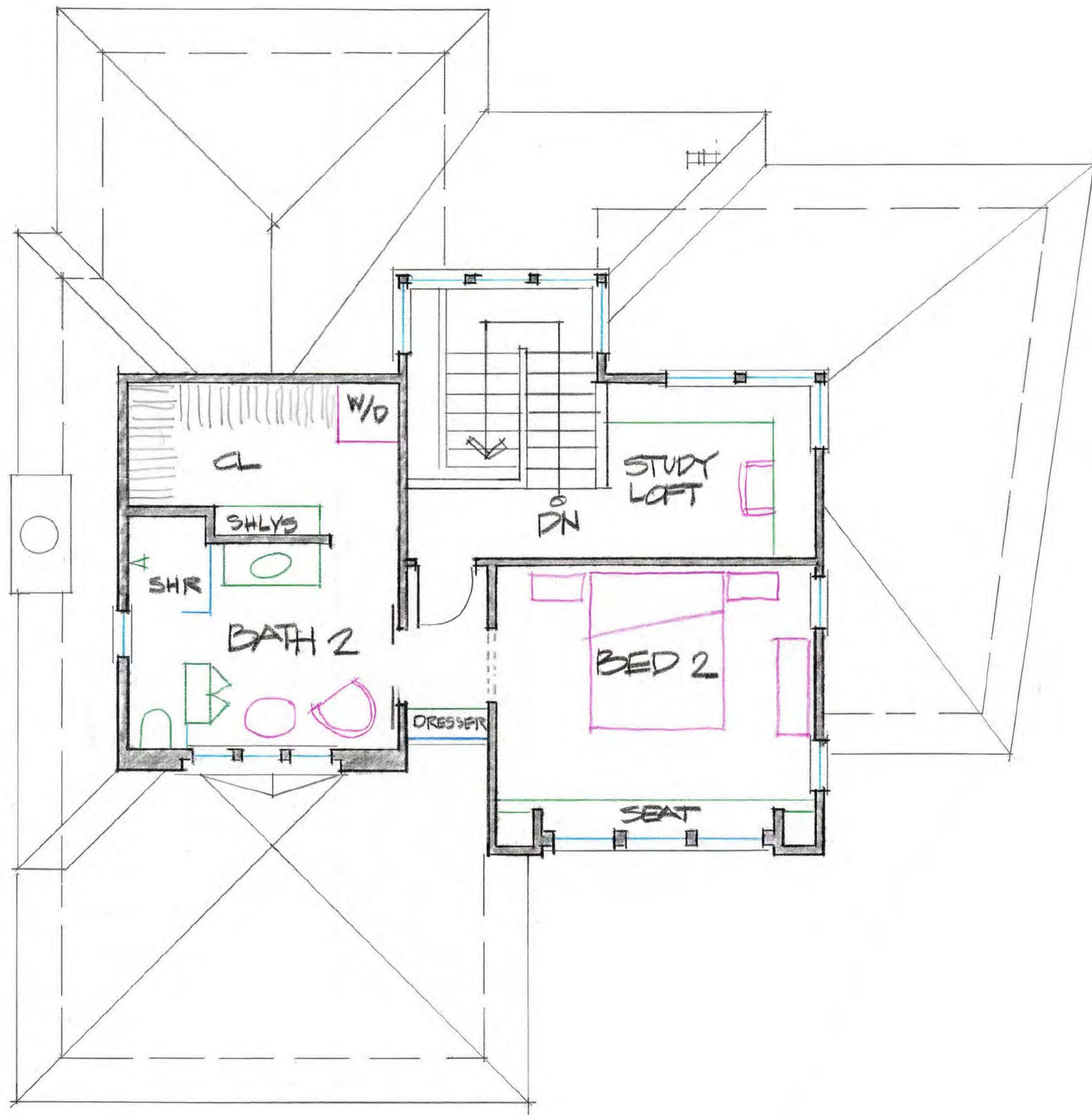
1" = 50'



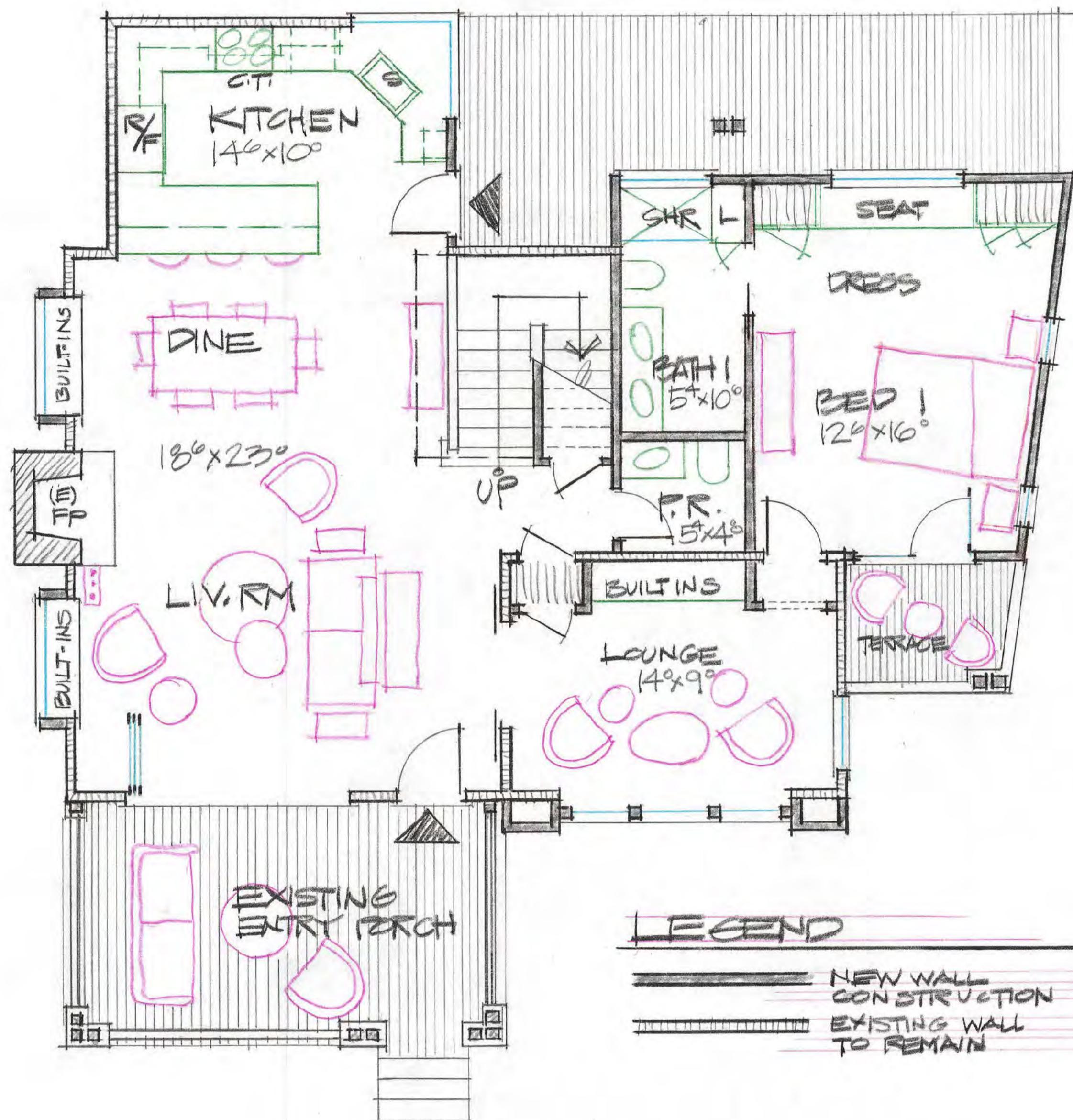
STREETSCAPE LOOKING EAST

1/16" = 1'

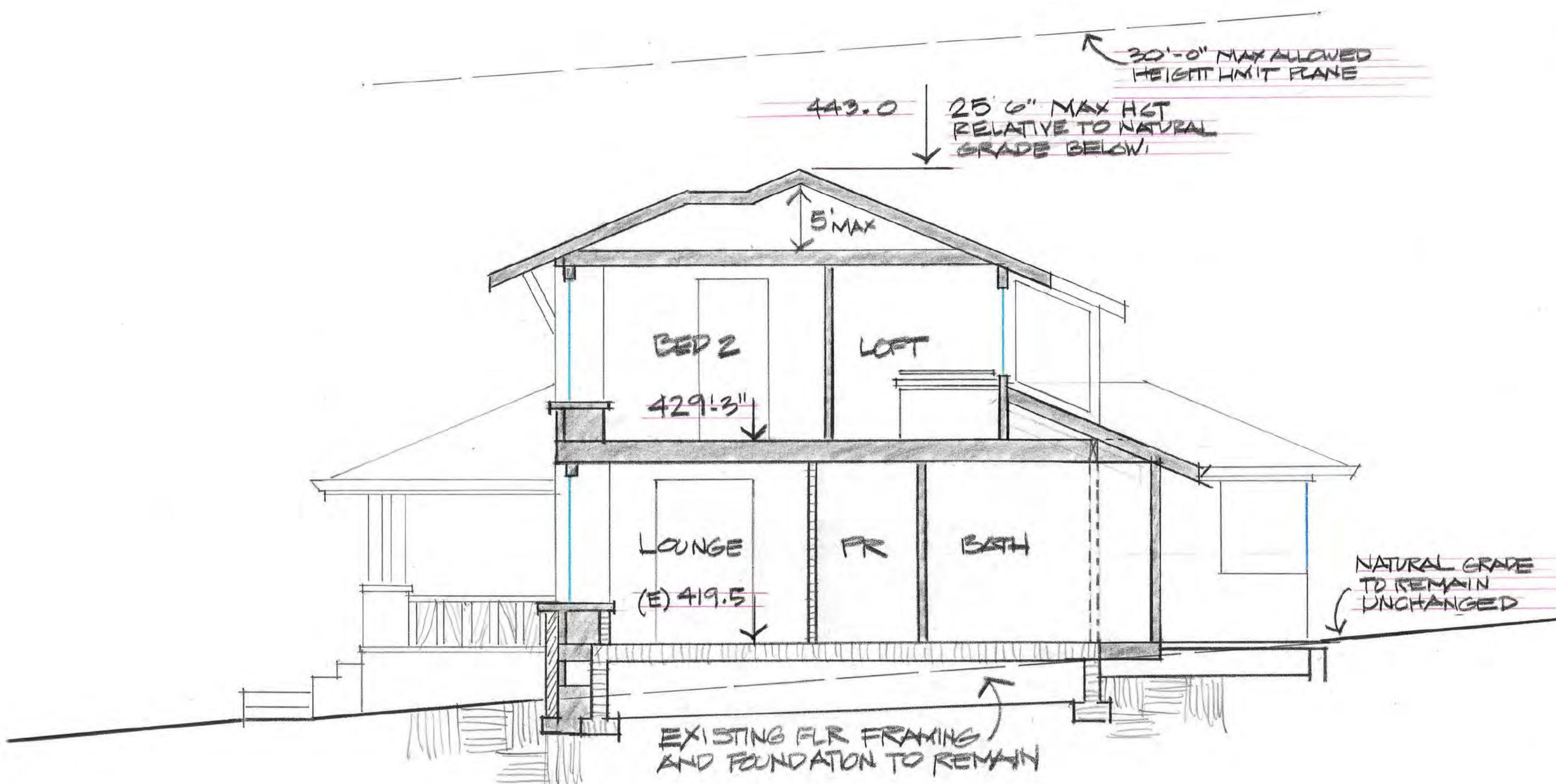
NEIGHBORHOOD CONTEXT



UPPER FLOOR PLAN

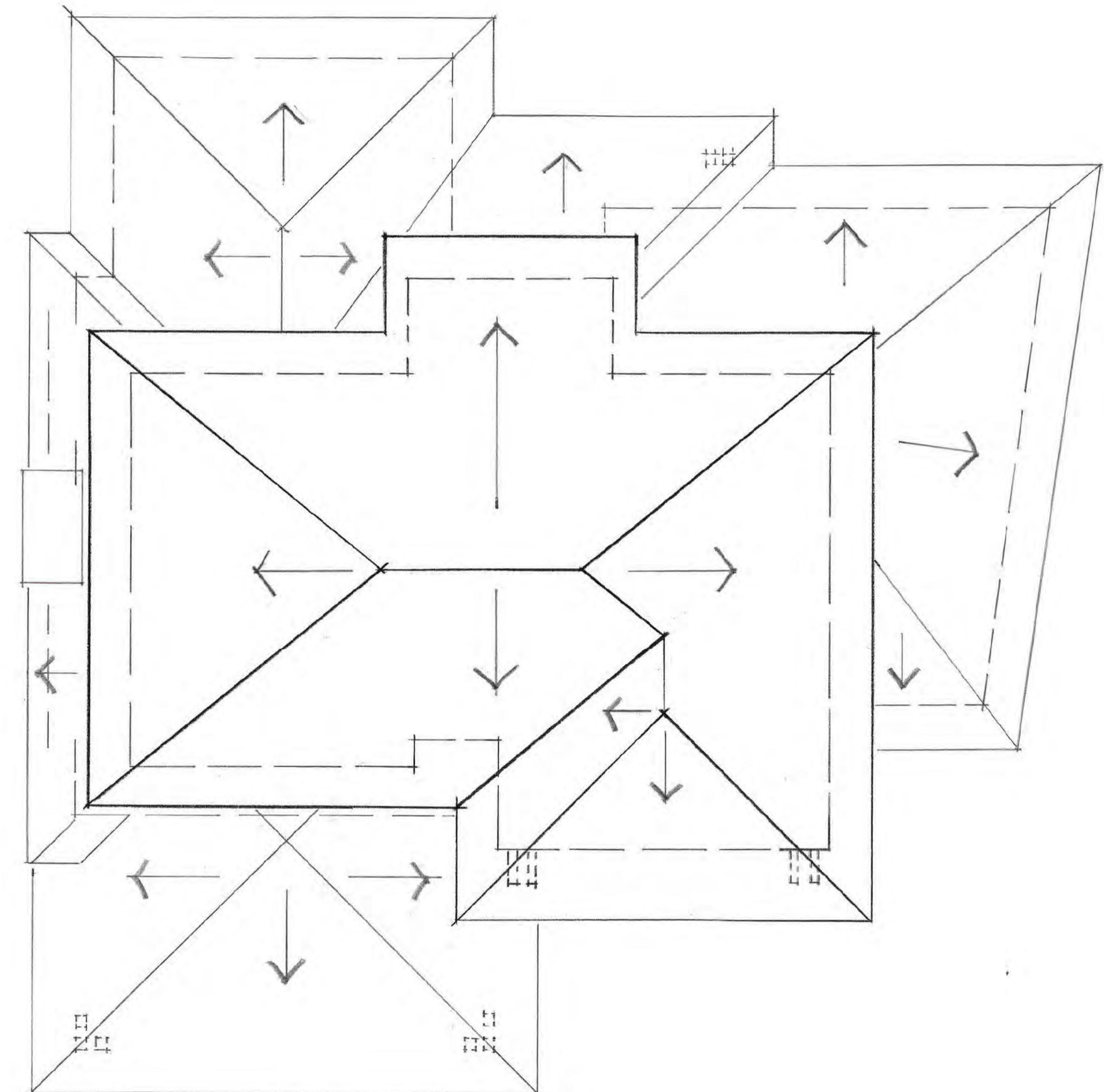


MAIN FLOOR PLAN



SECTION

1/4" = 1'-0"



ROOF PLAN

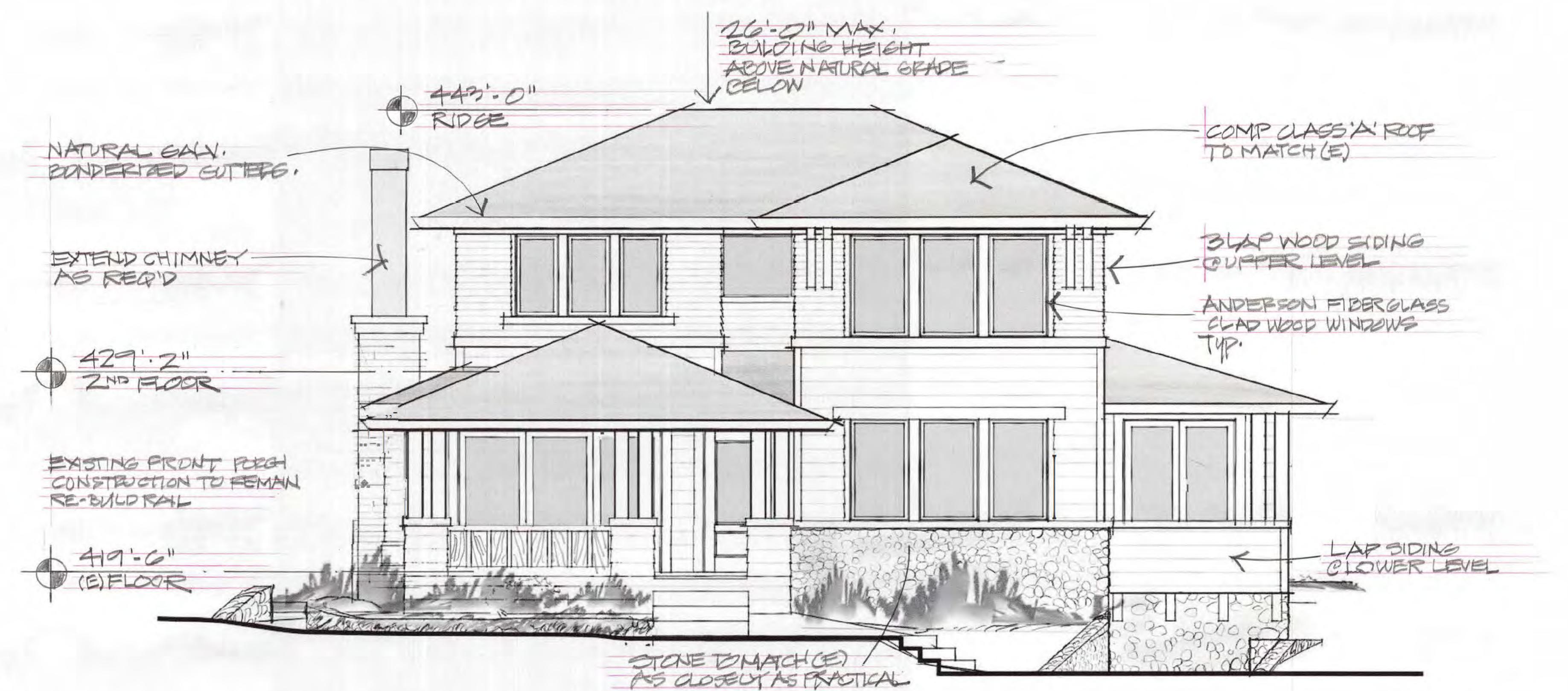
1/4" = 1'-0"

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ARCHITECTwww.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

MCMANIS RESIDENCE

215 MASSOL AVENUE

**EAST/FRONT ELEVATION****NORTH/RIGHT ELEVATION**

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MCMANIS RESIDENCE

215 MASSOL AVENUE

30'-0" HEIGHT LIMIT
PLANE RELATIVE TO
NATURAL GRADE

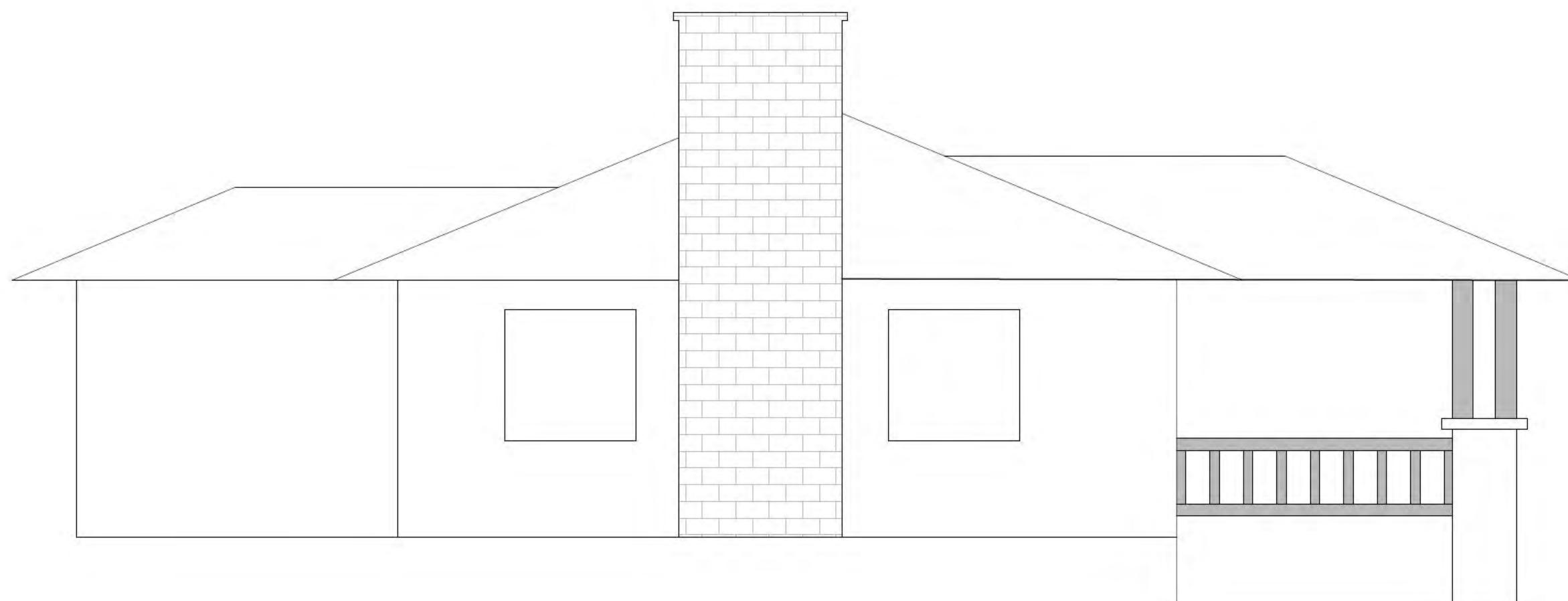
SOUTH/LEFT ELEVATION



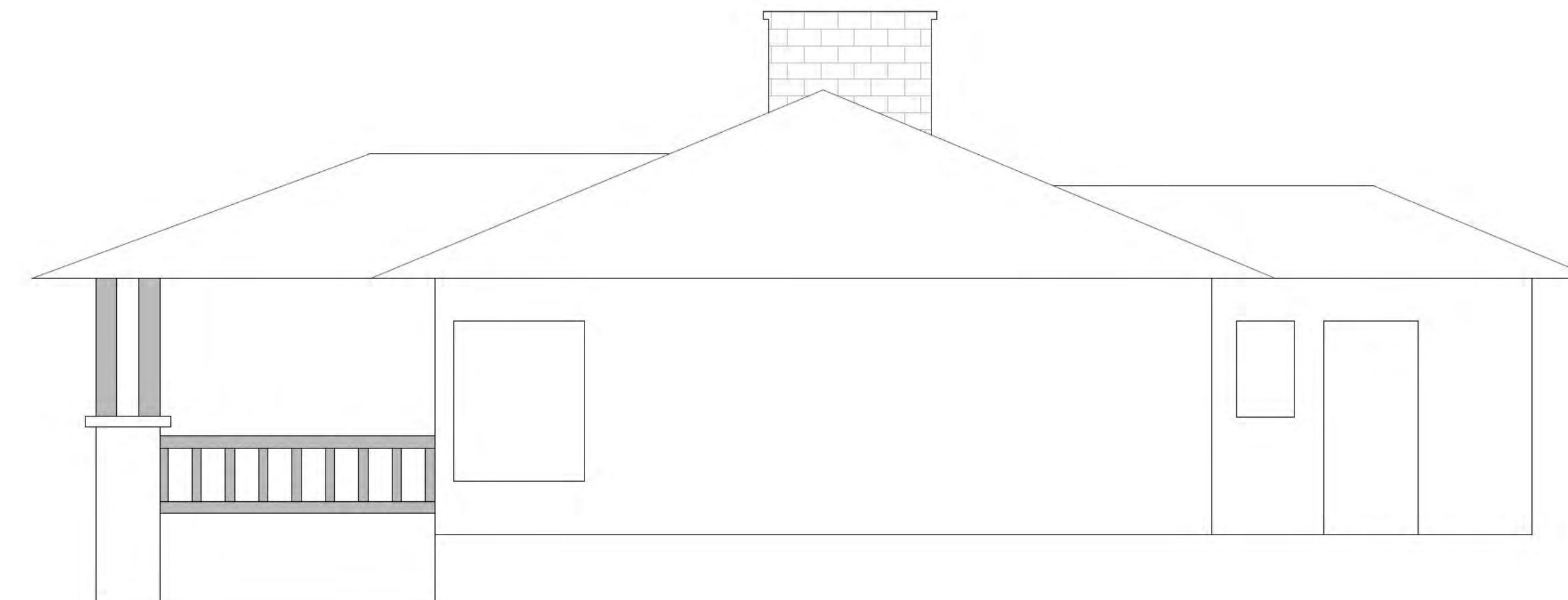
WEST/RIGHT ELEVATION

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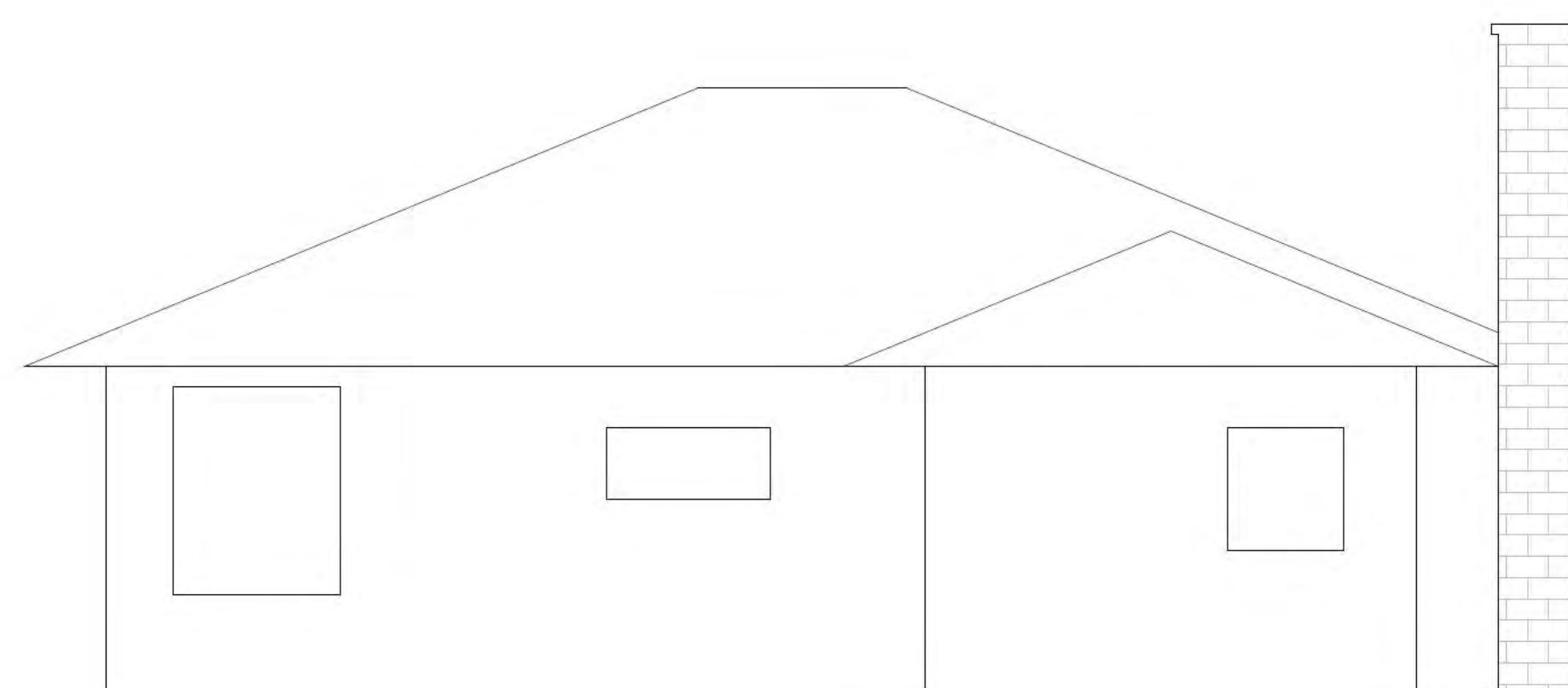
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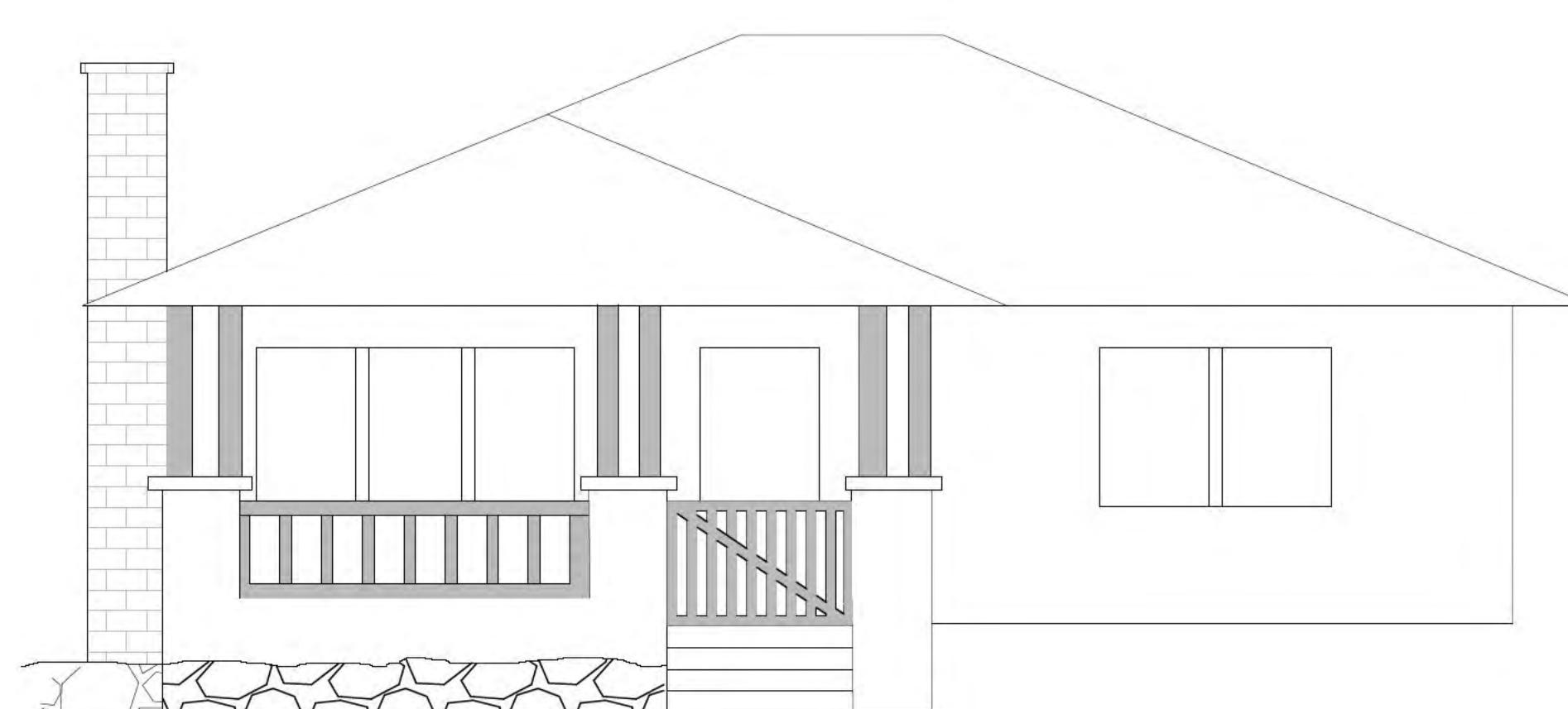
SOUTH / LEFT



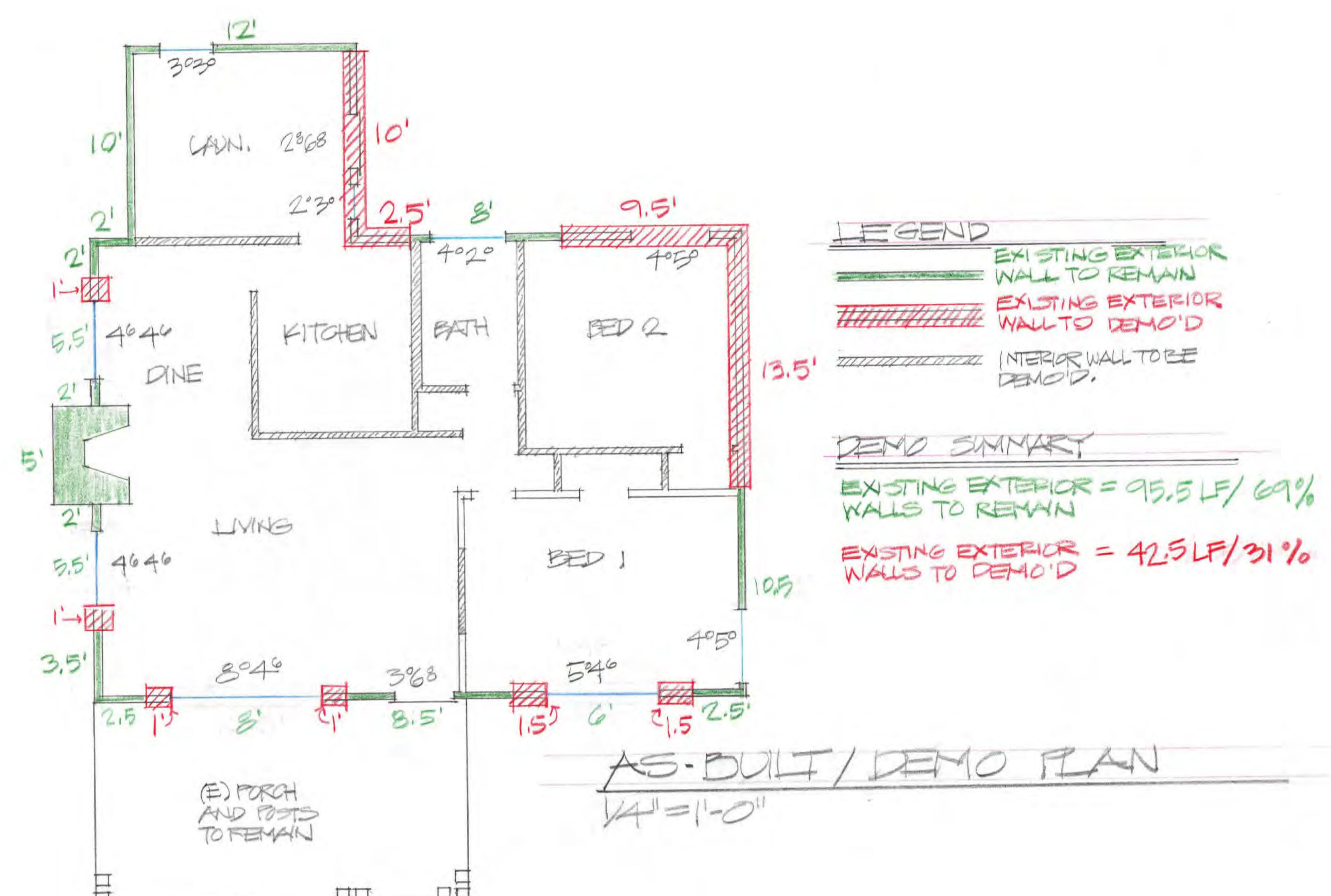
NORTH / RIGHT



WEST / REAR



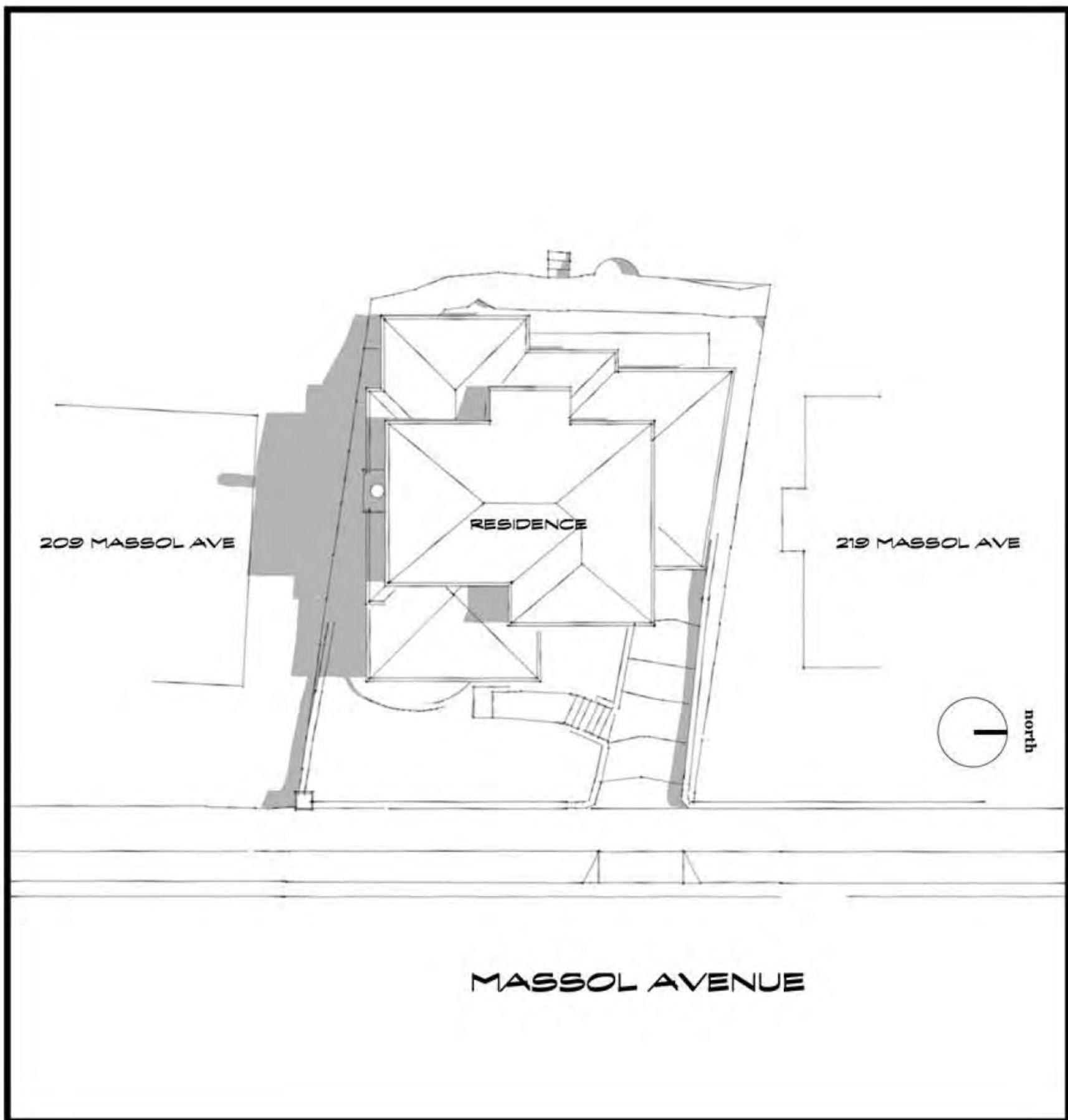
EAST / FRONT



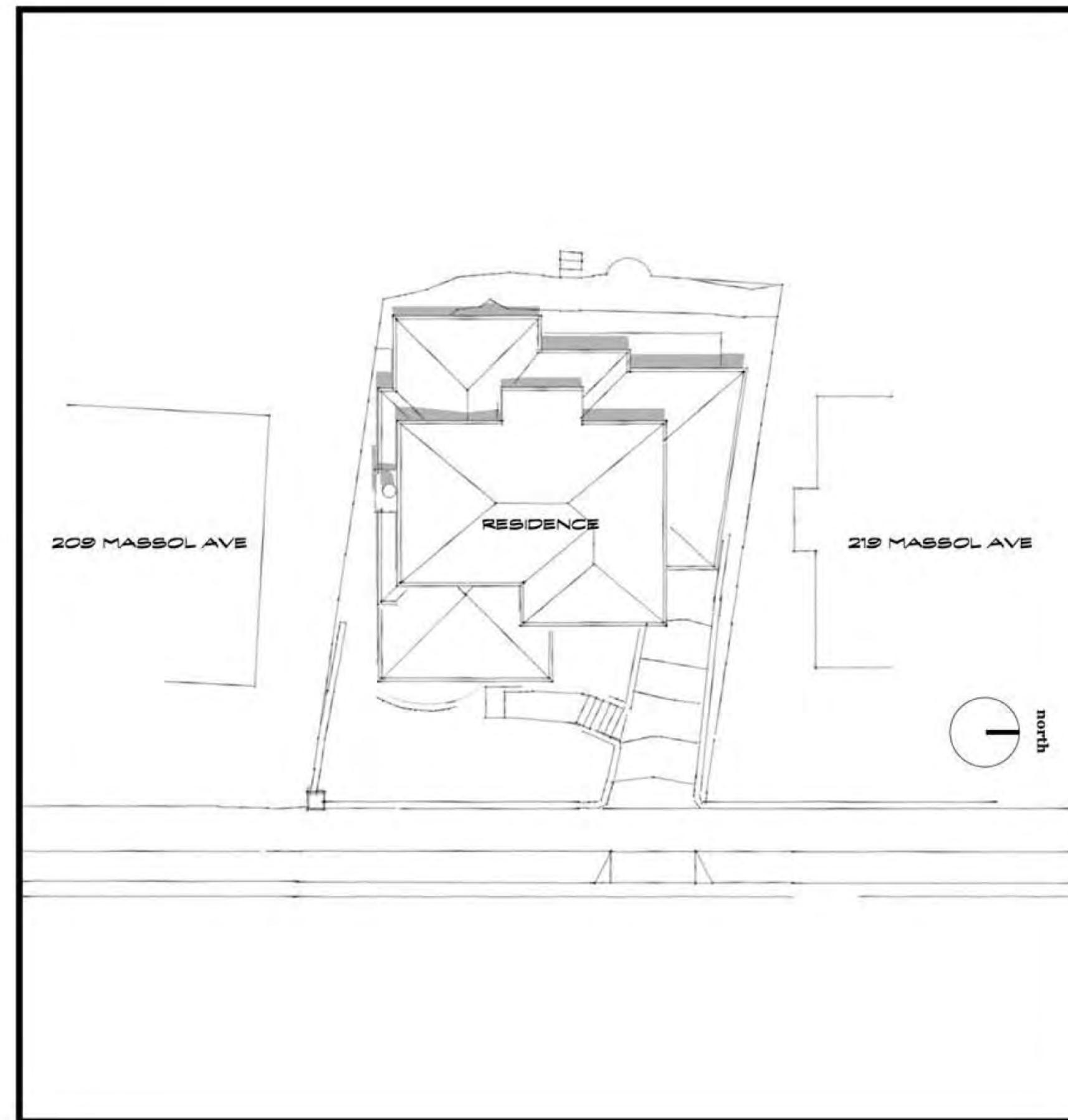
AS-BUILT ELEVATIONS & DEMO PLAN

SCALE: 1/4" = 1'

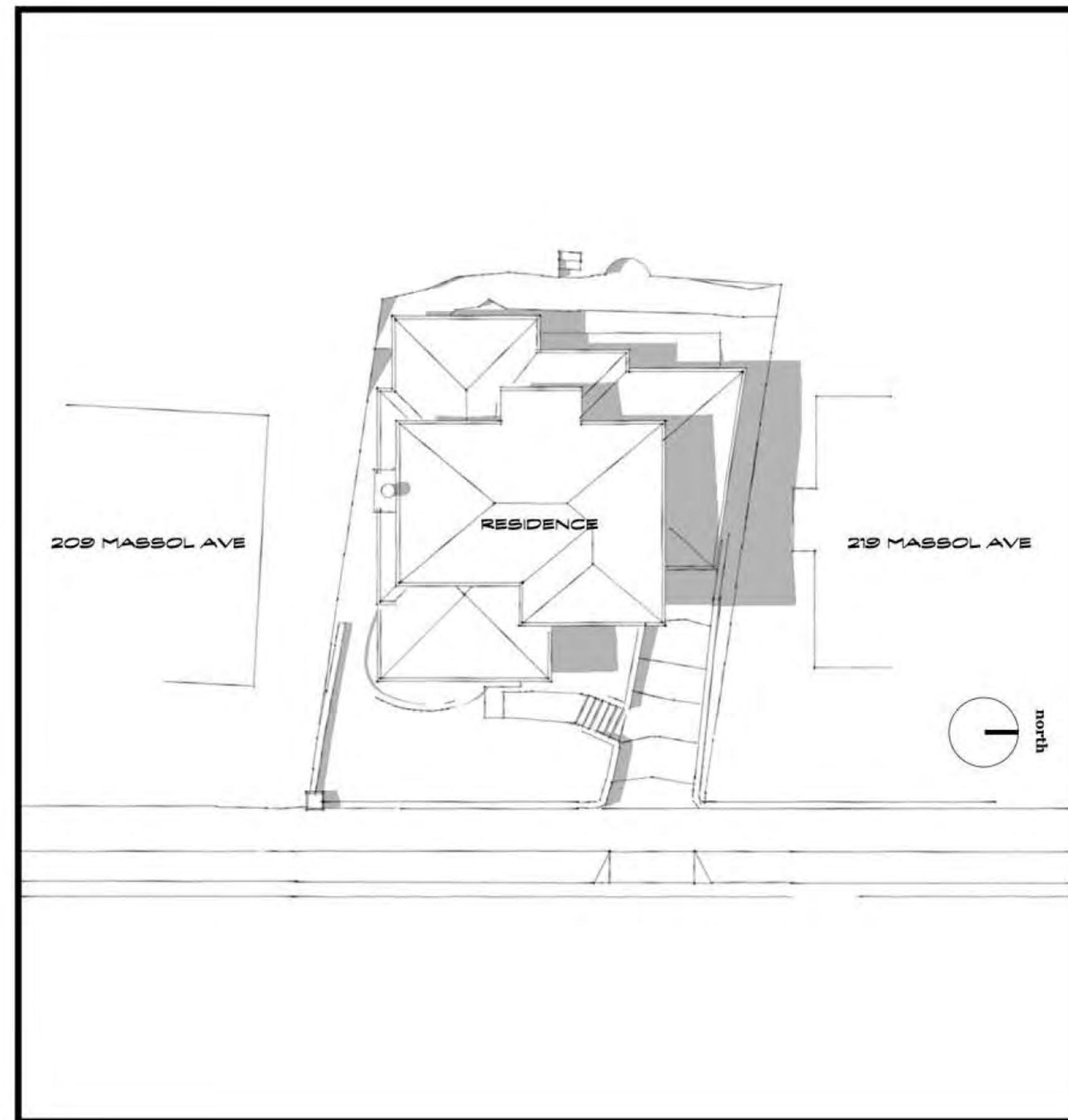
09/18/23

JAY PLETT
ARCHITECTwww.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030215 MASSOL AVENUE
MCMANIS RESIDENCE

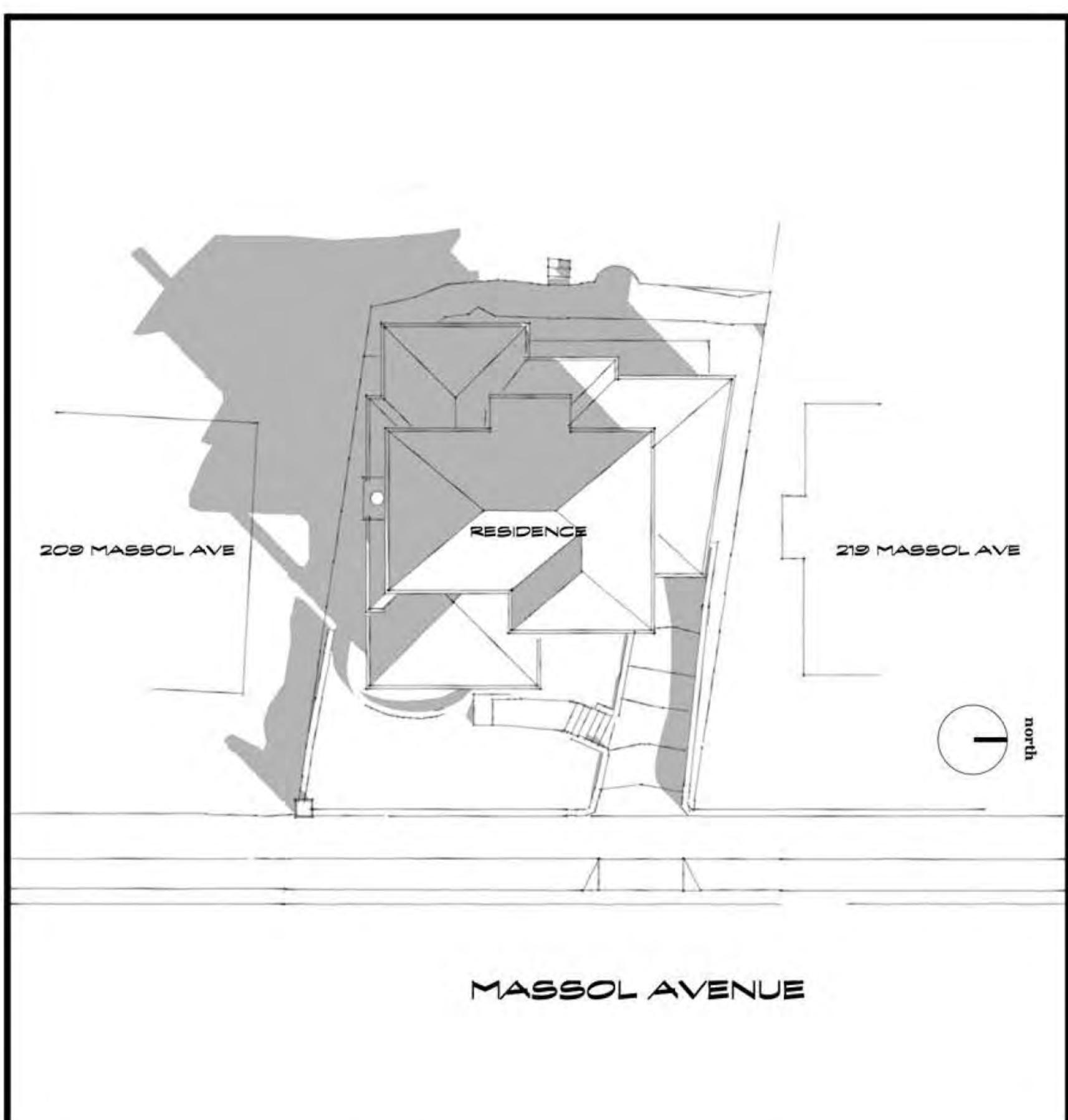
JUNE 21 @ 9AM



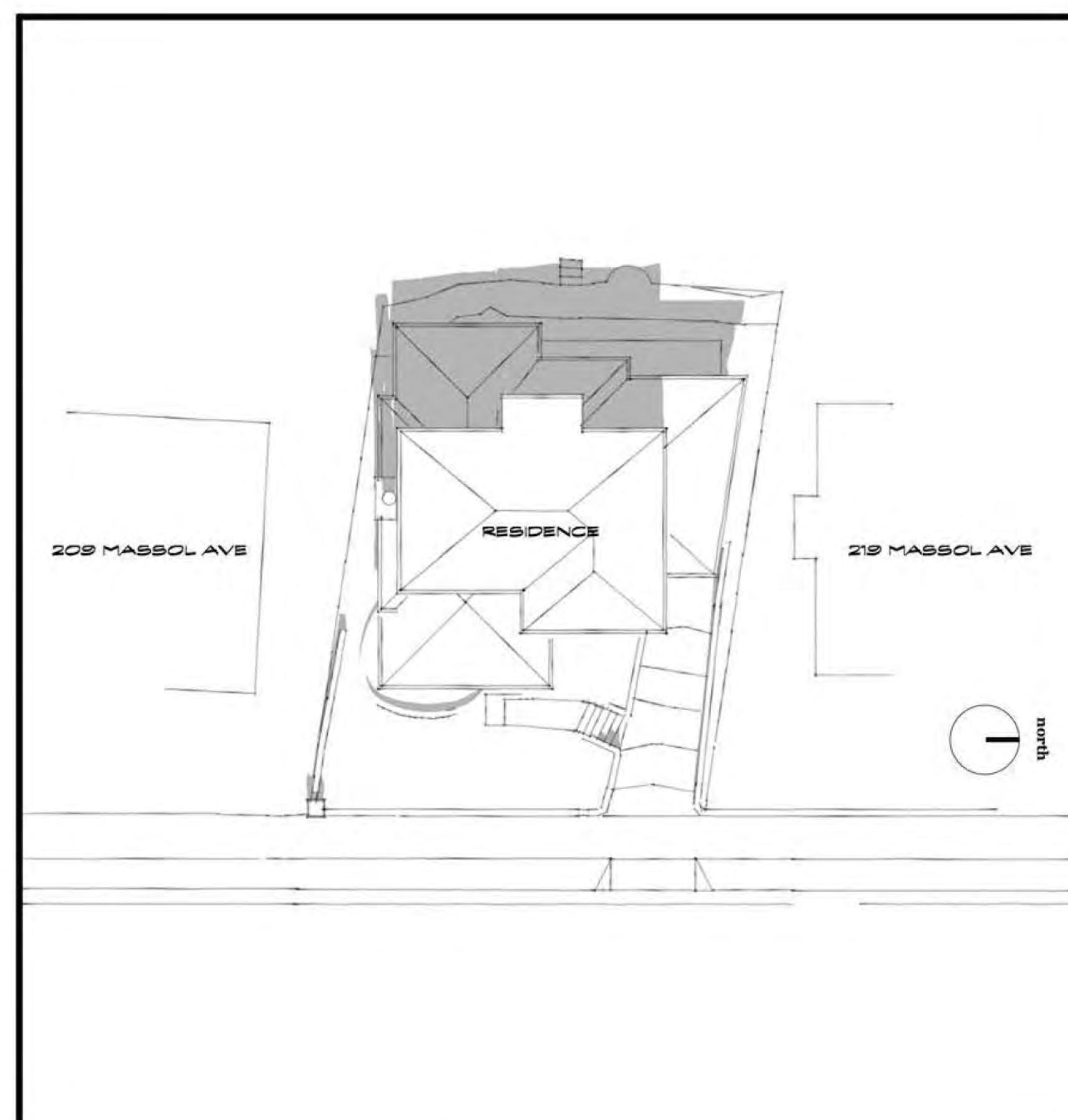
JUNE 21 @ 12PM



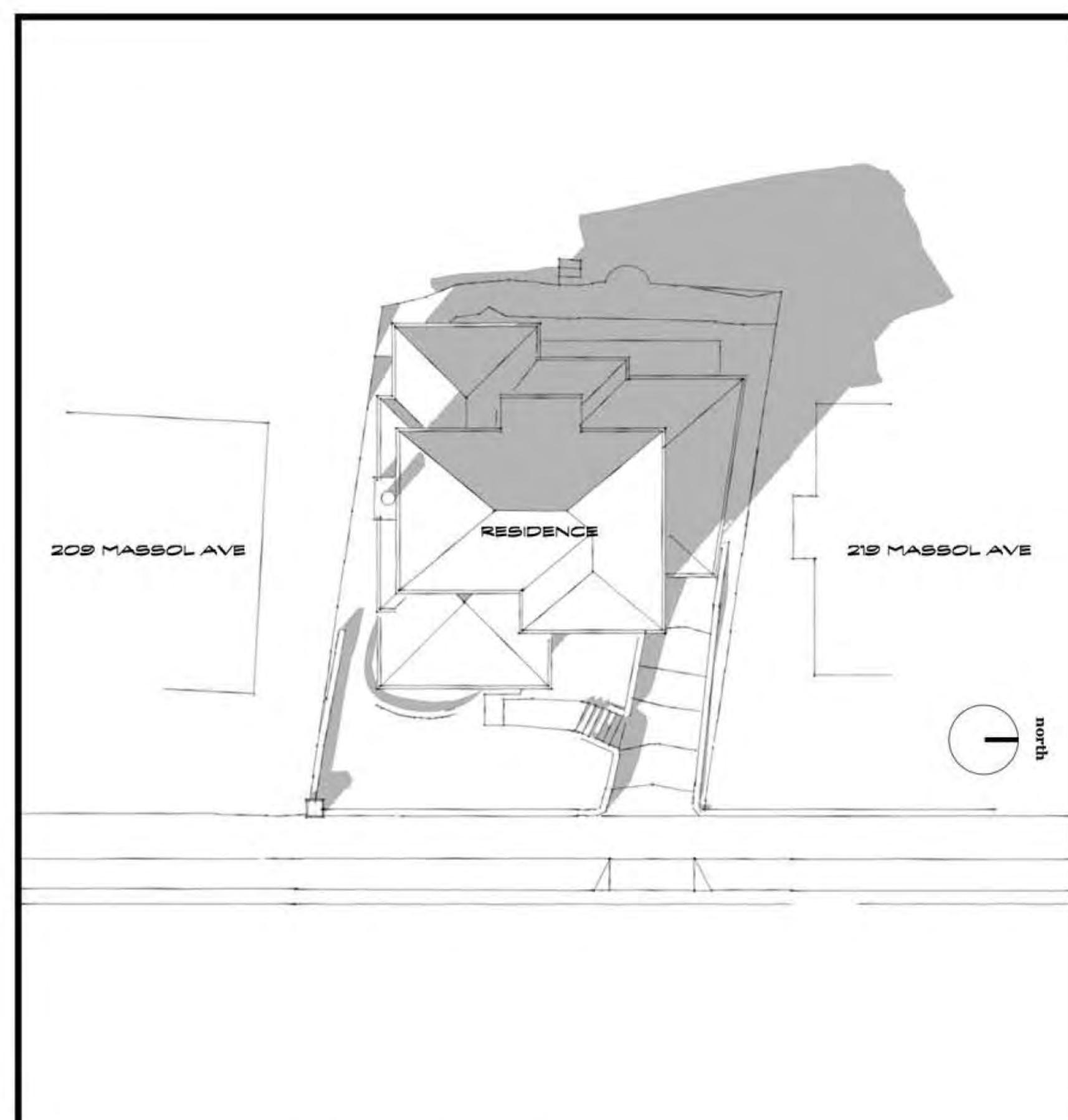
JUNE 21 @ 3PM



JUNE 21 @ 9AM



JUNE 21 @ 12PM



JUNE 21 @ 3PM

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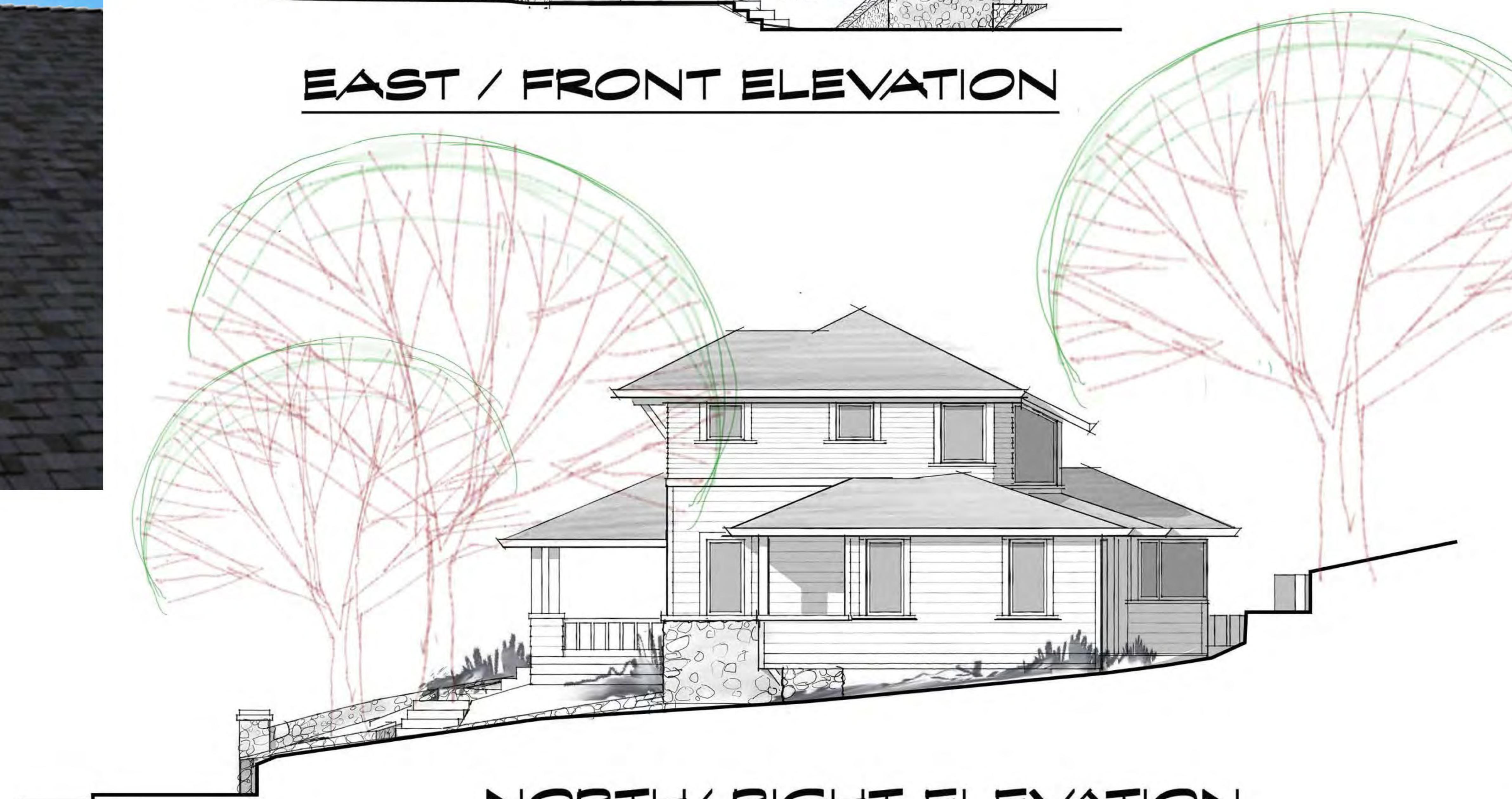
WINDOW LITES ALTERNATE - 4 LITE



METAL CHIMNEY



EAST / FRONT ELEVATION



NORTH/ RIGHT ELEVATION

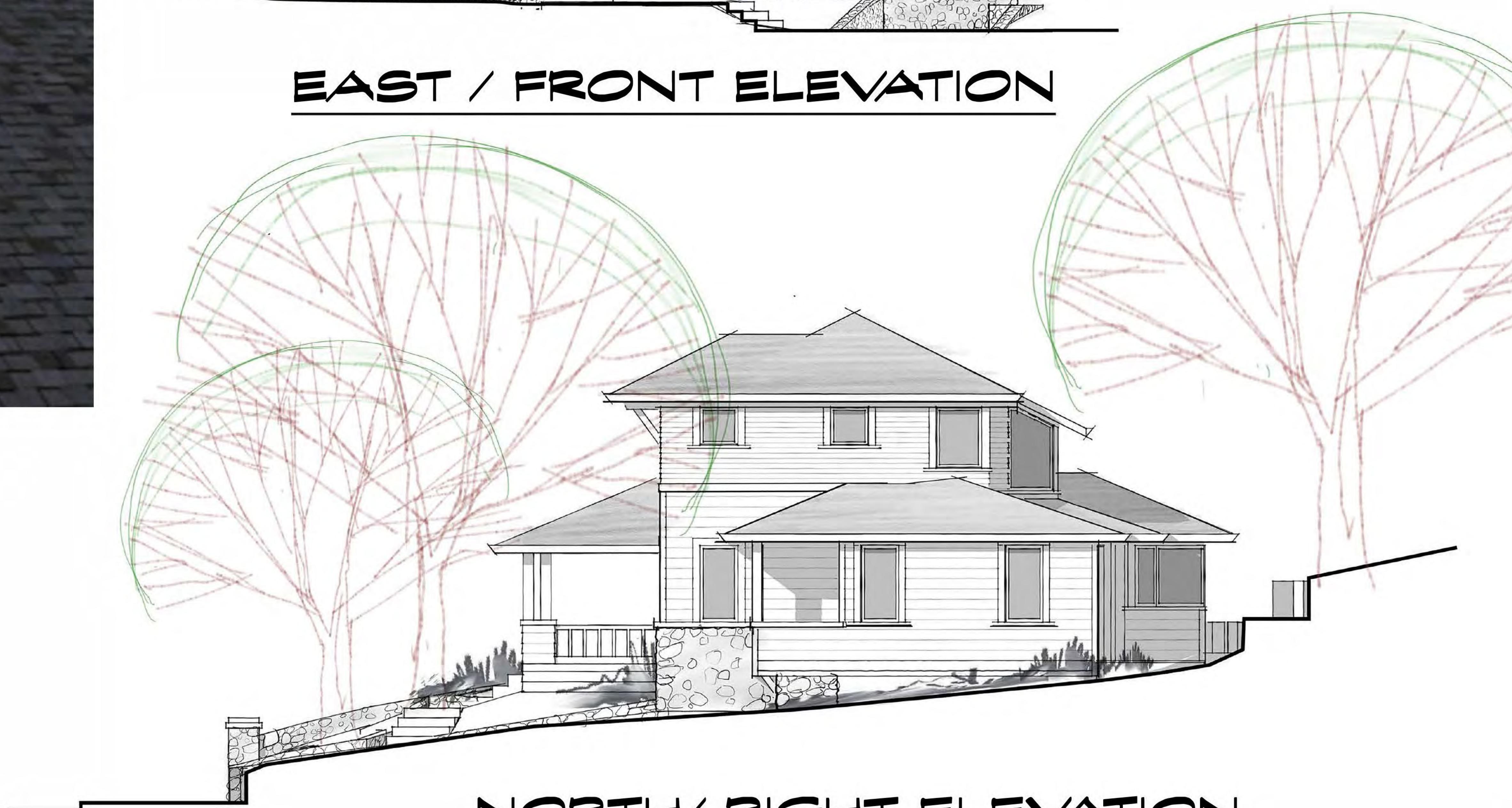
WINDOW LITES ALTERNATE - 3 TOP LITE



METAL CHIMNEY



EAST / FRONT ELEVATION



NORTH / RIGHT ELEVATION

Print date :
NOV 07, 2023

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ARCHITECT

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Los Gatos, CA 95030

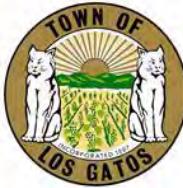
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**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

MEETING DATE: 12/20/2023

ITEM NO: 5

DATE: December 15, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Preliminary Review for Exterior Alterations and Construction of an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:20:PD.
Located at 101 Casa Grande. APN 407-17-047. Request for Review Application PHST-23-022. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owners: Celeste Parisi and Charles Fuller. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin.

RECOMMENDATION:

Preliminary review of a proposal for exterior alterations and construction of an addition to an existing pre-1941 single-family residence located at 101 Casa Grande.

PROPERTY DETAILS:

1. Date primary structure was built: 1935 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? N/A
7. Considerations required? Yes

BACKGROUND:

The subject property is located on Casa Grande, which takes access from the south side of Pollard Road approximately 400 feet east of the intersection with Quito Road. The property is surrounded by Casa Grande and Pollard Road. The residence is located at the center of the property at the top of the hill, approximately 20 feet above the roadway. The County Assessor indicates that the residence at 101 Casa Grande was constructed in 1935. The property is not

PREPARED BY: Sean Mullin, AICP
Senior Planner

BACKGROUND (continued):

included in the 1991 Bloomfield Survey and is outside the coverage area of the Sanborn Fire Insurance Maps.

Town permit records are limited and include replacement of water pipes and a water heater, and a 2020 Building Permit for a kitchen remodel.

The applicant provided research on the history of the property (Attachment 1) and proposes demolition of an existing nonhistoric addition on the right side of the residence and construction of a new addition to the right side of the residence (Attachments 2 and 5).

DISCUSSION:

The subject property is located on Casa Grande, which takes access from the south side of Pollard Road approximately 400 feet east of the intersection with Quito Road. The residence is located at the center of the property at the top of the hill approximately 20 feet above the roadway. The applicant is requesting a preliminary review by the Committee for demolition of a nonhistoric addition and construction of a new addition on the right side of the residence.

The existing Spanish Revival residence includes materials and details characteristic of the style, including an asymmetrical façade, low-pitched roof with clay tile roofing, shallow eaves, stucco siding extending into the gables, barrel tile vents, arched openings, columns, integrated chimney top, and deep-set windows with projecting detailed sills. The applicant proposes to demolish a previous addition located on the right side of the existing residence (Attachment 3). The existing addition is a clear departure from the original residence, lacking the characteristic form and detailing of the Spanish Revival style. Composed of a flat roof, wood fascia boards, shallow-set sliding windows, and stucco siding, this portion of the residence proposed for demolition is a clear addition to the original residence.

The applicant proposes a new addition on the right side of the residence that would include materials and detailing consistent with the original portions of the residence to remain (Attachment 5). The addition would accommodate a new great room, guest suite, and service rooms. Additionally, the applicant proposes to improve an existing basement area that currently daylights through a narrow hallway on the rear elevation. The proposed improvements would extend the basement to the rear and widen the daylighting portion to include windows and a door matching the rest of the residence.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

- For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment X).

CONCLUSION:

The applicant is requesting a preliminary review by the Committee for exterior alterations and construction of an addition to an existing pre-1941 residence located at 101 Casa Grande. Should the Committee find merit in the request, the project could be completed with a Building Permit, and if confirmed through Planning review to be in substantial conformance with the Committee's review and recommendations, would not return to the Committee.

ATTACHMENTS:

1. Research
2. Letter of Justification
3. Photos
4. Section 3.9, Residential Design Guidelines
5. Development Plans

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101 Casa Grande

HPC Research Information

Owners and builders:

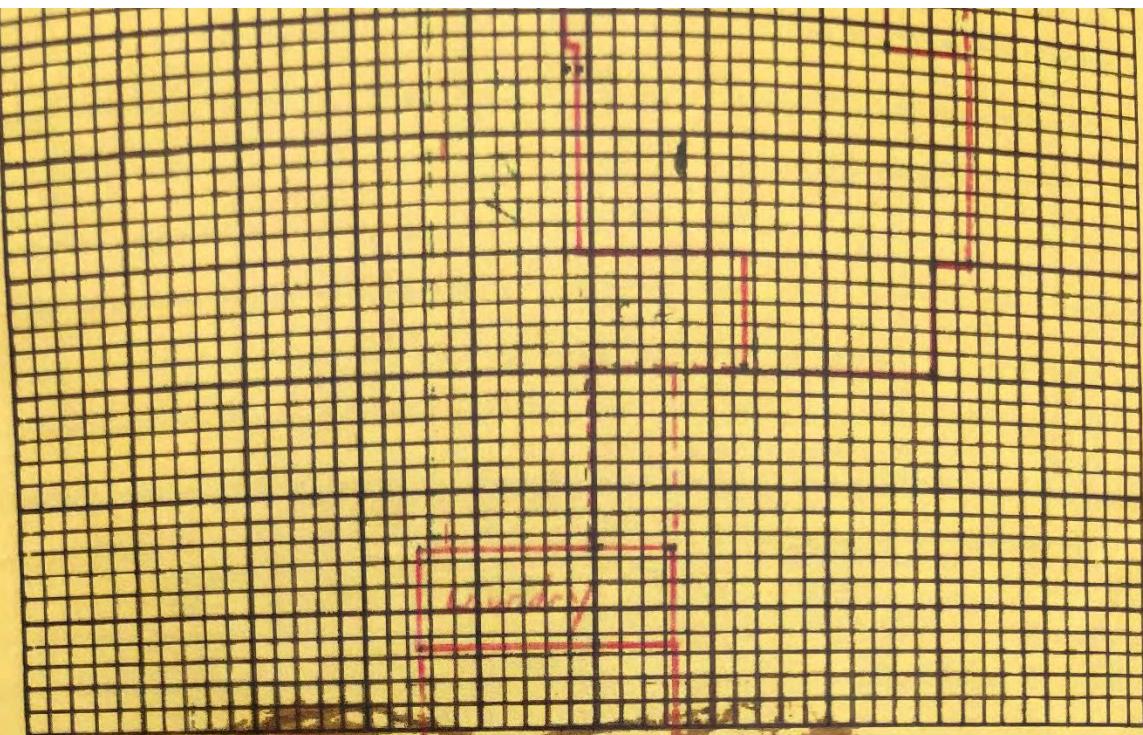
Earl R. Anderson and Clara B Anderson - Earl Anderson was an heir to the Anderson/Barngrover, later FMC corporation. He worked at FMC.

Built in 1935, original address was 1900 Pollard Road

Andersons sold their farm to developer (Wayne R. Brown) in 1982 — developers built Rinconada Hills community and Arroyo Rinconada community, the original owners maintained a life right to the house. Clara died in 1990, and the house was then sold (by developer) to Robert Wales in 1992. When Robert Wales died, the house passed into his estate, Trustee Barbara Wales (his wife), who sold it to us in 2018.

3-11

City or School Dist. 621		Street No. Kt. Box 700A, Fallard Rd		Index Book					
Improvement Appraisal Record Assessor's Office Santa Clara County		Owner ANDERSON, Earl R. & Clara H.		ARI					
Occupancy		Owner		Page 83 Now 76					
Owner Vacant.....		Tract # 72-97							
Rented.....		ARROYO RINCONADA							
Lot No. 72-08 AC LOT 41		Block No.							
DESCRIPTION OF BUILDING—PROBABLE SERVICE LIFE									
TYPE		EXTERIOR	INTERIOR	BASEMENT	Years				
CONSTRUCTION		Rustic Shaker-Shingles Stucco on	Wallboard Sheetrock Plastered Rock-Lath	None Part Full	Dirt Cement Finished				
Subdivision		Stone	Plain—Insul.	HEATING					
Individual		Corrugated Iron	Ornamental	Fireplace B.M.Y.					
W.F. B. & B.		Brick Veneer	T & G	Oil					
" Lt. Studding		Adobe-Concrete	Soft Wood	Floor—Single-Dbl.					
" Med. "		Concrete Block	Hardwood	B.T.U.					
" Heavy "			Wood Panel	Unit					
" Com. Br. Ven			Paper	Blower					
" Face "		ROOF	Canvas or Sanitas	Air Cond. etc. Cool.					
Concrete Block		Flat 14, 1/2, 3/4	Builtins-F.A.S	" incl. "					
Reinf. Conc.		Gable	Cedar	Radiators					
Brick		Hip	Glass Brick	Radiant Heat					
Steel		1 Story	Fernica-Tile	Over Tub					
Rodent Proofed		1 1/2 Story	Insulated	Stall					
FOUNDATION		2 Story	Elec. Dishwasher	Wall—Single-Dbl.					
Wood — Pier		Gutters	" Garbage Disp.	YEAR BUILT					
Concrete - Reinf.		Composition	Elevator	1925					
Brick		Shingle-Shake	Oven-Stove	Known					
Cheap		Aver. - Good		Estimate					
Med.		Tile - Slate		Effective Age					
Good		Corrugated Iron		Index 16					
Concrete Slab		Asbestos	Gal. S.W.H.	Classification DB D					
ROOM Floor/Band									
RATING OF PROPERTY									
		Factor	Grading		Remarks				
			1	2		Av	4	5	-
Living		a. Workmanship							out of 1000
Dining		b. Functional Plan							
Kitchen		c. Architect. Attr.							
Bath. Nk.		d. Conformity							
Bedr.		e. Nuisances							
Bathr.		f. Val Nbd Rating							
Utility		g.							
		Final Rating							
6) OTHER APPRAISAL DATA									
Date Owner's Val. Land & Imp. Reasonable Selling Price		YEAR	YEAR	Land	Imp.	P.P.	Appr. By	Keeper	
Delivered Price		1968	1968	18010	4800	5	Date	10/26/68	1960 6-6
Rental							No. of Sq. Ft.	26371	2031
Indexed							At \$	6.00	952
Comp.							Replac'mt Est.	15822	25722
Total Value							% Good-Rating	5%	65%
Land Value							Value	16312	11428
Impr. Value							Extras	2307	16848
							Total Value	1469	2352
							Ass'e'd Value	4700	19204
									4800
Remarks:									
Contact:		Builder	Owner	Door Card Date					



CALCULATIONS

$$\begin{array}{r} 10 \times 19 = 190 \\ 18 \times 35 = 630 \\ 19 \times 28 = 364 \\ 18 \times 29 = 622 \\ 15 \times 45 = 675 \\ \hline 2461 \\ \times 22 \\ \hline 176 \\ \hline 2637 \end{array}$$

Checked by.....

Date

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LETTER OF JUSTIFICATION

TO: LOS GATOS HPC

PROPOSAL TO REMOVE A NON-HISTORIC ADDITION TO A HISTORIC HOME and THEN ADD A NEW ADDITION THAT BLENDS WITH THE CHARACTER AND QUALITY OF THE ORIGINAL HOUSE ARCHITECTURE.

MATERIALS AND DETAILS WILL MATCH THAT OF THE EXISTING -

- STEEL WINDOWS TO MATCH EXISTING FENESTRATION
- PAN and COVER TILE ROOF WILL BE SOURCED TO MATCH EXISTING
- EXPOSED RAFTER TAILS
- GABLE DETAILING WHERE OCCURS

BEST REGARDS,
JAY PLETT ARCHITECT

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ATTACHMENT 3

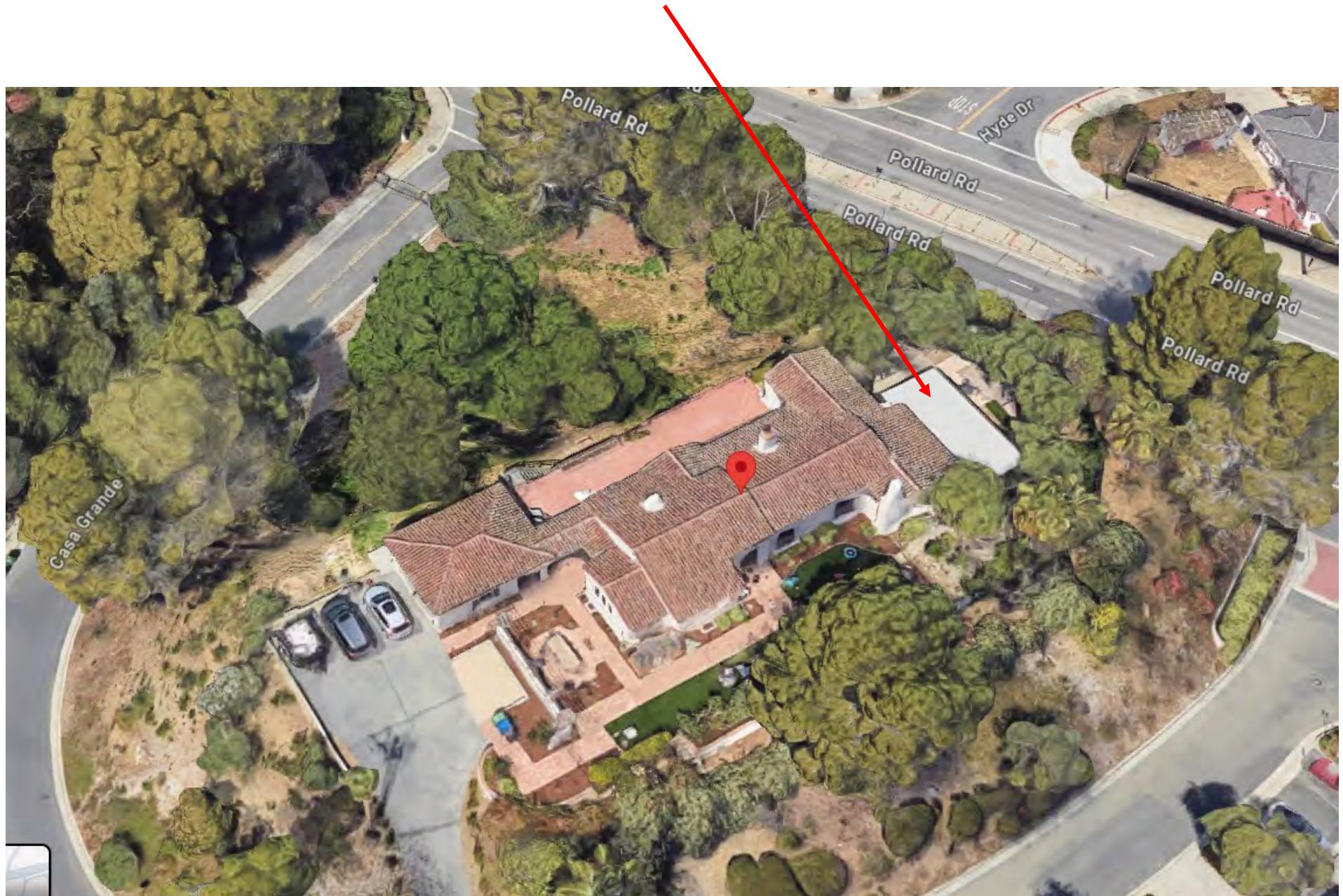








ADDITION TO BE DEMOLISHED









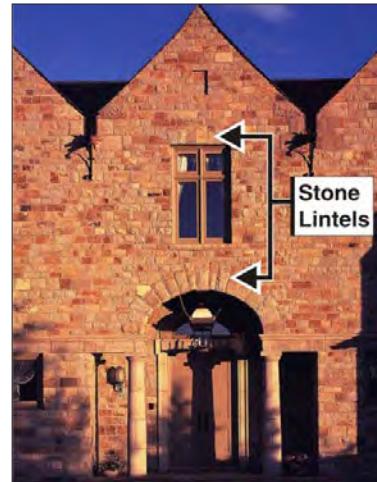
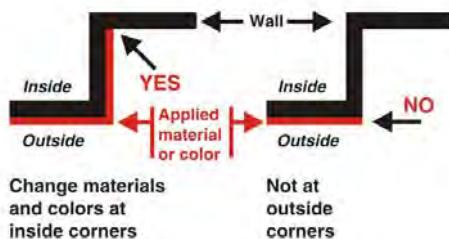
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3.8.3 Use traditional detailing

- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and to make the space too small is inconsistent with the architectural style.
- Openings in walls faced with stone, real or synthetic, should have defined lintels above the opening except in Mission or Spanish Eclectic styles. Lintels may be stone, brick or wood as suits the style of the house.
- Treat synthetic materials as though they were authentic. For example, select synthetic stone patterns that place the individual stones in a horizontal plane as they would have been in a load bearing masonry wall.
- Select roof materials that are consistent with the traditional architectural style (e.g., avoid concrete roof tiles on a Craftsman Style house.)

3.8.4 Materials changes

- Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.



Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

- Site additions in the least conspicuous place. In many cases this is a rear or side elevation - only rarely is it a rooftop.
- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and



Additions, accessory buildings and secondary units should match the form, architectural style, and details of the original house

BUILDING DESIGN

3



Original structure



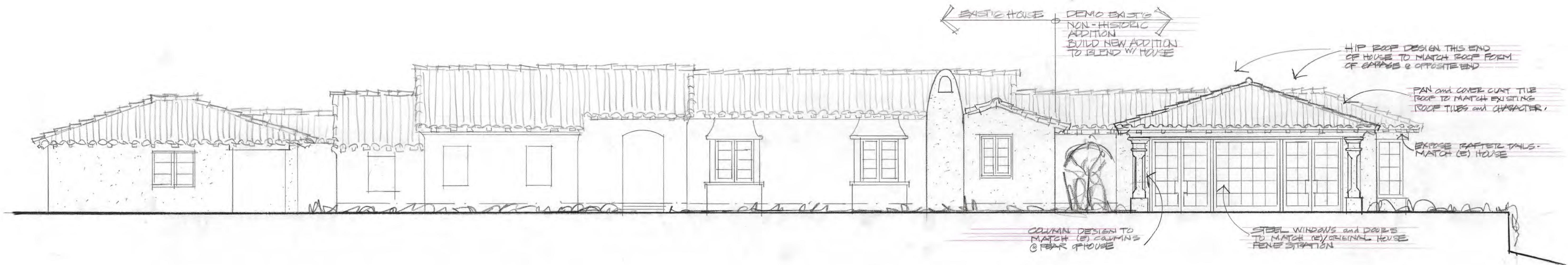
Addition incorporated into the roof successfully adds space while respecting the integrity of the existing house and the scale of the neighborhood



Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood

should utilize the same materials as the existing protected exterior elements.

- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, and decorative elements, they should be carefully removed and reused in the addition where possible.
- The introduction of window and door openings not characteristic in proportion, scale, or style with the original architecture is strongly discouraged (e.g., sliding windows or doors in a structure characterized by double hung windows and swinging doors).
- The character of any addition or alteration should be in keeping with and subordinate to the integrity of the original structure.
- The amount of foundation exposed on the addition should match that of the original building.
- Do not add roof top additions where the roof is of historic significance.
- Second floor additions are discouraged in neighborhoods with largely one story homes. If horizontal expansion of the house is not possible, consider incorporating a second floor addition within the roof form as shown in the example to the left.
- Second floor additions which are not embedded within the roof form should be located to the rear of the structure.
- The height and proportion of an addition or a second story should not dominate the original structure.
- Deck additions should be placed to the rear of the structure only, and should be subordinate in terms of scale and detailing.
- New outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials and details which are similar to the main structure.
- Garages should generally be located to the rear of the lot behind the rear wall of the residence. One car wide access driveways should be utilized.



EAST - FRONT - CASA GRANDE



WEST - REAR



NORTH - POLLARD ROAD

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CASA GRANDE ADDITION, LOS GATOS

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Scale :

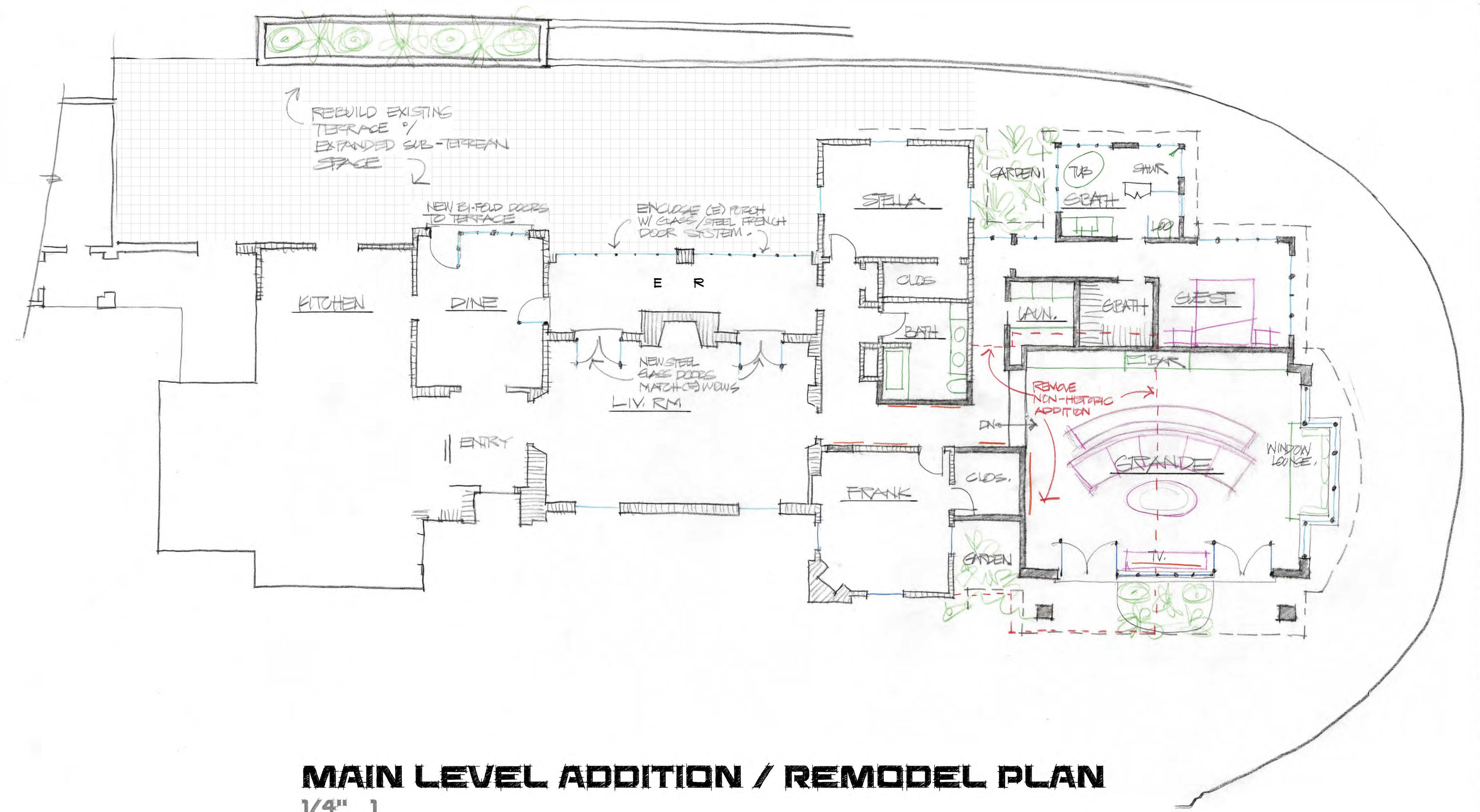
Date :

Sheet

Print date :

JAY PLETT
ARCHITECT

www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030



MAIN LEVEL ADDITION / REMODEL PLAN
1/4" 1'

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

INSTRUCTIONS: This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

Town of Los Gatos

Report Prepared by: Sean Mullin

Date of commission/board review: October 2022 – September 2023

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.
None.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

https://library.municode.com/ca/los_gatos/codes/code_of_ordinances?nodeId=CO_CH29ZORE_ARTVIIIOVZOHIPR

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

1. During the reporting period, October 1, 2022 – September 30, 2023, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
Type here.	Type here.	Type here.	Type here.

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
16600 Cypress Way	10/26/22	
301 – 307 N Santa Cruz Avenue	1/11/23	
212 Thurston Street	1/25/23	
16005 Shannon Road	3/29/23	
42 Fillmer Avenue	4/26/23	
216 Alexander Avenue	6/28/23	
14331 Capri Drive	6/28/23	
63 & 65 Highland Avenue	9/27/23	
17035 Pine Avenue	9/27/23	

Presumptive Historic pre-1941 properties found to have no historic significance.

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan?
 Yes, in a separate historic preservation element. Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element. <https://www.losgatosca.gov/2138/General-Plan>

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

- All projects subject to design review go the commission.
- Some projects are reviewed at the staff level without committee review. What is the threshold between staff-only review and full-commission review? Work on listed historic resources properties, including properties in historic districts, is required by ordinance to be reviewed by the Historic Preservation Committee (HPC). Pre-1941 structures are presumptive historic resources unless determined not to be significant. Proposed demolitions of presumptive and listed historic resources are reviewed by the HPC. Exterior alterations to presumptive historic resources are reviewed by staff and referred to the HPC for comment on a discretionary basis.

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? HPC reviews proposed demolition and/or potentially adverse alterations to listed and presumptive historic resources to provide input to CEQA documents prepared for the Town.

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? Staff reviews CEQA documents based on designation or input from the HPC.

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? Staff would provide input and forward to HPC to provide input to Town officials when applicable.

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? HPC would provide input to Town officials when applicable.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Susan Burnett	Masters in Nursing, Planning Commissioner	July 2022	December 2023	sann85@me.com
Barry Cheskin	Retired CEO	January 2021	December 2024	bncheskin@gmail.com
Kylie Clark	Community organizer, nonprofit professional; Planning Commissioner	January 2022	December 2022	Clark.kylieellen@gmail.com
Timothy Lundell	Attorney	January 2021	December 2022	tlundell@earthlink.net
Martha Queiroz	Interior Designer	January 2023	December 2026	martha.queiroz@gmail.com
Lee Quintana	Planner, City of San Jose (retired) Former Los Gatos Planning Commissioner	June 2023	December 2027	leeandpaul@earthlink.net
Steven Raspe	Attorney, Planning Commissioner	January 2020	December 2022	Steversaspe05@gmail.com

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. *N/A*
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? *N/A*.

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No If not, who serves as staff? [Click or tap here to enter text.](#)
2. If the position(s) is not currently filled, why is there a vacancy? N/A

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Jennifer Armer, AICP, Planning Manager	BA Computer Science and Architecture; Masters in City and Regional Planning	Community Development Department (CDD)	jarmer@losgatosca.gov
Sean Mullin, MUP, AICP, Senior Planner	BA Geography; Masters in Urban Planning	Community Development Department (CDD)	smullin@losgatosca.gov

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Planning Commissioner, Vice Chair Susan Burnett	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☐
Chair Barry Cheskin	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☐	☒
Planning Commissioner Kylie Clark	☒	☒	☐									
Chair Timothy Lundell	☐	☒	☒									
Planning Commissioner Steve Raspe	☒	☒	☐	☒	☒	☐	☒	☒	☒	☒	☒	☒
Committeemember Marth Queiroz	☐	☐	☐	☒	☒	☒	☒	☒	☐	☒	☒	☐
Committeemember Lee Quintana									☐	☒	☒	☒
Jennifer Armer, Planning Manager	☒	☒	☒	☒	☐	☐	☒	☒	☒	☒	☒	☒
Sean Mullin, Senior Planner	☐	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Jennifer Armer	Interpretation and Application of Secretary of the Interior's Standards for the Treatment of Historic Properties	1.25 hours	OHP eLearning Course	3/25/23
Sean Mullin	History of Landscape Architecture (Webinar)	2.0 hours	Planetizen	September 2023
Sean Mullin	How Architectural Utility is Constrained by Politics	1.0 hour	Planetizen	September 2023
Type here.	Type here.	Type here.	Type here.	Type here.

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. (If you have not done so, submit an electronic copy or link if available online with this report.)

Context Name	Description	How it is Being Used	Date Submitted to OHP
N/A	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
N/A	Type here.	Type here.	Type here.	Type here.	Type here.	Type here.

How are you using the survey data? N/A

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Town of Los Gatos website	Town history: http://www.losgatosca.gov/index.aspx?NID=1822 Historic Preservation: http://www.losgatosca.gov/index.aspx?NID=190	On-going
Hooked on Los Gatos	The Los Gatos Library and History Museum of Los Gatos maintain a web-site that provides digitized images of over 5,000 photographs, maps, death records, minutes, letters, advertisements, postcards and family archives. https://www.losgatosca.gov/1471/Local-History	On-going

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

NOTE: OHP will forward this information to NPS on your behalf. Please read “Guidance for completing the Annual Products Report for CLGs” located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2022-September 30, 2023) how many historic properties did your local government add to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2022-September 30, 2023) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No
2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2022-September 30, 2023? 1 (see A.)

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2022-September 30, 2023) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

2. If the answer is yes, how many properties have been added to this program from October 1, 2022-September 30, 2023? N/A

Name of Program	Number of Properties Added During 2022-2023	Total Number of Properties Benefiting From Program
Type here.	Type here.	<i>Click or tap here to enter text.</i>

D. Local “bricks and mortar” grants/loan program

- During the reporting period (October 1, 2022 - September 30, 2023) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No
- If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2022-September 30, 2023? N/A

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

E. Design Review/Local Regulatory Program

- During the reporting period (October 1, 2022-September 30, 2023) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? Yes No
- If the answer is yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2022-September 30, 2023? 31

F. Local Property Acquisition Program

- During the reporting period (October 1, 2022-September 30, 2023) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2022-September 30, 2023?

Name of Program	Number of Properties that have Benefited
N/A	Type here.

IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- What are your most critical preservation planning issues? Preservation, rehabilitation, and re-use of historic resources.
- What is the single accomplishment of your local government this year that has done the most to further preservation in your community?
Providing preservation input to the General Plan Update Advisory Committee regarding revisions to the Environment and Sustainability, Land Use, and Community Design Elements of the Draft General Plan 2040. Providing useful direction regarding rehabilitation and re-use of historic resources.
- What recognition are you providing for successful preservation projects or programs? None at this time.
- What are your local historic preservation goals for 2022-2023? To continue to provide useful direction regarding rehabilitation and re-use of historic resources; Discuss contributing structures; Consider review of Los Gatos Preservation/Rehabilitation Guidelines.
- So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? Type here.

Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022 through September 30, 2023)

F. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
	Type here.

G. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

H. Is there anything else you would like to share with OHP? *Click or tap here to enter text.*

XII Attachments (electronic)

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: Town of Los Gatos

Name of Commissioner: Susan Burnett

Date of Appointment: July 1, 2022

Date Term Expires: Reviewed annually

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates.

Previous member of Historic Preservation Committee, 8 years

Historic Preservation Member 2022 to present

Long-term resident of the Town of Los Gatos

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: Town of Los Gatos

Name of Commissioner: Barry Cheskin

Date of Appointment: January 1, 2021

Date Term Expires: December 31, 2024

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates.

- Historic Preservation Member 2021 to present
- 4-year resident of the Town of Los Gatos; prior homeowner of a historic home in the Town's University-Edelen District for 2 years prior
- Educational qualifications:
 - M.B.A. in Marketing and Finance – Columbia University Graduate School of Business
Degree Awarded - 5/1988
 - M.S. in Mechanical Engineering – Stanford University
Degree Awarded – 6/1983
 - B.S. in Mechanical Engineering – Massachusetts Institute of Technology
Degree Awarded – 6/1982

- Self-Study:
 - Webinars/E-Learning
 - ✓ Department of Housing & Urban Development: "Historic Preservation and HUD" (Webinar)
 - ✓ Advisory Council on Historic Preservation: "What is Section 106?" (E-learning: Certificate)
 - Books
 - ✓ A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture/ by Virginia Savage McAlester. Revised, Expanded Edition. Knopf, 2015
 - ✓ Giving Preservation a History: Histories of Historic Preservation in the United States/ by Max Page and Randall Mason. 2nd edition. Routledge, 2019.
 - ✓ Historic preservation: an introduction to its history, principles, and practice / by Norman Tyler. 3rd edition. W.W. Norton, 2018.
 - Other Materials
 - ✓ Town of Los Gatos Historic Preservation Town Code and Enabling Resolution 2004-109
 - ✓ 2019 Los Gatos Historic Survey/ by Los Gatos Historical Society
 - ✓ The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings/ by Kay D. Weeks and Anne E. Grimmer. Revised. 2017.
 - ✓ Sustainable Preservation: California's Statewide Historic Preservation Plan, 2013-2017/ by California Office of Historic Preservation

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: Town of Los Gatos

Name of Commissioner: Kylie Clark

Date of Appointment: January 1, 2022

Date Term Expires: Reviewed annually

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At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?
 Yes X No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates.

Historic Preservation Member 2022 to December 2022
Approximately 2-year resident of the Town of Los Gatos

**Statement of Qualifications
for
Certified Local Governments Commissioners**

Local Government: Town of Los Gatos

Name of Commissioner: Timothy Lundell

Date of Appointment: January 1, 2021

Date Term Expires: December 31, 2022

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At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates.

Historic Preservation Member 2021 to December 2022

44-year resident of the Town of Los Gatos

Practicing attorney for 46 years, emphasizing real estate and construction law

Owner of a restored carriage house, structure originally built in late 1800's

Former member of Los Gatos 2020 General Plan Advisory Committee

Former member of Los Gatos North 40 Specific Plan Advisory Committee

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: Town of Los Gatos

Name of Commissioner: Martha Queiroz

Date of Appointment: January 1, 2023

Date Term Expires: December 31, 2026

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates.

AS Degree in Interior Design

American Society of Interior Designers member

Coursework on architectural history and elements and principles of design, color theory, and design.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: Town of Los Gatos

Name of Commissioner: Lee Quintana

Date of Appointment: June 1, 2023

Date Term Expires: December 31, 2023

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates.

BA in Cultural Anthropology, UC Berkeley
MA in Geography (Cultural), San Jose State University
Planner, City of San Jose (retired)
Former Los Gatos Planning Commissioner
Previous member of the Historic Preservation Committee
Long-term resident of the Town of Los Gatos

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: Town of Los Gatos

Name of Commissioner: Steven Raspe

Date of Appointment: January 1, 2020

Date Term Expires: Reviewed annually

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates.

Historic Preservation Member 2020 to present

Approximately 10-year resident of the Town of Los Gatos

**Statement of Qualifications
for
Certified Local Governments Staff**

Local Government: Town of Los Gatos

Name of Staff Member: Jennifer Armer, AICP, Planner Manager

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

X Yes
Planning

 No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates.

BA, Computer Science & Architecture, Vassar College
Masters, City & Regional Planning, University of California, Berkeley, 2005
American Institute of Certified Planners (AICP)
Professional Planner, 2005 to present

**Statement of Qualifications
for
Certified Local Governments Staff**

Local Government: Town of Los Gatos

Name of Staff Member: Sean Mullin, AICP, Senior Planner

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

X Yes
Planning

 No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates.

BA, Geography, University of California at Santa Barbara
Masters, Urban Planning, San Jose State University, 2014
American Institute of Certified Planners (AICP)
Professional Planner, 2013 to present



TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
OCTOBER 26, 2022

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on October 26, 2022 at 4:00 p.m.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Town Council Policy 2-01 entitled Town Agenda Format and Rules and Town Resolution. In accordance with Town Policy and Resolution, the public may only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Timothy Lundell, Vice Chair Barry Cheskin, Planning Commissioner Kylie Clark, Planning Commissioner Steve Raspe, and Committee Member Susan Burnett.

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – September 28, 2022

MOTION: **Motion by Vice Chair Cheskin** to approve the Consent Calendar.
Seconded by Commissioner Burnett.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 114 Wilder Way

Architecture and Site Application S-22-030 and Variance Application V-22-002

Request for Demolition of an Existing Non-Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio Standards, and a Variance to the Front Yard Setback Requirements and the Parking Requirements on Property Located in the Almond Grove Historic District Zoned R-1D:LHP. APN 510-17-072.

PROPERTY OWNER: Alvaro Anzoategui

APPLICANT: David Kuoppamaki

PROJECT PLANNER: Jocelyn Shoopman

Continued from September 28, 2022.

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

David Kuoppamaki, Applicant

- As a result of the Committee's feedback, they made minor changes to the finishes on the front and now show the floor area ratio of the neighborhood on the plans.

Committee members asked questions of the applicant.

- Which garage door design will be used? Does it have extra lites?

David Kuoppamaki, Applicant

- The garage door design has changed from a diagonal to a vertical pattern. The 3D rendering shows more lites than the architectural drawings. It shows rows of two on top. If the Committee prefers, they can use 12 lites design which looks similar to the old half doors.

Closed Public Comment.

Committee members discussed the matter.

- The Committee appreciated the changes made based on the last meeting's comments.
- Concerned about the second floor massing. But walked through the neighborhood again and saw that the form is consistent with the other homes in the area.
- The changes were helpful. The design has been much improved.
- The garage door and trellis help minimize the massing.

MOTION: **Motion by Commissioner Raspe** to Recommend Approval to the Community Development Director on the Request for Demolition of an Existing Non-Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio Standards, and a Variance to the Front Yard Setback Requirements and the Parking Requirements on Property Located in the Almond Grove Historic District Zoned R-1D:LHP. Making all the Required Findings. Provided that applicant includes in the garage door design the 12 lite version.
Seconded by Member Burnett.

VOTE: **Motion passed unanimously.**

3. 16600 Cypress Way
Request for Review PHST-22-017

Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned HR-2½. APN 532-23-107.

PROPERTY OWNER/APPLICANT: Scott Watson
PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Scott Watson, Owner

- They bought the house 10 years ago. They remodeled the interior but not the exterior. The historic 1915 original house exists in the middle. But in the 70's changes were made to the windows into an aluminum slider or single paned, large view windows. The architecture is disjointed as seen in the mix of roof pitches. They hope for removal from the inventory as they plan to reroof and paint the exterior.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Member Burnett** to Remove a Pre-1941 Property From the Historic Resources Inventory for Property Zoned HR-2½. Making the Necessary Findings. **Seconded by Commissioner Raspe.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

4. 223 Massol Avenue

Minor Development in a Historic District Application HS-22-044

Requesting Approval for Construction of Exterior Alterations to a Detached Structure in Front of an Existing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-16-020.

PROPERTY OWNER: Kevin McLarney

APPLICANT: Jay Plett

PROJECT PLANNER: Jennifer Armer

Jennifer Armer, Planning Manager, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect

- They want to add a gable roof to the accessory building above the garage. The windows will stay the same. It will become an ADU. The gable roof would continue over an added bathroom.

Committee members asked questions of the applicant.

Jay Plett, Architect

- The owners have spoken to the neighbors about the ADU. The neighbors are in support.

Committee members made comments.

- The gable roof is a significant improvement.
- The current flat shed roof looks out of place.
- The design reflects the original structure and is more consistent with the other roofs.

Closed Public Comment.

Committee members discussed the matter.

- The change is an improvement and returns to its original form.

MOTION: **Motion by Commissioner Clark to Forward a Recommendation of Approval of the Above Request to the Community Development Director. Requesting Approval for Construction of Exterior Alterations to a Detached Structure in Front of an Existing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP at 223 Massol Avenue. Seconded by Member Burnett.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

5. 126 University Avenue

Minor Development in a Historic District Application HS-22-042

Requesting Approval for Construction of Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529 02 016.

PROPERTY OWNER: Jean-Philippe Persico

APPLICANT: Davide Giannella

PROJECT PLANNER: Savannah Van Akin

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Davide Giannella, Architect

- They are not modifying the exterior that is visible. The changes are in the rear by replacing some of the windows and doors to provide natural light. They will enlarge the lightwell to rear yard and basement. It will become an outdoor seating area. A bedroom will be added downstairs with a lightwell for egress. The side lightwells will be flush to the house. The house's footprint will remain the same. The additions will match the existing exterior finishes and materials.

Committee members asked questions of the applicant.

Davide Giannella, Architect

- Yes, all the new windows will be framed in wood.
- We chose the glass roof to connect the two volumes. An all glass roof will bring in more light down into the basement.
- It is not part of the egress. They can walk out the doors for egress.
- The rear doors are multiple sliding glass doors.

Closed Public Comment.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF OCTOBER 26, 2022

Committee members discussed the matter.

- Most of the changes are not visible to passerbys.
- The plans do not alter the footprint.
- Being a historic structure, a shingled versus glass roof would fit in with the existing roof.
- Prefer using swinging French doors to keep it as authentic as possible.
- The changes are tastefully done.
- There are no changes to the front.
- Natural light is important in a bedroom.
- It is in a historic area and all sides should be considered. Swinging French doors are preferred and not a glass roof in the rear.
- Could support either option.
- The Committee should try to be strict and stick to the guidelines. Otherwise, it will be hard to go back.
- Staff: There is some flexibility. In general, the Town guidelines state that additions and modifications should be consistent with the home. The top priority is the front and side. There can be some flexibility in the back side.
- Match the doors for consistency.
- Need to check if other homes have similar sliders. The rear elevation is not original. It was remodeled and changed. The basement was partially added. Bifold doors are also an option. Glass roof is the more important feature.

Committee members asked questions of the applicant.

Davide Giannella, Architect

- Yes, there are currently French doors.

MOTION: **Motion by Chair Lundell to Forward a Recommendation of Approval to the Community Development Director of the Request for Construction of Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP With the Condition to Replace the Glass Roof with a Shingle Roof Similar to the Existing Structure. The Glass Doors at the Rear be French Doors Instead of Sliders. Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

6. 113 Wilder Avenue

Minor Development in an Historic District HS-22-043

Requesting Approval for Construction of Exterior Alterations, a First Floor Addition, and an Addition of Less than 100 Square Feet to the Existing Second Story to an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-011.

PROPERTY OWNER: Gary Filizetti

APPLICANT: Brett Brenkwitz

PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Brett Brenkwitz, Architect

- Their goal was to retain the historic architecture and feel of the 1910 house. Any changes made were tucked into roof or placed in the rear. The main changes viewed from the street will be the reorientation of the front stairs and the use of brick instead of concrete for the paving. There will also be a low picket fence with entry gates. Safer and energy efficient windows will be used. They will replace the various material windows to matching wood. No changes to exterior. The basement will be repurposed into heated space. Copper gutters sympathetic to Dutch Colonial Revival style will be used. Materials will match to the existing house.

Committee members asked questions of the applicant.

Brett Brenkwitz, Architect

- We will match the exact dimensions of the existing windows. Lugs will be used. Matching bottom rails of 3 ½ inch and stiles 1 ½ inch. Low roof slope shed dormer. It sits below the dormer so it doesn't dominate the dormer. Trying to avoid an awkward step from the vertical wall to the lower dormer.

Closed Public Comment.

Committee members discussed the matter.

- It is an interesting project. It increases the historic integrity of the property.
- The changes are thoughtfully done. A lot of attention given to the things the Committee would be looking at.
- Building into the existing dormer and hiding it, are very clever and consistent.

- The changes are diminutive and cleverly done. Reassured that they went to great lengths on the materials.

MOTION: **Motion by Vice Chair Cheskin** to Forward a Recommendation of Approval to the Community Development Director for Construction of Exterior Alterations, a First Floor Addition, and an Addition of Less than 100 Square Feet to the Existing Second Story to an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Seconded by Commissioner Clark.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

None.

ADJOURNMENT

The meeting adjourned at 5:00 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the October 26, 2022 meeting as approved by the Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager



TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
NOVEMBER 16, 2022

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on November 16, 2022 at 3:00 p.m.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Town Council Policy 2-01 entitled Town Agenda Format and Rules and Town Resolution. In accordance with Town Policy and Resolution, the public may only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 3:00 PM

ROLL CALL

Present: Chair Timothy Lundell, Vice Chair Barry Cheskin, Planning Commissioner Kylie Clark, Planning Commissioner Steve Raspe, and Committee Member Susan Burnett.

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – October 26, 2022

MOTION: **Motion by Commissioner Raspe** to approve the Consent Calendar.
Seconded by Chair Lundell.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 301-307 N. Santa Cruz Avenue

Request for Review PHST-22-020

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-2. Located at 301-307 N. Santa Cruz Avenue. APN 510-14-048.

PROPERTY OWNER: Millen Family Partnership, LP

APPLICANT: Mike Millen

PROJECT PLANNER: Ryan Safty

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Mike Millen, Applicant

- He is the owner, speaking on behalf of the family. Their parents bought the property in the 70's. They want to make the parcel vibrant again. Architects ask if they can design something new, or if they must keep certain items to make it conform.
- Some of the addresses are post-1941 and do not need to be considered.
- The address at 208 Bachman had gone before the Town Council. They determined it had lost any historical integrity.
- The address at 307 has changed from thirty to forty feet long. Windows and chimneys were removed. The buildings are now adjoined with party walls.
- Some of the address numbers have changed over the years; 305 is now 303.
- The Bloomfield Survey states too many changes.

Committee members asked questions of the applicant.

Mike Millen, Applicant

- They need all four buildings on the parcel removed from the inventory for complete design freedom.
- They found the 1990 Bloomfield Survey inconsistent. It stated that 301 and 305 were altered and 303 and 307 were intact. But cumulative rating stated that everything is ineligible.

Closed Public Comment.

Committee members discussed the matter.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING OF
NOVEMBER 16, 2022

- The Commercial Business District is important. The structure at 208 was removed from the inventory. 301 and 305 (formerly 303) no longer have historical significance.
- Originally each address had separate owners and should be separately evaluated.
- The Ann Bloomfield evaluation sheet included all four buildings. The summary stated that they were a good representation of the Spanish Colonial or Mediterranean style. Scaling and massing was very important for the small shop scale.
- Bloomfield ranked the property with 34 points: 12 out of 12 for scaling and massing, 12 for design, 8 for pattern, 4 for architecture, 6 for total type, style and construction, and 4 for setting. Two of the buildings merit staying in the Historic Inventory.
- In both the 2020 and 2040 General Plan guidelines, the goal is to maintain the historic character of the downtown area. The Land Use Element refers to the downtown as the historic heart of the town and has implementation plans.
- Structures at 303 and 307 still have historic significance.

Committee members asked questions of Staff.

Staff

- The primary date of 1900 is used as a filler date when the actual build date is unknown. The effective date reflects when known major reconstruction has taken place.

Committee members asked questions of the applicant.

Mike Millen, Applicant

- The Hannigan's site was removed from the historic Inventory by the Town Council. Mike was young but, remembers this story. In the early 90's, the restaurant received complaints about excessive noise from their patio. They installed plexiglass barriers to keep the noise level down. But they did not have a permit. The matter came before the Town Council who removed it from the Historic Resources Inventory because there was no historic significance. Mike does not know why it did not go before the Historic Preservation Committee.

Committee members asked questions of Staff.

Staff

- In order to be fair and consistent, the determination needs to be based on the findings listed in the staff report.

Committee members discussed the matter.

- Two of the structures have undergone alterations but retain a large portion of original and distinctive characteristics.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING OF
NOVEMBER 16, 2022

- The 301 building is a newer with no historic characteristics.
- Item 3 finding: No distinctive characteristic of type, period or method of construction representation of work of a master. In 1990, Bloomfield claimed it that the 303 building still has characteristics.
- We are lumping four ideas into one basket. 301 is obviously yes, take it off. Most of the changes occurred before that 1990 Bloomfield Survey. Changes and modification were done to the other structures, but they still retain original characteristics. But Sanborn lumped all the structures in one.
- We still have the discretion to separate the structures.
- Some of the buildings were built before 1941. Revisions were made but they retain some pre 1941 characteristics.
- How much was changed in each building? Can the applicant give clear evidence? The evidence in the packet is muddled.
- Agree that 301 can be removed
- When we remove from structures from the inventory it is very clear cut. But not in this case. Two buildings look Mediterranean or Spanish colonial. The facades look good and are not falling down. They are right behind the Almond Grove Historic district.

Staff:

- Can continue and ask for more information from the applicant. They did extensive research. If there's no additional information, then there is no need to continue.

Committee members asked questions of the applicant.

Mike Millen, Applicant

- They spent hours in the library, going through photos, phone directories and insurance maps. The material determined what existed commercially, except for 301 which was a residence running a tea house.

Committee members discussed the matter.

- Cannot let all four addresses be removed based on what we know now.
- Applicant could reapply with clear evidence of severe alteration for each address.
- No prejudice to applicant if part of the application is denied.

Staff

- 208 Bachman has no historic merit and would not return to the Committee. 301 N. Santa Cruz Avenue, too, does not need to come back to the Committee.

Modification to the other building on the site would be reviewed consistent with other historic properties in Town.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING OF
NOVEMBER 16, 2022

The parcel would be removed from the Historic Resources Inventory, but with certain addresses staying historic.

MOTION: **Motion** by **Chair Lundell** to approve the removal of the structure located at 301 North Santa Cruz Avenue from the Historic Resources Inventory but deny without prejudice the removal of the other structures on that property (addressed as 303, 305, and 307 N. Santa Cruz Avenue).
Seconded by **Member Burnett**.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

None.

ADJOURNMENT

The meeting adjourned at 3:56 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the November 16, 2022 meeting as approved by the Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
DECEMBER 14, 2022**

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on December 14, 2022, at 4:00 p.m.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Town Council Policy 2-01 entitled Town Agenda Format and Rules and Town Resolution. In accordance with Town Policy and Resolution, the public may only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 3:01 PM

ROLL CALL

Present: Chair Timothy Lundell, Vice Chair Barry Cheskin, and Committee Member Susan Burnett.

Absent: Planning Commissioner Kylie Clark and Planning Commissioner Steve Raspe.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – November 16, 2022

MOTION: **Motion by Chair Lundell to approve the Consent Calendar. Seconded by Committee Member Burnett.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 25 W. Main Street

Architecture and Site Application S-22-039

Variance Application V-22-011

Requesting Approval for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District, including Variances for Maximum Floor Area and Number of Required Parking Spaces on Property Zoned C-2:LHP. APN 529-01-017.

PROPERTY OWNER: Reveal Corp.

APPLICANT: Gordon Wong, Gkw Architects

PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Gordon Wong, Applicant

- Available for questions.

Committee members asked questions of the applicant.

Gordon Wong

- Provided background on the history of the building's front doors. The existing corner door will remain but be inoperable and a new operable door will be added to the left front façade.

Jenny Wong

- The new addition to the rear will be visually distinguishable by utilizing vertical siding. The siding color will match the original building.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Vice Chair Cheskin** to forward a recommendation of approval to the Community Development Director for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District, including Variances for Maximum Floor Area and Number of Required Parking Spaces on Property Zoned C-2:LHP. **Seconded by Chair Lundell.**

VOTE: **Motion passed unanimously.**

3. 126 University Avenue

Minor Development in a Historic District Application HS-22-042

Requesting Approval for Construction of Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-02-016.

PROPERTY OWNER: Jean-Philippe Persico

APPLICANT: Davide Giannella

PROJECT PLANNER: Savannah Van Akin

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Davide Giannella, Applicant

- The purpose of the glass roof is to add light and openness to the basement. The rear wall was recently added and is not historical. Materials, such as the siding and French doors, match the existing house. Glass roofs are found in the Victorian era. A glass roof would be less visible at a 6 feet level than a shingled roof. The French glass doors will have a grid.

Committee members asked questions of the applicant.

Davide Giannella, Applicant

- The metal dividers between the glass will be steel tubing painted to look like iron. They did not consider a polygonal roof since it is a very small area of 4 x 5 feet.
- The two long windows can be divided into smaller sections to match the other windows and doors.

Closed Public Comment.

Committee members discussed the matter.

- A flat shed roof seems modern.
- The glass roof is not viewable from street. No objection.
- The long windows will have six lites in each window in a pattern of 2 horizontal and 3 vertical sections.

MOTION: **Motion by Chair Lundell** to Approve the Request for Construction of Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. Making all the Required Findings. Provided that Applicant Includes Dividing the Tall Vertical Windows into a matrix of 2 columns by 3 rows of lites per window. The dividers will consist of painted steel tubing. **Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

4. 35 Tait Avenue

Request for Review PHST-22-021

Requesting Approval for Construction of Exterior Alterations (Front Door Replacement) to a Presumptive Historic Residence (Pre-1941) on Property Zoned R-1D. APN 510-44-004.

APPLICANT: Dan Burnham

PROPERTY OWNERS: Steven and Katherine Erickson

PROJECT PLANNER: Savannah Van Akin

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Dan Burnham, applicant, and Steven Erickson, owner

- They are renovating the interior. They would like to replace the exterior front door. The trim will look the same. The existing door doesn't fit correctly and leaks air.

Committee members asked questions of the applicant.

Steven Erickson, owner,

- Don't know the door manufacturer at this moment.

Closed Public Comment.

Committee members discussed the matter.

- The existing door looks okay. The proposed door is not consistent with the rest of the house. The proposed door looks very modern.
- The proposed door doesn't follow the style of the house.
- Slightly mitigated by the fact that the front door doesn't face the street.

MOTION: **Motion by Committee Member Burnett to Deny the Request for Construction of Exterior Alterations (Front Door Replacement) to a Presumptive Historic Residence (Pre-1941) on Property Zoned R-1D.**
Seconded by Vice Chair Cheskin.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

5. 307 N. Santa Cruz Avenue
Request for Review PHST-22-022

Requesting Approval for Construction of Exterior Alterations (Retractable Awning and Seating Area) to a Pre-1941 Commercial Building on Property Zoned C-2.
APN 510-14-048.

PROPERTY OWNER: Millen Family Partnership, LP.

APPLICANT: Mike Millen

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Mike Millen, applicant

- They have not chosen a color yet. An earth tone is possible. Transparent material was ruled out due to damage while folding. Glass was ruled out due to maintenance.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

- Area is tucked away from view.
- Design is good.
- Need to call out a color choice in the motion.

MOTION: **Motion by Committee Member Burnett to Approve the Request for Construction of Exterior Alterations (Retractable Awning and Seating Area) to a Pre-1941 Commercial Building on Property Zoned C-2. With the Condition that the Awning be Earth Tone in Color. Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

6. 16735 Shannon Road
Request for Review PHST-22-023

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. Located at 16735 Shannon Road. APN 523-06-006.

PROPERTY OWNER/APPLICANT: Mohsen Houshmand Sarvestani
PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Mohsen Houshmand Sarvestani, applicant

- There is no waterproof paper behind the siding according to our contractor. There is no way to repair the exterior siding and interior walls without waterproof paper. The exterior walls are rotten. They will need to remove old exterior siding to install waterproof paper, which would be considered a historic demolition.
- They could not find any similar or like-for-like material to replace the old, unique wood siding.

Staff

- It is a challenge to find material that would match the profile of the existing siding. The work could be exempt if repaired with like-for-like material. They could send the Building

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF DECEMBER 14, 2022

Official to see if the siding is irreparable. Their observation would be forwarded to the Community Development Director for exemption. The other scenario would be to cover the siding. On a historic home, covering up the existing siding is still considered demolition.

Closed Public Comment.

Committee members discussed the matter.

- The structure still has integrity. Trying to save the bungalow style. Cannot see any damage. No proof of damage. Need further information on the damage.
- Willing to be flexible on the materials with the owner's efforts to rehabilitate the home.

MOTION: **Motion by Vice Chair Cheskin to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. Seconded by Chair Lundell.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

7. 253 W. Main Street

Minor Development in a Historic District Application HS-22-051

Requesting Approval to Modify the Previously Approved Front Door on a New Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-006.

PROPERTY OWNER: Mike and Kim Wasserman

APPLICANT: Bess Wiersema, Studio Three Design

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Mike and Kim Wasserman, owners

- The replacement door is 300 years old and a family heirloom. They did not have it when the plans were previously presented. It is replacing a modern glass door. Neighbors signed a letter in support.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

- The door does not fit the context of the home. The features need to fit the home or the historic district. Maybe it could be installed elsewhere in the house.
- Would the original plans have been approved with this new door? It is not replacing an existing historical door but the door in the plans. It is an unusual door.
- Inclined to approve the door based on the history and owner's attachment to the door. The neighbors expressed support to approve.
- The door is not consistent with the neighborhood.
- Not installed as a front door.
- The door is very prominent.

Open Public Comment for a specific question regarding the door being very prominent and not consistent with the style of the house and neighborhood.

Mike and Kim Wasserman, owners

- The original door did not follow the guidelines either, yet it was approved. The new door is made of wood and is a piece of art.

Bess Wiersema

- Entries in the Design Guidelines does not specifically refer to doors or door styles. They are addressing entries with details, porches and walk ups. In a modified Tudor style home, a heavy door that is wood and not see-through is appropriate. There was no discussion of the prior door. The door looked like a series of French doors. The door sits deep back from the front in a recessed porch. It may seem noticeable because the house is under construction. All glass French doors are not necessarily seen in a historical district. We are meeting the design guidelines. It is not a bungalow or a French cottage type house. It is a modified Tudor style house. A heavy wood door is appropriate for a modified Tudor house.

Close Public Comment

Committee members discussed the matter.

- The previously proposed door was consistent with the house design.
- When building in a historic district should be consistent with the district style.
- On page 55 in the Design Guidelines, it says that all exterior elements subject to review should be consistent with the proposed style. There are no other 300-year-old doors in Los Gatos.

MOTION: **Motion by Chair Lundell** to Approve the Request to Modify the Previously Approved Front Door on a New Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. **The motion failed due to lack of second.**

MOTION: **Motion by Committee Member Burnett** to Deny the Request to Modify the Previously Approved Front Door on a New Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. **Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed 2-1. Chair Lundell opposed.**

Appeal rights were recited.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

8. Annual Certified Local Government Report

Appreciation to Chair Tim Lundell for his service.

A new member will be joining in January 2023.

Susan Burnett will be joining the Planning Commission in 2023.

ADJOURNMENT

The meeting adjourned at 4:40 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the December 14, 2022 meeting as approved by the Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
JANUARY 25, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on January 25, 2023, at 4:00 p.m.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Town Council Policy 2-01 entitled Town Agenda Format and Rules and Town Resolution. In accordance with Town Policy and Resolution, the public may only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Vice Chair Barry Cheskin, Planning Commissioner Susan Burnett, Planning Commissioner Steve Raspe, and Committee Member Martha Queiroz.

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – December 14, 2022

MOTION: **Motion by Commissioner Raspe** to approve the Consent Calendar.
Seconded by Committee Member Queiroz.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 212 Thurston Street

Request for Review PHST-23-001. Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1D. APN 410-15-039.

PROPERTY OWNER/APPLICANT: Meleah Guillardo

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened and Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Burnett** to Approve a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1D. **Seconded by Committee Member Queiroz.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

3. Election of Chair and Vice Chair

Committee members discussed the matter.

MOTION: **Motion by Commissioner Raspe** to Approve **Vice Chair Cheskin** as Chair. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously.**

MOTION: **Motion by Commissioner Raspe** to Approve **Commissioner Burnett** as Vice Chair. **Seconded by Chair Cheskin.**

VOTE: **Motion passed unanimously.**

4. Meeting Schedule for 2023

In-person meetings scheduled to begin in March 2023.

Welcome to new Committee Member Martha Queiroz.

ADJOURNMENT

The meeting adjourned at 4:20 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
January 25, 2023 meeting as approved by the
Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager



TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
FEBRUARY 22, 2023

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on February 22, 2023 at 4:00 p.m.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Town Council Policy 2-01 entitled Town Agenda Format and Rules and Town Resolution. In accordance with Town Policy and Resolution, the public may only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Vice Chair Susan Burnett, Planning Commissioner Steve Raspe, and Committee Member Martha Queiroz.

Absent: None

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – January 25, 2023

MOTION: **Motion by Commissioner Burnett** to approve the Consent Calendar.
Seconded by Member Queiroz.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 202 University Avenue

Variance Application V-22-003

Requesting Approval for Construction of an Accessory Structure Requiring Variances to Accessory Structure Lot Coverage Standards, Street-Side Setback Requirements, and Reverse Corner Lot Projection Standards in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-04-001.

PROPERTY OWNER: Tyler and Kristine Shewey

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Applicant

- Neighbors had concerns. A guy wire prevents moving the garage to the other side of the property. It would also require a side loaded garage. The garage needs adequate back up space. Other garages exist in historic districts with one-foot setbacks. The garage would have the same Italianate style as the house.

Committee members asked questions of the applicant.

Jay Plett, Applicant

- The civil engineer asked PG&E if the guy wire could be moved but received no answer. It's a major pole and last of the line connecting six large lines.
- Both neighbors sent letters in opposition. One wrote that they didn't want it in the back. The other neighbor said that the balcony in the back would intrude into their house. Moving the structure forward will solve the window and balcony concerns. The variance is on the streetside.
- If this was a side lot, the allowed size is 537 square feet, they are asking for 518 square feet.
- On W. Main there are two similarly situated garages with a street facing side.
- Plantings will make the side view more appealing than a view of a garage door.
- It is not common for historic home to have attached garages.

Closed Public Comment.

Committee members discussed the matter.

- What takes priority the neighbors' requests for light and privacy or the bigger building that sets a precedent and affects the entire neighborhood. Staff: The possibility of the building becoming bigger because of an ADU cannot be considered.

- Owners have a right to off-street parking. Staff: Lots are allotted square footage, but required off-street parking doesn't need to be covered.
- The first design was better because it was smaller and less visible from the street, but the neighbors are not happy. What is the best orientation?
- The guywire is an important factor in granting a Variance. It needs an answer.
- What is the discussion with the neighbors? What are they opposed to?
- Applicant needs to exhaust the issue of the guy wire.
- Want to see in writing the complaints of the neighbor.
- Choice is to continue with better explanation of the guy wire placement and the neighbors' concerns, or declination of variance based on the questions.
- 68 Miles Avenue is another rare reverse corner lot. Their garage faces Edelen Avenue.

MOTION: **Motion by Chair Cheskin** to continue this item to March 22, 2023 and provided the following directions: Give more clarity and a definitive answer from PG&E about moving the guy wire. Provide details on the specific concerns of the neighbors and why they oppose the prior approved plan. **Seconded by Commissioner Raspe.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

None.

Reminder: The next meeting will be in-person at the Town Council Chambers. Staff will meet and walk you in.

ADJOURNMENT

The meeting adjourned at 4:57 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 22, 2023 meeting as approved by the Historic Preservation Committee.

/s/ Sean Mullin, AICP, Senior Planner



TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
MARCH 29, 2023

The Historic Preservation Committee of the Town of Los Gatos conducted a special meeting on March 29, 2023 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Vice Chair Susan Burnett, and Committee Member Martha Queiroz.

Absent: Commissioner Raspe

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – February 22, 2023
2. 202 University Avenue
Variance Application V-22-003

Forward a Recommendation to the Community Development Director on a Request for Construction of an Accessory Structure Requiring Variances to Accessory Structure Lot Coverage Standards, Street-Side Setback Requirements, and Reverse Corner Lot Projection Standards in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-04-001.

PROPERTY OWNER: Tyler and Kristine Shewey

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Sean Mullin

Requesting continuance to April 26, 2023

MOTION: **Motion by Vice Chair Burnett** to approve the Consent Calendar.
Seconded by Committee Member Queiroz.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. 16005 Shannon Road

Architectural and Site Application S-23-002

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned HR-1. Located at 16005 Shannon Road. APN 527-01-006.
PROPERTY OWNER/APPLICANT: Walker Pearce-Percy
PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Owner/Applicant presented the project.

Walker Pearce-Percy, Owner/Applicant

- They found no historical information about their home at the library. No people of interest lived in their home.

Closed Public Comment.

MOTION: **Motion by Vice Chair Burnett** to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned HR-1. Located at 16005 Shannon Road. APN 527-01-006. Finding no historical significance or architectural merit. **Seconded by Committee Member Queiroz.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

4. 248 University Avenue

Minor Development in a Historic District Application HS-23-005

Requesting Approval for Construction of Exterior Alterations (Window Replacement) to a Non-Contributing Single-Family Residence in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-04-094.

PROPERTY OWNER: Carlos Dangelo
APPLICANT: Dinah Dirllo
PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Dinah Darillo, Applicant working with the Contractor, Renewal at Andersen Windows.

- The wood composite windows contain reclaimed wood fibers and thermoplastic resin. They look like wood. Existing windows are vinyl. The wood composite windows are more energy efficient and better looking than the existing windows.

Committee members asked questions of the applicant.

Anisa Reyes, Compliance Manager from Renewal at Andersen Windows.

- Wood windows were offered but cost more. The owner chose wood composite over wood windows due to budget.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Chair Cheskin** to Approve Construction of Exterior Alterations (Window Replacement) to a Non-Contributing Single-Family Residence in the University-Edelen Historic District on Property Zoned R-1D:LHP with the considerations required. **Seconded by Committee Member Queiroz.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

5. 15 Chestnut Avenue
Request for Review Application PHST-23-002

Requesting Approval for Removal and Replacement In-Kind of Wood Siding on a Pre-1941 Residence on Property Zoned R-1:8. APN 510-40-155.

PROPERTY OWNER: Mahtab Fatemi and Ben Verwer

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect; Jim Pardon, Builder; and Ben Verwer, Owner

- Custom milled the new siding to match the existing siding. Photos show how damaged the existing areas are. Details, soffits and trim will be duplicated. The bead board and trim will be duplicated.
- They need to waterproof and add insulation to bring it up to code.

Committee members asked questions of the applicant.

Jay Plett, Architect; Jim Pardon, Builder; and Ben Verwer, Owner

- Old growth redwood is no longer available, only new.
- Lack of underlayment was discovered when the siding was taken apart.
- It is very difficult to save any wood. There is also the past use of lead paint and bondo.
- Waterproof underlayment must be added from the exterior. Some historic homes have paper lining, this did not.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Queiroz to Approve Removal and Replacement In-Kind of Wood Siding on a Pre-1941 Residence on Property Zoned R-1:8. APN 510-40-155. Located at 15 Chestnut Avenue with the findings and considerations as required. Seconded by Vice Chair Burnett.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

None.

ADJOURNMENT

The meeting adjourned at 4:31 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 29, 2023 meeting as approved by the Historic Preservation Committee.

/s/ Sean Mullin, AICP, Senior Planner



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
APRIL 26, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on April 26, 2023 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Vice Chair Susan Burnett, Planning Commissioner Steve Raspe, and Committee Member Martha Queiroz.

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – March 29, 2023

MOTION: **Motion by Commissioner Raspe** to approve the Consent Calendar.
Seconded by Commissioner Burnett.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 42 Fillmer Avenue
Request for Review Application PHST-23-003

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 532-35-034.

PROPERTY OWNER: Dara Florio

APPLICANT: Lili Milano

PROJECT PLANNER: Ryan Safty/Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Committee asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Lili Milano, Architect, with Dara Florio, Owner

- They did research at the library and found no information. The Sanborn map ended two houses short of their house. The County did not have any records.
- Their house does not have a defined architectural style. Colonial cottages of that time period, had horizontal siding, a lack of overhangs, shutters, a symmetrical layout, a rectangular shape, gables, etc. This house only has the characteristics of horizontal siding and a lack of overhangs.
- An addition was built in 1983. It matches the siding and lack of overhangs of the main house. But some items do not match. The new windows are sliding instead of single hung and the frames are black instead of white.
- They don't see any historical characteristics.
- It would be an economic hardship to this growing family if they cannot add to the home.

Committee members asked questions of the applicant.

Lili Milano, Architect

- The addition takes up 128 square feet for a bathroom and dressing area. The house is now 1500 square feet. The addition is under ten percent with not a lot of exterior or roofline modifications. The exterior siding matches. A bay window with a shed roof was added in the back. There is a small, shed roof on the porch. Everything else is hip roof.
- They are not removing but adding to the front. They are expanding the kitchen to add a family room. They are not remodeling the back.
- They cannot make these changes while under Historic Designation.

Closed Public Comment.

Committee members discussed the matter.

- You can still make additions while being on the Historic Resources Inventory.
- There are guidelines for additions on Historic homes.
- It shares many characteristics of other home on the street and neighborhood.
- 1940 houses looked identical to that house.
- It doesn't qualify for removal. It adds to the neighborhood.
- Want to save the feeling and look of a smaller home.

Open Public Comment

Committee members asked questions of the applicant.

Lili Milano, Architect

- The Intention is to build a small addition and not to change the style or remove anything. They can add to the back but not to the front if it remained on the historic inventory.
- There are other homes on the same street that were removed from the inventory.

Staff in response to Committee members questions

Jennifer Armer, Planning Manager

- Additions to the front of a historic home are limited to a demo of 25 percent instead of 50 percent. Even covering up a wall is considered part of a demo.
- The focus is whether, or not, it is in a Historic District or any historic significance.

Close Public Comment

Committee members asked staff questions.

Jennifer Armer, Planning Manager

- As a house on the Historic Resources Inventory, this addition to the front would trigger the technical demolition regulation. If removed from the Historic Resources Inventory, it would not be considered a technical demolition.
- There is more protection for historic homes. They would undergo a full and costly Architecture and Site application before a Building Permit application.
- Residential Design Guidelines would be implemented either way.

Committee members discussed the matter.

- Even if there is precedence of nearby homes being removed from the Historic Resources Inventory, each case is different.
- The house is not in an Overlay Zone, the Bloomfield Survey, or the Sanborn Map. It was built only a year before the 1941 cut off.
- The house has no unique style.
- Being a small, cute house is not enough of a reason to retain it on the Historic Resources Inventory. It is valuable to keep small, starter homes, but that is not in the purview of this Committee. This Committee protects historically significant homes.
- Based on the criteria and the research by the applicant, there is not enough evidence of architectural or historical significance.
- No person of significance has lived there.
- It has been altered.
- It meets the criteria for removal.

- Even if removed from the Historic Resources Inventory, the project will still go through a review and need to follow the Residential Design Guidelines.

MOTION: **Motion by Commissioner Raspe to Approve a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 532-35-034.** With the required findings as set forth in our packet for such removal. **Seconded by Member Queiroz.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

None.

ADJOURNMENT

The meeting adjourned at 4:27 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 26, 2023 meeting as approved by the Historic Preservation Committee.

/s/Jennifer Armer, AICP, Planning Manager



TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
MAY 24, 2023

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on May 24, 2023 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Vice Chair Susan Burnett, Planning Commissioner Steve Raspe, and Committee Member Martha Queiroz.

Absent: None.

VERBAL COMMUNICATIONS

Gary Kohlsaat, Architect

- This year the Los Gatos Movie Theatre has won an award from the Art Deco Preservation Society of California. The theatre, originally built in 1915, was redesigned in the Art Deco style in 2013, and nominated in 2020.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – April 26, 2023

MOTION: **Motion by Commissioner Burnett** to approve the Consent Calendar.
Seconded by Member Queiroz.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 45 Broadway

Minor Development in a Historic District Application HS-23-010

Requesting Approval for Demolition of an Accessory Dwelling Unit Located in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-057. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNER: Brad and Lori Forcier

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect

- This project came before the HPC in 2015. They planned to modify over 25 percent of the structure and were approved but didn't follow through due to budget constraints.
- It is in bad shape. The front façade's siding was patched in.
- The windows are out of alignment and have different trim.
- It has single wall construction and portions are open to crawl space below.
- There is mold in the bathrooms.
- It is not up to code. There is no foundation but has wood columns resting on dirt.
- They plan to build a new ADU in another part of the rear yard.

Committee members asked questions of the applicant.

Lori Baker, Owner

- They bought the place after the siding was replaced. They just painted. The previous owners lived there a long time.
- It's been an eyesore and not safe. They have had gas leaks.

Opened and Closed Public Comment.

Committee members discussed the matter.

- The building has seen better days.
- Was approved for technical demo years prior.
- Not visible from the front street.
- Still in a historic district and subject to the design guidelines

MOTION: **Motion by Commissioner Burnett to approve. Seconded by Member Queiroz.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

3. 323 Pennsylvania Avenue

Preliminary Review PHST-23-004

Preliminary Review for Exterior Alterations and Construction of a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 510-43-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNER: Megan Jellinek

APPLICANT: Gary Kohlsaat, Kohlsaat & Associates, Inc.

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened public comment.

Applicant presented the project.

Gary Kohlsatt, Architect; Jacqueline Greenmeir, Project Architect; and Megan Jellinek, Owner.

- There are adjacent two-story structures.
- They plan to maintain a majority of the house's front exterior and keep the stucco.
- The property has a 20-foot deep easement that cannot be used for the garage. The garage is now at front of the property and accessible by a gravel driveway along the side.
- They will maintain the bungalow character. The second story is set back and will match the house.
- There is an existing unfinished basement that has six to seven feet of height for headspace.
- The rear of the house is not historical.

Closed public comment.

Committee members asked questions of the applicant and owner and provided the following comments:

- Like keeping the columns and recesses.
- The small window is a nice feature.
- Other homes nearby have a stepped back second-story.
- Consider using ornaments like decorative vents in the front.
- Not fond of aluminum wood clad windows.
- Consider adding a chimney top.

Megan Jellinek, Owner

- The rear porch is not original.
- The proposed house looks modern and not historic. It is lacking things that give it character.

Gary Kohlsatt, Architect

- They want to preserve the existing home. But can explore adding features.
- The little window is part of a closet. It can become a recess but would need one on the other side for balance.
- Consider using landscaping in front to break up the front.

Sean Mullin, Senior Planner

- Copper downspouts are not allowed due to particulate run off. Can treat it by sealing it. But if sealed it would not age and turn green.
- Nice massing and balancing the new with the old. The second story is not too much or too tall.
- The portico is a great Mediterranean element.
- Advise working with neighbors about window placement.
- Keeping the spindle poles/columns adds to the character.
- Try to balance elements with placement of windows and landscaping.

Gary Kohlsatt, Architect

- The main window will be changed to an arched window to follow the shape of the recess above the existing window. The windows will be painted to match.
- Prefer wood windows.

Reopen Public Comment

Lee Quintana

- Changes to the front don't incorporate the existing features. The windows are very different. Prefer the recesses above the windows. Changes to the windows change the effect. Most of the windows are in two sections. The new ones have expanded to a larger size. The entire patio door is a little overpowering. Make sense to introduce areas of clear glass.
- The existing house has rectangular windows. The proposed house has curved windows that go all the way to the top. This is repeated on the garage. Changes the feeling of the structure.

Closed public comment.

Committee members discussed the matter.

ADJOURNMENT

The meeting adjourned at 4:50 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 24, 2023 meeting as approved by the Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
JUNE 28, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on June 28, 2023 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Vice Chair Susan Burnett, and Planning Commissioner Steve Raspe.

Absent: Committee Members Martha Queiroz and Lee Quintana

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – May 24, 2023

MOTION: **Motion by Commissioner Raspe** to approve the Consent Calendar.
Seconded by Vice Chair Susan Burnett.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 216 Alexander Avenue

Request for Review PHST-23-009

Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. APN 510-15-028. Exempt Pursuant to CEQA Section 15061 (b)(3).

PROPERTY OWNER/APPLICANT: Suzanne Dix

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Suzanne Dix, Owner/Applicant with John Connor

- Recently purchased the property and have lived there for over a month. The inside and outside look like it was built after 1967. Remodels were begun in 1967 and done through the 70's and 80's. They found no historic significance or owners.

Committee members asked questions of the applicant.

Suzanne Dix, Owner/Applicant

- The look of the house is like the Brady Bunch house. It has long hallways leading to the additions. The kitchen is centrally located and was probably done in the '80s. There is a pitched ceiling in front and a lower ceiling in the back. Upstairs there are 3 bedrooms and a bathroom. Couldn't find anything that looked original.

Closed Public Comment.

Committee members discussed the matter.

- Whatever the house was, it no longer is.
- Long list of remodels, additions, and changes.
- Don't know what was original pre-1941.
- Totally remodeled.

MOTION: **Motion by Chair Cheskin to Approve the Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. APN 510-15-028. Exempt Pursuant to CEQA Section 15061 (b)(3). Seconded by Commissioner Raspe.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

3. 110 Johnson Avenue

Request for Review PHST-23-005

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-38-001. Exempt Pursuant to CEQA Section 15061 (b)(3).

PROPERTY OWNER/APPLICANT: Gayle Shank

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Gayle Shank, Owner; Steve Shank, Husband; with J. J. Toginbaugh, Friend

- It is a very old house, but not in its original configuration. It is a plain box set way back from the street.

Committee members asked questions of the applicant.

Gayle Shank, Owner

- The structure's integrity is questionable. The back bedroom with a patio below is sinking into the canyon. The backend of the house was raised up. The remaining tenant will be leaving on Saturday. They don't have records of when the back bedroom was built but they remember sleeping there as children in cribs. The oldest sister was born in 1945.

Closed Public Comment.

Committee members discussed the matter.

- Significant resident, Hiram Baggerly, owned the first newspapers in Los Gatos.
- The architectural style is distinctive as a Mediterranean revival home. Stucco coloring is Californian. It is an American treasure with a low-pitched roof with gables. It has a lot of style features such as: wrought iron balconies; arched windows and doorways; and wood casements and doors. The stucco looks intact. The home retains its beauty.
- Can enlarge and improve the structure without taking it off the Historic Registry.
- Not clear when the additions were made.

- There are interesting parts, but they are not necessarily significant.
- Two bedrooms were added to the back.

MOTION: **Motion by Commissioner Raspe** to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-38-001. Exempt Pursuant to CEQA Section 15061 (b)(3). **Seconded by Chair Cheskin.**

VOTE: Motion passed unanimously.

Appeal rights were recited. In this case, if additional information becomes available, it could come back to the HPC for consideration.

4. 92 Fairview Plaza

Minor Development in a Historic District Application HS-23-013

Requesting Approval for Construction of Exterior Alterations to an Existing Multi-Family Residence Located in the Fairview Plaza Historic District on a Contributing Property Zoned R-1:8:LHP. APN 510-43-015. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNER/APPLICANT: 92 Fairview Ventures LLC.

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened and Closed Public Comment.

Committee members discussed the matter.

- The garage door doesn't match the structure.
- The single-pane glass door is too contemporary.
- The carriage style garage door doesn't match the style of the front or back building.
- Have staff work with applicant on style choices to find alternatives and return to HPC.

MOTION: **Motion by Commissioner Raspe** to deny the request as currently proposed for Construction of Exterior Alterations to an Existing Multi-Family Residence Located in the Fairview Plaza Historic District on a Contributing Property Zoned R-1:8:LHP. APN 510-43-015. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. **Seconded by Vice Chair Burnett.**

VOTE: Motion passed unanimously.

Appeal rights were recited.

5. 14331 Capri Drive

Request for Review PHST-23-008

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned O. APN 406-32-004. Exempt Pursuant to CEQA Section 15061 (b)(3).

PROPERTY OWNER: Ravi Vallamdas

APPLICANT: Gordon K Wong

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicants Gordon K Wong and Steven Ramirez presented the project.

- Found no historical or architectural significance. The main house and garage with a dwelling unit above are original. They worked with historical consultant Bonnie Montgomery on the history of the property. A blind couple lived there. The husband got hit by a car. Later their two-year old daughter drowned in the back pool. They filled in the pool. The stucco pattern of the garage and unit above match and are original. Windows were replaced and are vinyl. Wood returns are rotten. Advised the property owner to request removal from the Historic Resources Inventory.

Committee members asked questions of the applicant.

Gordon K Wong, Applicant

- The windows are vinyl and look recently added. The unit above the garage are original.

Closed Public Comment.

Committee members discussed the matter.

- This building was annexed into Los Gatos after it was built.
- It has no specific architectural style.
- It was built one year before the cut-off date of 1941.
- It has no significant historical event or resident.

MOTION: **Motion by Chair Cheskin to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned O. APN 406-32-004. Exempt Pursuant to CEQA Section 15061 (b)(3). Seconded by Commissioner Raspe.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

6. 112 Wilder Avenue

Request for Review PHST-23-010

Preliminary Review for Construction of an Addition to a Single-Family Residence to Exceed the Floor Area Ratio Standards on Property Located in the Almond Grove Historic District Zoned R-1D:LHP. APN 510-17-103. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNERS: Andrea Grant and Tarek Robbiati

APPLICANT: Jay Plett

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened public comment.

Applicant presented the project.

Jay Plett, Applicant with Andrea Grant, Owner, on phone

- It is a two-story home. Not adding any mass visible from the street. Existing doors proposed to be relocated to enclose the existing lanai space are high quality painted wood folding doors. They would go through the Architecture and Site process for the added square footage.

Committee members asked questions of the applicant.

Committee members provided the following comments:

- Moving the existing doors to the end of the lanai space to enclose the area is consistent with the neighborhood.
- Be sure to address the FAR considerations relative to the neighborhood.
- Stylistically it is fine.

Closed public comment.

7. 385 Bella Vista Avenue

Request for Review PHST-23-007

Preliminary Review for Construction of Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 529-21-009. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNER: Anthony Masterson

APPLICANT: Sherman Lee

PROJECT PLANNER: Maria Chavarin

Maria Chavarin, Planning Technician, presented the staff report.

Opened public comment.

Applicant presented the project.

Sherman Lee, Designer, with Anthony Masterson, Owner

- Proposing window replacement and a new street-facing main entrance door. The arched side door confuses visitors. A remodel in 1995 changed the door. Would like to add an arched canopy above the front entrance. Change the window to a smaller arched double hung window viewed from street. Bring the Spanish style back with shuttered windows on the side. Shutters were originally used. Will add a deck in front of the main entrance with a stucco and stone cap. This will also help bring the focus to the main entrance facing the street.

Committee members asked questions of the applicant.

Sherman Lee, Designer

- Proposing a return to arched window based on a historic photo before the remodel. The window material would be vinyl, aluminum metal frame or a dark fiberglass. Will be keeping all the existing side window arches.
- The oldest photos showed shutters. They were removed during the remodel.
- There are stilts under the deck that go all the way down to the foundation. Will remove the wood railing and replace it and a side wall to a stucco wall with a wood cap.

Committee members provided the following comments:

- A 3D rendering will help explain your proposal.
- Like the arched door. But the arch looks narrow.
- Like rounding the square windows at the front.
- Try to use original materials, such as wood, for the shutters and windows.
- The committee can ask to and would like to see the project again.
- Would like to see the material choices.

- Provide photos of the present home.
- Maybe use red tile to replace the current composite roofing.

Closed public comment.

ADJOURNMENT

The meeting adjourned at 5:00 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
June 28, 2023 meeting as approved by the
Historic Preservation Committee.

Jennifer Armer, AICP, Planning Manager



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
JULY 26, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on July 26, 2023 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Vice Chair Susan Burnett, Planning Commissioner Steve Raspe, Committee Member Martha Queiroz, and Committee Member Lee Quintana.

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – June 28, 2023

MOTION: **Motion** **Commissioner Raspe** to approve the Consent Calendar. **Seconded** by **Vice Chair Burnett**.

VOTE: **Motion passed unanimously.**

Item 2 is delayed to allow time for the applicant to arrive.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

3. 385 Bella Vista Avenue

Request for Review PHST-23-007.

Preliminary Review for Construction of Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 529-21-009. Categorically Exempt Pursuant to CEQA Guidelines Section 15301 Existing Facilities. Property Owner: Anthony Masterson. Applicant: Sherman Lee. Project Planner: Maria Chavarin.

Maria Chavarin, Assistant Planner, presented the staff report.

Opened public comment.

Applicant presented the project.

Jimmy Turner, Designer, with Tony Masterson, Owner

- Lowered and widened the archway to be more proportional in response to previous Committee comments. The wood-like windows will have muntins to provide more visual interest. Shutters and trim around the windows help add depth to the structure's flat side profile. Added two small arched bathroom windows.

Committee members provided comments and asked questions of the applicant.

- The modified arched roof with supporting side brackets is appropriate.
- Prefer to have the same details as the nearby homes with no arched roof or shutters.
- Stucco covered foam trim should not be used, vinyl-clad or wood reproduction windows are preferred.
- Shutters don't fit the Spanish eclectic style.
- Windows and doors should be recessed.
- Prefer no archway.
- Like the arched small windows with detailed trim.
- The three paned windows all together seemed busy. Maybe remove some of the grid or separate the windows.
- Consider extending a canopy just below roofline to out over the door.
- Consider two hanging lights instead of the brackets.

Jimmy Turner, Applicant

- The purpose of the arched canopy is to draw attention to the front entry. Currently there's a side entry that confuses visitors on where to enter, the door height is at the header so they cannot lower the canopy.
- The glass blocks are part of the basement.

- Staining vs painting the shutters was chosen for long wear maintenance.
- Can add a 3-inch pillar to the windows.
- The shutters were added in the 1980's. Shutters were not on their first design proposal.
- The brackets were used because they emphasize the Spanish eclectic style.

Closed public comment.

Committee provided the following summary comments through straw polls:

- Keep the shutters or swap with some kind of detail to add depth.
- Leave the archway as proposed or revised based on Committee Member feedback.
- Add vertical elements to divide and add depth to the triple bank of windows.
- Use windows with wood appearance.

PUBLIC HEARINGS

2. 92 Fairview Plaza

Minor Development in a Historic District Application HS-23-013

Requesting Approval for Construction of Exterior Alterations to an Existing Multi-Family Residence Located in the Fairview Plaza Historic District on a Contributing Property Zoned R-1:8:LHP. APN 510-43-015. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNER/APPLICANT: 92 Fairview Ventures LLC.

PROJECT PLANNER: Ryan Safty

Ryan Safty, presented the staff report.

Opened Public Comment.

Applicant presented the project.

David Kats, Applicant

- The front main house is a Victorian built in 1908. The rear triplex and garages were added in the 1950's and 60's. The garages currently do not have doors. They are open to suggestion about the styles of doors, but the preference is plain lite. They would also like to replace the existing rear-facing windows of the triplex building with patio doors to open-up to a private patio for that unit. The doors would not be visible from the street. They prefer a large window door to let in light, with the specific style preference of a full lite door.

Committee members provided comments and asked questions of the applicant.

- Difficult to find a middle ground between the two different styles of the buildings.
- Differing opinions from the Committee Members included:

- The full lite patio door is too modern. The half lite works best.
- The plain lite garage door or Stockbridge garage doors are preferred.
- A full lite allows in light and is not visible from the street.
- A half lite without any grid in the kitchen.
- The back building is modern on the outside and a modern window or sliding door would work.
- Preference to a single lower panel on the patio doors.
- Adding a white casing around the windows and/or garage would create continuity.

David Kats, Applicant

- Will investigate adding molding around the garage doors and windows. It would make it more compatible with the front building.
- The garage doors are not wood. They are a standard rollup metal garage door, but with a woodgrain look.
- The exterior doors are paint-grade solid core doors.
- The door style with single lower panel may need to be custom milled and cost more.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Chair Cheskin to Approve the Plain Lite Garage Door and Full Lite Patio Swing Doors, With an Allowance for Half Lite Patio Swing Door if a Single Square Panel is Used Below the Lite Instead of the Double Panel. Recommend Adding Molding Around the Windows and Garage Door.**
Seconded by Committee Member Queiroz.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

ADJOURNMENT

The meeting adjourned at 5:06 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 26, 2023 meeting as approved by the Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
AUGUST 23, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on August 23, 2023, at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Vice Chair Susan Burnett, Planning Commissioner Steve Raspe, Committee Member Martha Queiroz, and Committee Member Lee Quintana.

Absent: Chair Barry Cheskin.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – July 26, 2023

MOTION: **Motion by Commissioner Raspe** to approve the Consent Calendar.
Seconded by Member Queiroz.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 385 Bella Vista Avenue
Request for Review PHST-23-007

Requesting Approval for Construction of Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 529-21-009. Categorically Exempt Pursuant to CEQA Guidelines Section 15301 Existing Facilities.

Property Owner: Anthony Masterson

Applicant: Sherman Lee

Project Planner: Maria Chavarin/Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jimmy Turner, Designer

- They have responded to all the requests. They looked at different windows and brought in samples for comparison. The existing windows are vinyl and are already warping. The originally proposed windows were the Anderson A100 Series. After the discussion about wood windows, they looked at the Marvin Elevate line of wood fiberglass clad windows. These have an articulated grid system, mitered corners, and can be painted a dark bronze brown.

Committee members asked questions of the applicant.

Jimmy Turner, Designer

- The two front windows are bedroom windows that require egress. There are also two smaller bathroom windows.
- They would try to use a similar front door style. There is no proof that the existing side door is or is not an original door.

Closed Public Comment.

Committee members discussed the matter.

- They responded to our suggestions.
- Vast improvement on what is currently there.
- Don't know what was originally there but the improvements follow the style flavor.
- Like the divisions in the window.
- Like using the original door on the side, in the front.
- Foam window trim revised to wood trim.

MOTION: **Motion by Commissioner Raspe to approve Construction of Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 529-21-009. Categorically Exempt Pursuant to CEQA Guidelines Section 15301 Existing Facilities. This includes an Amendment Consider That the Door Currently Being Used on the Side be Used in the Front Doorway. Seconded by Member Queiroz.**

VOTE: **Motion passed 3-1. Committee Member Quintana opposed.**

Appeal rights were recited.

3. 63 Highland Avenue

Request for Review PHST-23-013

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned HR-2 1/2. APN 529 36 044. Exempt Pursuant to CEQA Section 15061(b)(3).

Property Owner/Applicant: Minghuang Ma

Project Planner: Savannah Van Akin

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Minghuang Ma, Owner

- They bought the property last year and are available for questions.
- The addition was done in 1982. It consisted of enlarging the kitchen area, adding a bathroom, removing two porches, and changing the front of the structure.

Closed Public Comment.

Committee members discussed the matter.

- The only reason this property is on the Historic Inventory is because it was built in 1915. It is not in an overlay zone, not in the Bloomfield Survey, nor on the Sanborn map.
- There was a significant remodel in the 1980's.
- Was it located so far back from the road that it was missed being on the survey or map?
- It no longer has any original characteristics, except for the window openings.
- The Town is losing the character of its smaller homes.
- There are no redeeming qualities to keep it on the Historic Inventory.
- If taken off the inventory, they could change the size and look of the house. But it should still fit in with the look of the neighborhood.
- It is the purview of the HPC to maintain the small cottages of the Town.
- The second structure retains character.
- Are there two houses on the property?

Committee members asked questions of the applicant.

Minghuang Ma, Owner

- They don't know why there is a second address. There is only one parcel and one dwelling unit. Address 65 is a garage. The address 63 first appeared in the 1940's.

MOTION: **Motion by Committee Member Quintana to Continue the Item for the Applicant to Clarify What Structures Are at the Addresses of 63 and 65 Highland Avenue. Seconded by Commissioner Raspe.**

VOTE: **Motion passed unanimously.**

4. 18 Oak Hill Way
Request for Review PHST-23-014

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. APN 529-34-052. Exempt Pursuant to CEQA Section 15061(b)(3).

Property Owner/Applicant: Vanessa Young
Project Planner: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Vanessa Young, Owner

- Did not find much on the typical lists. It is not on the Sanborn maps.
- The house is 780 square feet. They cannot see what was remodeled. According to one neighbor, maybe one room was expanded.
- It is not in a historic district.
- The surrounding neighbors were taken off the inventory.

Closed Public Comment

Committee members discussed the matter.

- The neighboring homes may have been taken off the inventory because they had been significantly altered.
- The windows look original. The structure maintains the feeling of a typical Los Gatos cottage and early California bungalow.
- It is possible to remodel while keeping its façade and character.
- A feature of the shingle style beach cottage is the lack of details and wall cladding of continuous shingles.
- In favor of it being kept on the inventory due to the finding that the property is of a distinctive characteristic type, time period and method of construction.

MOTION: **Motion by Commissioner Raspe to Deny the Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. APN 529-34-052. Exempt Pursuant to CEQA Section 15061(b)(3). The Finding Made is That the Property is of a Distinctive Characteristic Type, Time Period and Method of Construction. Seconded by Committee Member Quintana.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

5. 17035 Pine Avenue
Request for Review PHST-23-005

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-20-010. Exempt Pursuant to CEQA Section 15061(b)(3).

Property Owner/Applicant: Garrett and Alive Brown
Project Planner: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Garrett Brown, Owner/Applicant

- Portions of the building was built in the 1920's. It was remodeled in the 1960's. The windows were replaced. Nothing of historical character has been left.

Closed Public Comment.

Committee members discussed the matter.

- Additions were made in the 1960's. Whatever was there is no longer there. Even though it was built in 1920's there is no discernable style.
- Has features like shiplap siding and the wood windows that have been maintained in the back of the house.
- The front and side show changes but the rest exhibit the 1920's style of a Craftsman type house. The garage, carport, storage room and windows can be remodeled within the style without removal from the inventory.
- From the street it doesn't look like a 1920 house. But at least 2/3 of the house has the original siding and window type.

- Can it be remodeled to look like the original side?
- Wish to preserve it on the inventory.

Committee members asked questions of staff.

Staff: Jocelyn Shoopman, Project Planner

- Being on the Historic Inventory provides differing limitations to the demolition rules for the structure.
- There are no photos of the house taken during the 1920's.

MOTION: **Motion by Vice Chair Burnett to Deny the Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-20-010. Exempt Pursuant to CEQA Section 15061(b)(3).**
Seconded by Committee Member Quintana.

VOTE: **Motion failed, 2-2. Commissioner Raspe and Committee Member Queiroz opposed.**

Staff: Jennifer Armer, Planning Manager

- Applicant may resubmit with more information or when there are five Committee Members present.

6. 327 University Avenue

Minor Development in a Historic District Application HS-23-022

Requesting Approval for Construction of Exterior Alterations (Front Door Replacement) to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-04-060. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owners/Applicants: Johan Back and Vibha Rao

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Johan Back and Vibha Rao, Owner/Applicant

- He is available for questions.

Committee members asked questions of the applicant.

Johan Back and Vibha Rao

- The door will be wood and painted burgundy to match the trim on the house.
- They looked at the doors of nearby Queen Ann properties.
- They considered doors that had windows with less details, but they looked modern.
- The existing door functions but was damaged during a break-in.

Closed Public Comment.

Committee members discussed the matter.

- Recommend choosing a different door than what is proposed.
- Like the door's rectangular feature. But the glass feature looks more art deco.
- The door at the 231 University is a closer match to the style of the house.
- The clear half glass can be made opaque for privacy.
- Applicant can work with staff for the final door choice.

MOTION: **Motion by Commissioner Raspe to Approve the Request for Construction of Exterior Alterations (Front Door Replacement) to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-04-060. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. This includes direction that the door will resemble the door at 231 University or be the chosen style with less ornate glass.**
Seconded by Committee Member Quintana.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

7. 46 Los Gatos Boulevard
Request for Review PHST-23-015

Preliminary Review for Exterior Alterations and Construction of a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 532-29-016. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Kathleen and Morgan Magid
Applicant: Michelle Kusanovich
Project Planner: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened public comment.

Applicant presented the project.

Michelle Kusanovich, Architect

- The goal is to create a functioning and accessible bedroom suite upstairs within an existing attic space.
- An addition at the front of the house and a back hall was completed by different architect in 1991.
- The floor plan stays the same.
- The addition is slightly over 500 square feet resulting in 2,491 square feet for the house.
- The proposed elevator will be in a closet space at the back of the house.
- Exterior materials will match the existing roof, siding, dentil edging, corbels, etc.
- No windows will be added to the sides to retain neighbors' privacy.
- No new windows on one side.

Committee members asked questions of the applicant.

Michelle Kusanovich, Architect

- Will check the sightline from the front to see if the windows look balanced.
- Can change the sliding doors to be, or look like, French doors.
- One kitchen skylight will be removed, and new ones added elsewhere.
- Enlarging the kitchen window size for more natural light.
- Chimneys were added to the side at some point. They are not original.

Committee members provided the following comments:

- Mimic ground floor with detailing, to simplify.
- Add French doors to the rear.
- Extending the house makes it look like the Stick architecture and corrects the previous addition.
- Stick style has steep roofs, and the proposed back elevation and porch does not reflect the style.
- The addition seems out of proportion.
- Get feedback from the neighbors regarding adding the bulk to the rear.
- Similar style windows at the rear.

Closed public comment.

8. 44 Broadway

Minor Development in a Historic District Application HS-23-021.

Preliminary Review for Exterior Alterations and Construction of a Second-Story Addition Exceeding 100 Square Feet to an Existing Contributing Single-Family Residence and Exterior Modifications of an Existing Detached Garage Located in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Roberta Scott

Applicant: Gordon K. Wong

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened public comment.

Applicant presented the project.

Gordon K. Wong, Architect, Kevin Yu, Designer, and Roberta Scott, Owner

- It is a Victorian house built in 1890. Some of the exterior is dilapidated.
- Guardrails are too low (24 inches) and need to be retrofitted.
- Main scope of work is in the rear of the house that contains interior stairs.
- The interior stairs have steep measurements (9-inch rise, 10-inch run) with no handrails.
- Exterior siding will not be made of wood, but the profile will match the existing siding.
- Batten boards, and roofing materials will match the existing house.
- Using Heritage brand windows with no lite dividers, 8 feet, and double hung.
- Adding a rear deck to match the style of the house. It will be symmetrical to the house.
- Using French doors and a triple slider door.
- Windows in the stairwell are fixed and rear facing.
- Windows are double hung with no lites.

Committee members provided the following comments as summarized by staff:

Staff: Sean Mullin, Project Planner

- o Transoms and scissor trusses appear too modern.
- o Rear doors look for Victorian style and consider side lites.
- o Massing seems appropriate.
- o Railings appear odd with mis-alignment gaps. Applicant will bring in a better model.
- o Siding will appear as wood and match the profile. Suggest that applicant bring in samples of the material and possibly the profile.
- o Windows are double hung and consider adding side lights to the door.
- o Bring 3D model to show that the porch is not too deep.

Closed public comment.

9. 26 Ashler Avenue

Request for Review Application PHST-23-011

Preliminary Review for Exterior Alterations and Construction of an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-14-042. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Fernando Saenz and Maria Dolores Stacey

Applicant: Clara G. Portillo

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened and close public comment.

Committee members provided the following comments:

- Window sliders are not consistent with the style of the house.
- Reserve comments until the applicant is present with plans, recommend full sized plans.
- The current front design is not original.
- Consider centering the front door for symmetry.
- The style is 1920 Bungalow Craftsman.
- Prefer the French style accordion door.

ADJOURNMENT

The meeting adjourned at 5:56 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 23, 2023 meeting as approved by the Historic Preservation Committee.

/s/Jennifer Armer, AICP, Planning Manager



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
SEPTEMBER 27, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on September 27, 2023, at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Planning Commissioner Steve Raspe, and Committee Member Lee Quintana.

Absent: Vice Chair Susan Burnett and Committee Member Martha Queiroz.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – August 23, 2023

MOTION: **Motion by Commissioner Raspe to approve the Consent Calendar.**
Seconded by Committee Member Quintana.

VOTE: **Motion passed, 2-0. Chair Cheskin abstained.**

PUBLIC HEARINGS

2. 63 Highland Avenue
Request for Review PHST-23-013

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned HR-2 1/2. APN 529 36 044. Exempt Pursuant to CEQA Guidelines Section 15061(b)(3).

Property Owner/Applicant: Minghuang Ma
Project Planner: Savannah Van Akin
(Continued from August 23, 2023)

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Minghuang Ma, Owner/Applicant

- They provided more information and photos of the second address, 65 Highland Avenue. This structure was built in 1946.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Raspe to Approve the Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned HR-2 1/2. APN 529 36 044. Exempt pursuant to CEQA Guidelines Section 15061(b)(3). Seconded by Chair Cheskin.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

3. 17035 Pine Avenue
Request for Review PHST-23-005

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-20-010. Exempt Pursuant to CEQA Guidelines Section 15061(b)(3).

Property Owners/Applicants: Garrett and Alive Brown
Project Planner: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Garrett Brown, Owner/Applicant

- They brought a picture packet with descriptions. It is a small two-bedroom farmhouse. A master was added in the 1960s and later other upgrades. The front of the house and master have the wide eight-inch plank siding. The eastern and northern sides have the original shiplap siding. Additions were made over the years that have compromised the original home. Double paned windows were added to the garage as a windbreak. Vinyl corrugated siding was added as overhangs. The doors and interior light switches were done in the 1950's and 1960's. No significant person, place or event was found to be connected to the house. They intend to keep the house and build in the back.

Committee members asked questions of staff.

Staff: Jocelyn Shoopman, Project Planner

- Senate Bill (SB) 9 cannot be utilized for a property with a historic structure. Even though the lot is just under an acre, it does not meet frontage requirements for a standard subdivision. Flag lots are discouraged per the General Plan.

Closed Public Comment.

Committee members discussed the matter.

- Applicant has brought further material.
- The additions done in the 1950's and 1960's, including the siding and vinyl windows, has created a totally different house.
- The SB 9 Ordinance should be modified to protect our historic areas and structures, and still allow for a lot split for large parcels like the subject property.

MOTION: **Motion by Chair Cheskin** to approve a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8. APN 529-20-010. Exempt pursuant to CEQA Guidelines Section 15061(b)(3). **Seconded by Commissioner Raspe.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

4. 26 Ashler Avenue
Request for Review PHST-23-011

Preliminary Review for Exterior Alterations and Construction of an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. Located at 26 Ashler Avenue. APN 410-14-042. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owners: Fernando Saenz and Maria Dolores Stacey

Applicant: Clara G. Portillo

Project Planner: Sean Mullin

(Continued from August 23, 2023)

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Clara G. Portillo, Applicant

- The plans have been revised according to prior HPC comments. They have added double hung windows.
- The ceiling is very low in the kitchen which affects the size and position of the windows.
- They would consider adding small windows in proportion to the other windows.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Quintana to Recommend Approval of Exterior Alterations and Construction of an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. Located at 26 Ashler Avenue, commending the applicant's willingness to consider changes the windows, and recommending that the proportion of the new windows at the kitchen match the other windows. The application does not need to return to the HPC. Seconded by Chair Cheskin.**

VOTE: **Motion passed unanimously.**

5. 112 Wilder Avenue
Architecture and Site Application S-23-017

Requesting Approval for Construction of an Addition to a Single-Family Residence to Exceed the Floor Area Ratio Standards on Property Located in the Almond Grove Historic District Zoned R-1D:LHP. APN 510-17-103. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owners: Andrea Grant and Tarek Robbiati

Applicant: Jay Plett

Project Planner: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened and Closed Public Comment.

Committee members discussed the matter.

- The applicant provided the FAR as requested.
- The project is consistent with the neighborhood.
- Any structure with a three-sided enclosure may be initially approved, but it is not counted as FAR. The mass and scale should be considered at the beginning since it will inevitably return for exception when enclosed.

- Recess the door a few more feet to break up a flat wall.
- They are enclosing an existing structure built in 2010. It exceeds the FAR but is not the first or the biggest in the area. It fits within the neighborhood.

MOTION: **Motion by Commissioner Raspe to Recommend Approval for Construction of an Addition to a Single-Family Residence to Exceed the Floor Area Ratio Standards on Property Located in the Almond Grove Historic District Zoned R-1D:LHP. APN 510-17-103. Seconded by Chair Cheskin.**

VOTE: **Motion passed, 2-0. Committee Member Quintana abstained because she was not in attendance when this was first heard as a preliminary application on June 28, 2023.**

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

ADJOURNMENT

The meeting adjourned at 4:35 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 27, 2023 meeting as approved by the Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager

Historic Preservation Committee 2024 Meeting Schedule

January 24

February 28

March 27

April 24

May 22

June 26

July 24

August 28

September 25

October 23

Special November Meeting

* November 20

~~November 27~~ Cancelled due to Holiday

Special December Meeting

* December 18

~~December 25~~ Cancelled due to Holiday

Regular meetings are held on the 4th Wednesday of the month and start at 4:00 p.m. unless otherwise noted on agenda. Meetings are held in the Town Council Chambers, 110 E. Main Street.

**Special meetings may be scheduled with Committee consensus.*

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