



**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 Kohlsaatt, 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; Jaqueline 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