



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