

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMITTEE OF THE TOWN OF LOS GATOS FOR FEBRUARY 23, 2011, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:00 P.M. by Chair Charles Erikson.

ATTENDANCE

Members Present: Bob Cowan, Len Pacheco, Charles Erikson, Kathryn Janoff

Members Absent: Jane Ogle

Staff Present: Suzanne Davis, Senior Planner; Jennifer Savage, Associate Planner

Others present: Jerry Bannon, Jim Soholt, Anderson & Sweeters, Leah Schlesinger, Jim Miller, David Powell, Dustin DeRollo

VERBAL COMMUNICATIONS

None

ITEM 5 APPROVAL OF MINUTES

Len Pacheco made a motion to approve the minutes of February 2, 2011 as submitted. The motion was seconded by *Bob Cowan* and passed 4-0-1 (Jane Ogle abstained as she was not at the meeting).

ITEM 1 114 MASSOL AVENUE

Jerry Bannan, owner, and Jim Soholt, Anderson & Sweeters, were present for this item.

Jim commented that the proposal is to remove the second story and add some floor area on the first story as well as remodeling of the interior. All construction will match the existing style and materials.

Len Pacheco commented that this is an admirable thing to do to bring the house back to its original style.

Bob Cowan commented that it is a great change and makes it closer to the original intent of the Historic District.

Jerry Bannan noted that the entire back of the house was an addition.

Kathy Janoff commented that the symmetry is nice.

Jim Soholt commented that Anderson and Sweeters has been in Los Gatos for 33 years and is familiar with the regulations for historic structures.

Len Pacheco made a motion to approve the modifications as shown on the plans, finding that the proposed work will neither adversely affect the architectural characteristics, will not adversely affect the surroundings, nor adversely affect the aesthetic value of the district and the work is compatible with the neighborhood.

The motion was seconded by *Kathy Janoff* and passed unanimously.

ITEM 2 216 UNIVERSITY AVENUE

Leah Schlesinger, owner, and Dan Miller, contractor, were present for this item.

Dan Miller explained that the window to the right of the entry in front will be modified to match the window style on the left side of the front elevation, and that the windows on the rear are being replaced with larger size windows that will meet egress requirements.

Len Pacheco asked if the width of the openings will be the same. *Dan Miller* clarified that a double window and single window will be put together to create the three window look that is present on the opposite side.

Bob Cowan commented that the sill height is not compatible between the existing three windows and the proposed windows.

Len Pacheco commented that the window height should align at the top. If the windows on the side are different, that height should be matched.

Bob Cowan commented that the siding changes from front to side. *Dan Miller* explained that the siding is flat simulated shingles on the left front and side, vertical T-111 on the right front and driveway side, and stucco on the rear.

Leah Schlesinger commented that the intent is to improve the aesthetics and that she is open to suggestions.

Len Pacheco asked if the left porch column could be replicated on the right side. The angle could be different if the material is the same.

Len Pacheco suggested using simulated or true double hung windows on the rear. *Dan Miller* commented that the plan is to install vinyl clad exterior, wood interior.

Kathy Janoff commented that if it is not cost prohibitive, she would like to see the gridded windows on the back.

Bob Cowan made a motion to approve the application, finding that the proposed work will neither adversely affect the architectural characteristics, will not adversely affect the surroundings, nor adversely affect the aesthetic value of the district, and the work is compatible with the neighborhood, subject to the following conditions:

1. Use a tri-window on the front facade that matches the sill heights of the windows on the south side.
2. Try to match the siding, wrapping it around the corner.
3. The rear windows should be replaced with true double or single hung windows with divided light, if feasible.

The motion was seconded by *Jane Ogle* and passed unanimously.

ITEM 3 15½ N. SANTA CRUZ AVENUE

David Powell and Dustin Derollo, LG Bar & Grill, were present for this item.

David Powell explained that a sound attenuation device was required with the conditional use permit. There is a back deck with a railing facing the lot 6 parking lot. The intent is to install a smoked plexi-glass that will deflect sunlight and not show scratches. The top of the railing is about four feet. The proposal is to mount the plexi-glass on top. It will be left open at the top so that panels can be replaced as needed. Panels will go from post to post.

Bob Cowan commented that plexi-glass will not do much to deflect sound. Normally when there is a requirement for sound attenuation there is a measurable criteria. Usually it would need to be double glazed.

David Powell said the plexi-glass will be installed inside the railing and a four-foot extension will be mounted on top.

Len Pacheco commented that it would be better to see more detail so the Committee has a good understanding of what is being proposed. He agreed that plexi-glass will not do much to deflect sound.

David Powell said he does believe it will contain some of the sound. There are only 36 seats on the deck.

Len Pacheco commented that the proposed materials are not consistent with the historic structure. He suggested use of a different material that is more sound absorbing, such as a trellised grid. A cap would make it more Victorian looking. He would like to see more detail on what will be done.

David Powell commented that his main concern is preserving the view of the mountains, so the material needs to be transparent.

Len Pacheco commented that an open grid would soften the plexi-glass while still providing visual, and keeping in character with the building.

Bob Cowan commented that the condition was not provided, so the intent is not known.

Charles Erekson commented that if it reasonable to have a barrier for one use, it should be the same for the other.

Dustin DeRollo noted that the barrier on the LG Bar & Grill side will be well maintained and more aesthetically pleasing.

Len Pacheco commented that there is not enough information to make a decision.

The applicant was requested to provide additional details on the proposed design. The item was continued to a special meeting to be held on March 9, 2011.

ITEM 4 OTHER BUSINESS

a. 313 University Avenue

Vic Borelli, Victoria Properties, was present for this item, representing the property owner.

Vic Borelli commented that the property is zoned C-2 and is next to the Red Brick Castle (Harry Perrin House). The structure is in very poor condition.

Bob Cowan commented that looking at the zoning and General Plan maps, it is a little blip in an otherwise residential street. It is desirable to maintain the building if possible. It could be used commercially given the zoning.

Len Pacheco commented that an addition such as the one that was done on the Toll House would be appropriate. The original structure could be retained and added on to. The additions could be removed. The original house is representative of its time.

Vic Borelli suggested moving the house forward and expanded toward the rear. If it is determined that the structure is irreparable, it could be replicated. He will have a structural report prepared.

Bob Cowan commented that the residential character of the street should be retained. The house is a contributor to the district and it will be difficult to approve its demolition.

Len Pacheco noted that there is a Folk Victorian style.

ITEM 5 ADJOURNMENT

The meeting was adjourned at 5:30 pm. The next regular meeting is scheduled for March 23, 2011.

Prepared by:



Suzanne Davis, AICP
Senior Planner

Approved by:



Charles Ereksen
Chair

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