



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
MARCH 4, 2021**

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on March 4, 2021 at 4:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chamber.

SPECIAL MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Steve Raspe, Vice Chair Timothy Lundell, Planning Commissioner Kendra Burch, Committee Member Barry Cheskin

Absent: Planning Commissioner Jeffrey Suzuki

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – January 27, 2021
2. Approval of Minutes – February 24, 2021
Desk Item – February 24, 2021 Amended Minutes

MOTION: **Motion by Vice Chair Timothy Lundell to approve the Consent Calendar.
Seconded by Committee Member Barry Cheskin.**

VOTE: **Motion passed unanimously. 4-0**

PUBLIC HEARINGS

3. 47 Alpine Avenue

Consider a Request for Approval for Modifications to the Alpine Avenue Stone Walls Landmark Site and a Preliminary Review for Construction of Exterior Alterations to a Pre-1941 Residence and on Property Zoned R-1:20. APN 529-38-031. Minor Development in an Historic District Application HS-21-006.

PROPERTY OWNER/APPLICANT: Stephen Rothrock

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Chris Spaulding

- He is the owner, speaking on behalf of the project. The plans show that a new entry was built in 1981. The walkway was changed to accommodate the new entry. The proposed plan is to restore the original door location and walkway. The front design of the house and windows will remain. Any repairs will match the original style and material. The back of the house is a mix of elements and mostly not original. They want to make the doors and windows consistent. The existing open porch will be covered by a roof with the same slope and tile as the rest of the house.

Committee members asked questions of the applicant.

Tessa Keating

- She is the owner, speaking on behalf of the project. They have restored other historic homes. The intent is to keep the character and nature of the house as originally built and to make it congruent with the neighborhood.

Closed Public Comment.

Committee members discussed the matter.

MOTION:

Motion by Vice Chair Timothy Lundell to approve the Modifications to the Alpine Avenue Stone Walls Landmark Site with the following conditions:

- Reuse the stones from the existing portion of the wall to be removed on the new wall sections that will turn into the property parallel to the entry walk and stairs; and
- Match the grout material, texture, and color of the new wall sections to that of the existing wall sections to the greatest extent possible.

Seconded by Planning Commissioner Kendra Burch.

VOTE: Motion passed unanimously, 4-0.

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

4. 334 Los Gatos Boulevard

Preliminary Review for Construction of Exterior Alterations and Addition to a Pre-1941 Residence on Property Zoned R-1D. APN 532-35-024.

PROPERTY OWNER: Andrew Zighelboim

APPLICANT: David Britt

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened public comment.

David Britt, Architect

- He is the applicant speaking on behalf of the project. The home was originally built in 1919. It is a hybrid style of Spanish bungalow with a colonial entry feature. It has a flat roof and stucco walls. An addition was done in the early 1990's. This addition has features from the bungalow. They propose a cohesive addition to match these original features. The plan is to add square footage by moving the garage which is in poor condition and not original to the 1919 home. Parking will be off street and behind a gate. They will continue the planting all along the entire street side of Los Gatos Boulevard. They will use a solid garden wall, setbacks and other types of articulation to match the 1919 bungalow style.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter and had no objections to the project as proposed.

5. 445 Los Gatos Boulevard

Preliminary Review for Relocation of an Existing Pre-1941 Single-Family Residence and Construction of Exterior Alterations and a Second-Story Addition on Property Zoned R-1:8. APN 529-20-006.

PROPERTY OWNER: Nikki B. and Nam H. Nguyen

APPLICANT: Don Shallock, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Don Shallock, Architect

- He is the applicant speaking on behalf of the project. At a prior meeting the committee decided that the house has merit. The owner and applicant have no dispute with that decision. The structure has no foundation and sits on the dirt. They can preserve the wooden shell, but it will need to be raised and placed on a concrete foundation. It will be relocated using a 25' setback from the street to accommodate a new addition. The addition will not share walls or a roof with the original structure. The front elevation will look the same. The location and shape of the windows, and siding will remain the same. Removing 20 feet nine inches from the rear wall leaves 125 feet. Moving the structure closer to Los Gatos Boulevard will give it more prominence and mask the rear addition. They will use the same style of the existing roof, gutters, and trim.

Committee members asked questions of the Applicant.

Closed Public Comment.

Committee members discussed the matter and recommended the following:

- Ensure the scale of the second-story addition is compatible and proportional to the original residence;
- Consider locating second-story addition at the rear of the residence rather than the middle;
- Include full details in the development plans to show how the addition will be consistent with the original structure; and
- Consider a single-story addition.

6. Report from Planning Manager

The General Plan Advisory Committee (GPAC) meeting is tonight. The GPAC is continuing the discussion on the Community Design element and will be taking the HPC comments into account.

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 March 4, 2021 meeting as approved by the Historic Preservation Committee.

/s/Sally Zarnowitz, AIA, LEED AP, Planning Manager