



TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING DECEMBER 14, 2022

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on December 14, 2022, at 4:00 p.m.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Town Council Policy 2-01 entitled Town Agenda Format and Rules and Town Resolution. In accordance with Town Policy and Resolution, the public may only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 3:01 PM

ROLL CALL

Present: Chair Timothy Lundell, Vice Chair Barry Cheskin, and Committee Member Susan Burnett.

Absent: Planning Commissioner Kylie Clark and Planning Commissioner Steve Raspe.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – November 16, 2022

MOTION: **Motion by Chair Lundell to approve the Consent Calendar. Seconded by Committee Member Burnett.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 25 W. Main Street

Architecture and Site Application S-22-039

Variance Application V-22-011

Requesting Approval for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District, including Variances for Maximum Floor Area and Number of Required Parking Spaces on Property Zoned C-2:LHP. APN 529-01-017.

PROPERTY OWNER: Reveal Corp.

APPLICANT: Gordon Wong, Gkw Architects

PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Gordon Wong, Applicant

- Available for questions.

Committee members asked questions of the applicant.

Gordon Wong

- Provided background on the history of the building's front doors. The existing corner door will remain but be inoperable and a new operable door will be added to the left front façade.

Jenny Wong

- The new addition to the rear will be visually distinguishable by utilizing vertical siding. The siding color will match the original building.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Vice Chair Cheskin** to forward a recommendation of approval to the Community Development Director for Construction of an Addition to a Contributing Building in the Downtown Historic Commercial District, including Variances for Maximum Floor Area and Number of Required Parking Spaces on Property Zoned C-2:LHP. **Seconded by Chair Lundell.**

VOTE: **Motion passed unanimously.**

3. 126 University Avenue

Minor Development in a Historic District Application HS-22-042

Requesting Approval for Construction of Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-02-016.

PROPERTY OWNER: Jean-Philippe Persico

APPLICANT: Davide Giannella

PROJECT PLANNER: Savannah Van Akin

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

Opened Public Comment.

Applicant presented the project.

Davide Giannella, Applicant

- The purpose of the glass roof is to add light and openness to the basement. The rear wall was recently added and is not historical. Materials, such as the siding and French doors, match the existing house. Glass roofs are found in the Victorian era. A glass roof would be less visible at a 6 feet level than a shingled roof. The French glass doors will have a grid.

Committee members asked questions of the applicant.

Davide Giannella, Applicant

- The metal dividers between the glass will be steel tubing painted to look like iron. They did not consider a polygonal roof since it is a very small area of 4 x 5 feet.
- The two long windows can be divided into smaller sections to match the other windows and doors.

Closed Public Comment.

Committee members discussed the matter.

- A flat shed roof seems modern.
- The glass roof is not viewable from street. No objection.
- The long windows will have six lites in each window in a pattern of 2 horizontal and 3 vertical sections.

MOTION: **Motion** by **Chair Lundell** to Approve the Request for Construction of Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. Making all the Required Findings. Provided that Applicant Includes Dividing the Tall Vertical Windows into a matrix of 2 columns by 3 rows of lites per window. The dividers will consist of painted steel tubing. **Seconded** by **Vice Chair Cheskin**.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

4. 35 Tait Avenue

Request for Review PHST-22-021

Requesting Approval for Construction of Exterior Alterations (Front Door Replacement) to a Presumptive Historic Residence (Pre-1941) on Property Zoned R-1D.

APN 510-44-004.

APPLICANT: Dan Burnham

PROPERTY OWNERS: Steven and Katherine Erickson

PROJECT PLANNER: Savannah Van Akin

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

Opened Public Comment.

Applicant presented the project.

Dan Burnham, applicant, and Steven Erickson, owner

- They are renovating the interior. They would like to replace the exterior front door. The trim will look the same. The existing door doesn't fit correctly and leaks air.

Committee members asked questions of the applicant.

Steven Erickson, owner,

- Don't know the door manufacturer at this moment.

Closed Public Comment.

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Committee members discussed the matter.

- The existing door looks okay. The proposed door is not consistent with the rest of the house. The proposed door looks very modern.
- The proposed door doesn't follow the style of the house.
- Slightly mitigated by the fact that the front door doesn't face the street.

MOTION: **Motion by Committee Member Burnett** to Deny the Request for Construction of Exterior Alterations (Front Door Replacement) to a Presumptive Historic Residence (Pre-1941) on Property Zoned R-1D.
Seconded by Vice Chair Cheskin.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

5. 307 N. Santa Cruz Avenue
Request for Review PHST-22-022

Requesting Approval for Construction of Exterior Alterations (Retractable Awning and Seating Area) to a Pre-1941 Commercial Building on Property Zoned C-2.

APN 510-14-048.

PROPERTY OWNER: Millen Family Partnership, LP.

APPLICANT: Mike Millen

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Mike Millen, applicant

- They have not chosen a color yet. An earth tone is possible. Transparent material was ruled out due to damage while folding. Glass was ruled out due to maintenance.

Committee members asked questions of the applicant.

Closed Public Comment.

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Committee members discussed the matter.

- Area is tucked away from view.
- Design is good.
- Need to call out a color choice in the motion.

MOTION: **Motion by Committee Member Burnett** to Approve the Request for Construction of Exterior Alterations (Retractable Awning and Seating Area) to a Pre-1941 Commercial Building on Property Zoned C-2. With the Condition that the Awning be Earth Tone in Color. **Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

6. 16735 Shannon Road
Request for Review PHST-22-023

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. Located at 16735 Shannon Road.
APN 523-06-006.
PROPERTY OWNER/APPLICANT: Mohsen Houshmand Sarvestani
PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Mohsen Houshmand Sarvestani, applicant

- There is no waterproof paper behind the siding according to our contractor. There is no way to repair the exterior siding and interior walls without waterproof paper. The exterior walls are rotten. They will need to remove old exterior siding to install waterproof paper, which would be considered a historic demolition.
- They could not find any similar or like-for-like material to replace the old, unique wood siding.

Staff

- It is a challenge to find material that would match the profile of the existing siding. The work could be exempt if repaired with like-for-like material. They could send the Building

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Official to see if the siding is irreparable. Their observation would be forwarded to the Community Development Director for exemption. The other scenario would be to cover the siding. On a historic home, covering up the existing siding is still considered demolition.

Closed Public Comment.

Committee members discussed the matter.

- The structure still has integrity. Trying to save the bungalow style. Cannot see any damage. No proof of damage. Need further information on the damage.
- Willing to be flexible on the materials with the owner's efforts to rehabilitate the home.

MOTION: **Motion by Vice Chair Cheskin** to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8.
Seconded by Chair Lundell.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

7. 253 W. Main Street
Minor Development in a Historic District Application HS-22-051

Requesting Approval to Modify the Previously Approved Front Door on a New Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-006.

PROPERTY OWNER: Mike and Kim Wasserman

APPLICANT: Bess Wiersema, Studio Three Design

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Mike and Kim Wasserman, owners

- The replacement door is 300 years old and a family heirloom. They did not have it when the plans were previously presented. It is replacing a modern glass door. Neighbors signed a letter in support.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

- The door does not fit the context of the home. The features need to fit the home or the historic district. Maybe it could be installed elsewhere in the house.
- Would the original plans have been approved with this new door? It is not replacing an existing historical door but the door in the plans. It is an unusual door.
- Inclined to approve the door based on the history and owner's attachment to the door. The neighbors expressed support to approve.
- The door is not consistent with the neighborhood.
- Not installed as a front door.
- The door is very prominent.

Open Public Comment for a specific question regarding the door being very prominent and not consistent with the style of the house and neighborhood.

Mike and Kim Wasserman, owners

- The original door did not follow the guidelines either, yet it was approved. The new door is made of wood and is a piece of art.

Bess Wiersema

- Entries in the Design Guidelines does not specifically refer to doors or door styles. They are addressing entries with details, porches and walk ups. In a modified Tudor style home, a heavy door that is wood and not see-through is appropriate. There was no discussion of the prior door. The door looked like a series of French doors. The door sits deep back from the front in a recessed porch. It may seem noticeable because the house is under construction. All glass French doors are not necessarily seen in a historical district. We are meeting the design guidelines. It is not a bungalow or a French cottage type house. It is a modified Tudor style house. A heavy wood door is appropriate for a modified Tudor house.

Close Public Comment

Committee members discussed the matter.

- The previously proposed door was consistent with the house design.
- When building in a historic district should be consistent with the district style.
- On page 55 in the Design Guidelines, it says that all exterior elements subject to review should be consistent with the proposed style. There are no other 300-year-old doors in Los Gatos.

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MOTION: **Motion by Chair Lundell** to Approve the Request to Modify the Previously Approved Front Door on a New Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. **The motion failed due to lack of second.**

MOTION: **Motion by Committee Member Burnett** to Deny the Request to Modify the Previously Approved Front Door on a New Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. **Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed 2-1. Chair Lundell opposed.**

Appeal rights were recited.

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

8. Annual Certified Local Government Report

Appreciation to Chair Tim Lundell for his service.

A new member will be joining in January 2023.

Susan Burnett will be joining the Planning Commission in 2023.

ADJOURNMENT

The meeting adjourned at 4:40 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the December 14, 2022 meeting as approved by the Historic Preservation Committee.

/s/ Jennifer Armer, AICP, Planning Manager

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