



TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
OCTOBER 25, 2023

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on October 25, 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 – September 27, 2023

MOTION: **Motion by Commissioner Raspe to approve the Consent Calendar.**
Seconded by Committee Member Quintana.

VOTE: **Motion passed 3-0. Vice Chair Burnett and Committee Member Quiroz abstained due to not being present at that meeting,**

PUBLIC HEARINGS

2. 50 Hernandez Avenue
Request for Review Application PHST-23-016

Requesting Approval for Modifications to an Existing Front Porch and Windows on an Existing Single-Family Residence on Property Zoned R-1:8. APN 510-20-003.
Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owners: Richard Archuleta and Chrissy Klander
Applicant: Jay Plett, Architect
Project Planner: Sean Mullin

Three Committee members have residences located within 500 feet of the subject property. To maintain quorum one member was drawn at random to stay for the public hearing. Chair Cheskin will remain.

Vice Chair Burnett and Committee Member Quintana recused themselves from Item 2, as their residence is located within 500 feet of the subject property.

Jennifer Armer, Planning Manager, presented the staff report on behalf of Sean Mullin.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect, with Richard Archuleta and Chrissy Klander, Owners

- They plan to rebuild the front porch. Chimney was rebuilt due to an earthquake. Porch is rotted underneath and needs to be replaced. Simple vertical rail will be added to every 4th rail. They will use Marvin clad windows. Style will be the historic profile made by Marvin. Casement and double hung windows will be used.

Committee members asked questions of the applicant.

Jay Plett, Architect

- Adding the spindles as a minor detail.
- They chose aluminum windows because of less maintenance and last longer. They are not paintable. They will be white.
- Wood windows were approved at a previous meeting. Currently the front window is vinyl. The windows on the side will remain the same size and be painted white.

Closed Public Comment.

Committee members discussed the matter.

- The changes to the porch are an improvement.
- Concerned about the use of aluminum versus wood windows.
- Columns are an improvement.
- Spindles are appropriate to the house.
- Prefer wood windows but as long as the look and style of the windows fit the home.
- Modern materials insulate the home better.

MOTION: **Motion by Commissioner Raspe to approve modifications to an existing front porch and windows on an existing single-family residence on property zoned R-1:8. APN 510-20-003. Making all the appropriate findings. Seconded by Committee Member Queiroz.**

VOTE: **Motion passed unanimously, 3-0. Commissioner Burnett and Committee Member Quintana were recused.**

Appeal rights were recited.

3. 323 Pennsylvania Avenue
Architecture and Site Application S-23-018

Requesting Approval for Construction of a New Second-Story Addition to an Existing Single-Family Residence, an Accessory Structure with Reduced Side Yard Setbacks, Demolition of an Existing Accessory Dwelling Unit, Removal of a Large Protected Tree, and Site Improvements Requiring a Grading Permit 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

Committee Member Quintana was recused from Item 3, as their residence is located within 500 feet of the subject property.

Jennifer Armer, Planning Manager, presented the staff report on behalf of Sean Mullin.

Opened Public Comment.

Applicant presented the project.

Gary Kohlsaat, Architect, Jaclyn Greenmyer, Kohlsaat & Associates, and Megan Jellinek, Owner

- They addressed details discussed at the HPC meeting in May. Adding a few details like vents to dress up the façade. This will tie in the second story. They are changing the location of the front door to face the street. They are leaving the decorative columns. The second story is 20 feet back from the front of the house. There are other nearby homes with a setback second story. They are not changing the style. Owner found terra cotta roof tiles salvaged from a fire station in Sacramento. These have an appropriately aged patina and will be used. Windows will be painted wood. Stucco waterproofing is a concern. There is building paper behind the stucco, but it will decompose. Preference is to take all the stucco down, insulate the walls, install windows, seal waterproof and re-stucco. If not, they will have to work from the inside.
- Arch openings are present. The entryway columns will remain and be refinished. They will be replicated in the back. Haven't decided what color, but it will be appropriate.
- Can match the stucco when patching the stucco around the window.
- The home's current square footage is 1301 square feet.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF OCTOBER 25, 2023

- Height of the second story is 25.6 feet, 30 feet is maximum allowed. It is not the tallest in the neighborhood. It is like the neighbor on the left.
- Copper is historic. Trying to be as authentic as the use of wood windows, roof tiles and stucco.
- As a highlight, the doorway will be arched, and the front window will be elliptical. The other windows will recede by having flat tops.
- Plan to preserve the rock wall with a stucco wall behind it with plantings. A stone wall did not match the courtyard style of the house.
- Painted terra cotta red concrete steps will remain.

Lee Quintana, speaking as a neighbor and not a Committee Member.

- Concerned with the stucco wall in front. Other homes have an original stone wall that acts as a retaining wall. The stone walls are a defining factor of the whole street.
- Wood grills and columns should be retained.
- Loggia: Columns seem misplaced and not aligned to the windows pane.
- Drawings in the plan set have different perspectives on how visible it's going to be and the difference between the pages is rather large.

Gary Kohlsaat, Architect

- Stucco wall is a landscape item. Goes with the style of the house.
- Two arched windows: Will be adding an iron grill for decorative character rather than for security.
- Two pilaster columns are a challenge because of the windows between them have a new shape from square to full arch and the columns just don't look right with this new shape.
- Loggia columns are equally spaced which avoid blocking doorways. Three columns are a good style number for this part of the house.

Closed Public Comment.

Committee Members discussed the matter.

- Consider some stone on the wall to the sidewalk so that it aligns more with the neighborhood.
- Avoid the stucco being a sharp white and try not to remove too much of the stucco.
- The color of the house should be modified to align with the neighborhood in making it a little warmer.

Staff response to question around Tech Demo.

- We can allow a technical demo without removal from the list.

MOTION: **Motion by Barry Cheskin** to recommend approval of construction of a new second-story addition to an existing single-family residence, an accessory structure with reduced side yard setbacks, demolition of an existing accessory dwelling unit, removal of a large protected tree, and

site improvements requiring a grading permit on property zoned R-1:8, with recommendation to maintain the stucco and patch around the windows as needed, reconsider the front wall for compatibility with the neighborhood, and tone down the color of the house. Copper downspouts are appropriate to the historic home. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously, 4-0. Committee Member Quintana recused.**

Recommendation so no appeal rights.

4. 16488 Bonnie Lane
Request for Review PHST-23-018

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 532 02 014. Exempt Pursuant to CEQA Guidelines Section 15061(b)(3).

Property Owner/Applicant: Vu-Ngan Tran
Project Planner: Savannah Van Akin

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Vu-Ngan Tran, Owner

- We would like to extend the house to provide space for their elder family members. There is a master bedroom on the main floor of the house and two additional bedrooms on the second floor of the home. We are hoping to make a master bedroom on the second floor for ourselves so our elder family members may stay in the main floor master bedroom. Because the home is on the history site inventory, the process to get the changes made to the home will take much longer than a house not on the list. We are asking to be removed from the list so that we can work with a faster timeline to complete this project.

Closed Public Comment.

Committee members discussed the matter.

- Since they are adding to the back of the house, it shouldn't be removed from the inventory because it is faster. It should be very carefully considered on whether it be removed from the inventory.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF OCTOBER 25, 2023

- It should be easy enough to make a recommendation to approve the addition that met the requirements the guidelines.
- This is part of the Bloomfield survey. If the plan is to simply add on to the back, it can be done while following the guidelines.

MOTION: **Motion by Chair Cheskin to deny removal a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8. Seconded by Committee Member Quintana.**

VOTE: **Motion passed unanimously, 5-0**

Appeal rights were recited.

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

5. 215 Massol Avenue

Request for Review Application PHST-23-017.

Preliminary Review for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Noncontributing Single-Family Residence on Property Located in the Almond Grove Historic District Zoned R-1D: LHP. APN 510-16-022. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Jim and Sara McManis

Applicant: Jay Plett

Project Planner: Suray Nathan

Chair Cheskin and Committee Member Queiroz recused themselves from Item 5.

Vice Chair Burnett presiding.

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Applicant

- The house itself is not historic but was moved to the historic district sometime in the 1950s. The owners bought this property for a tree that is on the property, which will remain and continue to be protected. They want to keep front porch, which is really what you see. They want to build around it while maintaining the existing house down below. There is a rock fence will be integrated into the home as well by both keeping it and integrate it into

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF OCTOBER 25,
2023

the house's design. There are four larger homes in the neighborhood compared to our proposed project. There are other two-story homes in the neighborhood as well. We align with what is in our neighborhood.

Committee members provided the following comments:

- Incorporating stone to match the stone wall.
- Alternatives to the chimney materials should be considered or provided images in formal submittal.
- Provide two alternatives to the design of the windows.

Closed Public Comment.

Committee members discussed the matter.

6. Upcoming Special Meetings are on November 15, 2023, and December 20, 2023.

ADJOURNMENT

The meeting adjourned at 5:34 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