



**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