



**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