

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

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 16, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 6:00 P.M. by Vice-Chair Pacheco.

**ATTENDANCE**

Members Present: Bob Cowan, Len Pacheco, and Marico Sayoc

Members Absent: Kendra Burch and Phil Micciche

Staff Present: Sandy Baily, Associate Planner

ITEM 1: **ZONING ORDINANCE AMENDMENT REGARDING POWERS AND DUTIES OF THE HISTORIC PRESERVATION COMMITTEE**

The Committee considered draft changes to the Zoning Ordinance regarding the duties of the Historic Preservation Committee. Baily informed the Committee that the changes proposed to this section would also result in amendment to the section dealing with the procedures for minor historic projects. Cowan moved to recommend approval of the changes to the Planning Commission with the change of 300 square feet to 500 square feet for Section 29.80.277(3)b. Pacheco seconded, motion passed unanimously.

ITEM 2: **OTHER BUSINESS**

- a. 222 Bella Vista Avenue – The Committee discussed revised plans for the relocation of a pre-1941 single family house for a lot split. The Committee commented that the openness of the lot creates an estate like feeling which should be retained. The Committee expressed concern regarding the driveway location, the amount of hardscape for the driveways, retaining the arched entry and walls and tree impacts. The Committee stated that the existing large front yard should be retained for both lots and the new structure should replicate the existing structure to remain. The applicant was encouraged to research the possibility of a Certificate of Compliance as opposed to a subdivision.
- b. 26 Oak Hill Way – The Committee stated that the house had no historic significance and should be removed from the inventory. The Committee directed staff to put this item on the next agenda to have it removed from the Historic Resources Inventory.
- c. **222 University Avenue** – The Committee discussed preliminary plans to demolish a

single family residence in the University/Edelen Historic District. The Committee thought that demolition could be justified. Applicant was informed to check the development standards for the University/Edelen Historic District and the proposed development standards and guidelines for the new structure.

- d. Residential Design Guidelines – Pacheco and Cowan said they would review the contributor list for Historic Districts and get back to staff.
- e. Draft Cover Sheet for HPC applications – The Committee made no changes to the cover sheet which will now be used for future applications.

ITEM 3: **APPROVAL OF MINUTES**

The minutes from the meeting of December 19, 2007 were approved.

ITEM 4: **STATUS OF PREVIOUS APPLICATIONS**


Baily discussed the status of previous applications.

ITEM 5: **ADJOURNMENT**

The meeting was adjourned at 7:30 P.M. to the next regular meeting of February 20, 2008.

Prepared by:

Approved by:

  
for Sandy L. Baily, Associate Planner

  
Kendra Burch, Chair

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MARCH 19, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 6:00 P.M. by Chair Burch.

**ATTENDANCE**

Members Present: Kendra Burch, Bob Cowan, Len Pacheco, Phil Micciche and Joanne Talesfore

Staff Present: Sandy Baily, Associate Planner

ITEM 1: **Welcome New Planning Commissioner Representative**

The Committee welcomed back Joanne Talesfore to the Committee.

ITEM 2: **46/48 BROADWAY**

The Committee reconsidered a request of exterior alterations to a two family residence in the Broadway Historic District. Pacheco moved to approve the application subject to the following conditions:

1. Change the proposed windows from a three over one to a one over one window except for the two existing large plate glass windows which can remain.
2. Eliminate the proposed belly band at the front elevation and add a belly band on the left elevation which ties into the overhang to break up the mass.

Micciche seconded, motion passed unanimously. Appeal rights were cited. The Committee requested that the applicant consider extending the floor of the entry porch, add a wrought iron baluster and/or add landscaping to enhance the entry way. If the applicant files an application to eliminate the second dwelling unit, the Committee commented that they were in favor of this request since they believed that a single residential unit would preserve the character of the neighborhood.

**ITEM 3: 222 UNIVERSITY AVENUE**

The Committee considered a request to demolish a single family residence and to construct a new residence in the University/Edelen Historic District. Burch moved to continue the matter with the following directions:

1. The consensus of the Committee is that a demolition will be recommended for approval when the application is ready for action by the Committee.
2. Reduce the house height but ensure that the roof pitch is sympathetic to a craftsman style house. Strive for a three foot height reduction as discussed by the applicant.
3. The doors at the rear shall be French doors.
4. Look at shingle and board siding or other historic siding combination. Provide photographs to justify siding proposed.
5. Look at incorporating dormer style elements.

Pacheco seconded, motion passed unanimously.

**ITEM 4: 57 FAIRVIEW PLAZA**

The Committee considered a request to modify windows on a single family residence in the Fairview Plaza Historic District. Talesfore moved to approve the application subject to the following conditions:

1. The windows in the gables at the rear and side elevations shall be arched.
2. The window at the front elevation shall be changed to a two side by side window to match the existing window.
3. The windows can be clad to be consistent with the windows to remain.

Micciche seconded, motion passed unanimously.

Talesfore left the meeting.

**ITEM 5: 113 EDELEN AVENUE**

The Committee considered a request for exterior window and door changes to a single family residence in the University/Edelen Historic District. The Committee continued the matter to a special meeting to allow the applicant time to provide elevations which clearly show the changes proposed.

ITEM 6:     **142 JOHNSON AVENUE**

The Committee considered a request to add onto a pre-1941 single family residence. Pacheco moved to recommend approval of the application in terms of architecture only, subject to the following conditions:

1. Increase the windows at the west and north elevations with multi-light windows so that the enclosure better resembles an enclosed porch.
2. A lock rail is recommended for the rear door.
3. The porch railing shall match the railing existing on the second floor.

Cowan seconded, motion passed unanimously.

ITEM 7:     **OTHER BUSINESS**

- a. 417/421 Monterey Avenue – The Committee considered preliminary plans to add onto a pre-1941 residence. It was recommended that the applicant first meet with staff since there were numerous questions that needed to be resolved prior to considering any request.
- b. 369 Johnson Avenue – The Committee consider revised preliminary plans for a demolition or an addition. The Committee stated that they would need a structural report to assist them in making a determination on whether or not a demolition could be justified.
- c. 302 Alameda Avenue – The Committee considered preliminary plans for exterior modifications. The Committee stated that the proposal was acceptable and that the applicant should proceed in filing an application.
- d. 514 San Benito Avenue – The Committee considered preliminary plans for a demolition. Based on the documents provided, the Committee stated that they felt they could support a demolition request.
- e. Residential Design Guidelines/Zoning Ordinance Amendments – Baily discussed the matter before the Committee and clarified the current and proposed review process for applications. The Committee reviewed their past memos and minutes and confirmed that the proposed ordinance amendments presented to the Planning Commission had been reviewed by them and forwarded to the Commission with a recommendation for adoption. Discussion ensued on whether or not any changes should be made to their recommendation. The Committee focused their discussion on the section dealing with additions to the first floor. A compromise was reached that the section should be changed as follows (new wording in italics):

Additions to the first floor of a residence (*excluding additions not visible from the street that do not exceed 20%-15% of the existing floor area of the house*)

*(excluding cellars) or 500 400 square feet of gross floor area, whichever is less).*

Staff will amend the Draft Zoning Ordinance Amendment for the Committee to review at the special meeting. Burch requested that the Committee look at different scenarios regarding the proposed changes to discuss at the special meeting.

- f. Appointment of new Chair and Vice Chair – Continued to the next meeting.

ITEM 8:        **STATUS OF PREVIOUS APPLICATIONS**

Handled under other business, Item 7e.

ITEM 9:        **APPROVAL OF MINUTES**

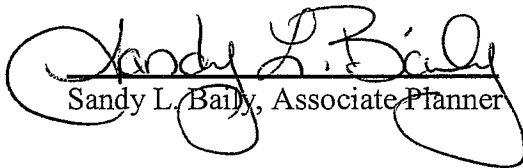
The minutes from the meeting of February 20, 2008 were approved.


ITEM 10:      **ADJOURNMENT**

The meeting was adjourned at 9:15 P.M. to a special meeting of April 2, 2008.

Prepared by:

Approved by:

  
Sandy L. Baily, Associate Planner

  
Kendra Burch, Chair

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR **AUGUST 20, 2008**, HELD IN ROOM 214 OF THE NEIGHBORHOOD CENTER, 208 E MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 6:00 P.M. by Vice Chair Cowan.

**ATTENDANCE**

Members Present: Bob Cowan, Len Pacheco, and Joanne Talesfore

Members Absent: Kendra Burch and Phil Micciche

Staff Present: Sandy Baily, Associate Planner

**ITEM 1: 222 UNIVERSITY AVENUE**

The Committee reconsidered plans to demolish a pre-1941 single family residence and construct a new single family residence in the University/Edelen Historic District. Pacheco moved to recommend approval of the demolition based on the followings:

1. The building is not associated with any events that have made a significant contribution to the Town.
2. No significant persons are associated with the site.
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
4. Does not yield information important to the Town's history.

Talesfore seconded, motion passed unanimously.

Pacheco moved to recommend approval of the new single family residence to the Development Review Committee with the following modifications:

1. The garage door shall be changed to a carriage style door that simulates two doors.
2. At the front elevation the arbor shall be extended beyond the side of the house.
3. The bracket in the gable end at the front elevation shall be made larger.
4. The kitchen shall be pushed back on the first floor so that the second floor cantilevers over the first floor.
5. At the rear elevation the picture window under the gable end, shall be modified to step down on both sides and the lites shall be adjusted to be in character with the window.
6. Prior to the issuance of a building permit, revised plans which addresses condition 4

shall be forwarded to the Historic Preservation Committee as an item of interest.

Talesfore seconded, motion passed unanimously. The Committee commented that the applicant could consider adding craftsman style brackets on any of the gable ends.

ITEM 2:        **222 SAN MATEO AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence. Talesfore moved to recommend approval of the demolition to the Development Review Committee based on the following findings:

1.        The building is not associated with any events that have made a significant contribution to the Town.
2.        No significant persons are associated with the site.
3.        There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
4.        The structure is in poor condition.
5.        Does not yield information important to the Town's history.

Pacheco seconded, motion passed unanimously. The Committee recommended that the replacement structure should represent the original architectural style of the existing structure.

ITEM 3:        **136 GLEN RIDGE AVENUE**

The Committee considered plans to interpret whether or not proposed exterior modifications meet the Pre-1941 Design Guidelines. The Committee found that the exterior changes associated with the pizza oven met the guidelines. Pacheco moved to continue the rest of the discussion to the next meeting to allow the applicant time to provide additional information to address their concerns. Talesfore seconded, motion passed unanimously.

ITEM 4:        **OTHER BUSINESS**

1. 236 Bean Avenue – The Committee considered preliminary plans for exterior alterations/additions. The applicant was commended for the model that was provided. The front entry was recommended to be simplified. The removals and additions proposed were received favorably except for the cantilevered curved element. At the south and west elevations, the existing windows should be maintained.
2. Future Library Building (demolition of 56, 56A, and 104 Villa Avenue, and 17 Fiesta Way)- The Committee commented that a historic report should be required and possibly an archaeological report. All houses determined to have historic significance should be relocated.



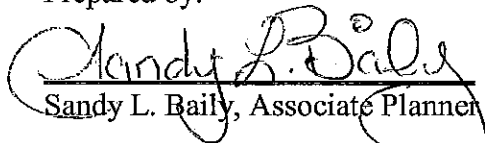
ITEM 5: **APPROVAL OF MINUTES**

The minutes from the meetings of July 16, 2008 were approved.

ITEM 6: **ADJOURNMENT**

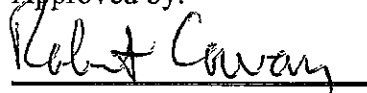
The meeting was adjourned at 8:45 P.M. to the next regular meeting of September 17, 2008.

Prepared by:

  
Sandy L. Baily, Associate Planner

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Approved by:

  
Bob Cowan, Vice - Chair

**TOWN OF LOS GATOS**  
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SUMMARY MINUTES OF SPECIAL MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR **DECEMBER 17, 2014**, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 4:00 P.M. by Chair Len Pacheco.

**ATTENDANCE**

Members Present: Mary Badame, Tom O'Donnell, Len Pacheco, Bob Cowan, Kathryn Janoff

Members Absent: None.

Staff Present: Jennifer Savage, Senior Planner

**VERBAL COMMUNICATIONS** - None

**ITEM 1 MINUTES**

*Tom O'Donnell* moved to approve the minutes of November 18, 2014. The motion was seconded by *Bob Cowan* and approved (4-0-1).

**ITEM 2 78 W. MAIN STREET**

No application representative was present. The matter was not heard.

**ITEM 3 15090 BLOSSOM HILL ROAD**

*Jeff Hansen* and *Sally Ajinga* (property owners) were present.

*Len Pacheco* clarified that the request is to remove the property from the Historic Resources Inventory (HRI).

*Jeff* explained the property owner's research.

*Mary Badame* asked about 15090 Blossom Hill Road "B". *Jeff* commented that "B" is the cottage.

*Len Pacheco* visited the site and met *Jeff*. *Len Pacheco* observed the structure was collection of different materials. Asked if current property owners made any changes since they purchased the property. *Jeff* commented they added some doors and reroofed.

*Bob Cowan* commented that there is no historical context.

*Kathryn Janoff* commented that the houses in the area were built as a getaway from San

Francisco. There is one property down the road that was historic for the former orchard.

*Len Pacheco* commented some of the work appears to be that of a carpenter and includes different window styles.

*Tom O'Donnell* agrees with the comments. *Mary Badame* agrees with the comments.

*Kathryn Janoff* moved to approve the request to remove the structure from Historic Resources Inventory. The motion was seconded by *Tom O'Donnell* and approved unanimously.

*Len Pacheco* commented the property owners expressed intentions to maintain the structure and remodel it to make the structure better.

#### **ITEM 4      OTHER BUSINESS**

a. 194 Villa Avenue

*Mark DeMattei* (builder) and *Jim Meech* (listing agent) were present. *Mark* explained that the house is on the market and he is interested in the challenging site and looking for advice from HPC. *Jim* commented that this property has a small structure with a poor foundation, slanted windows and doors, bowed roof, and a high sales price. *Jim* believes that *Mark* is the buyer that would be able to develop the property in keeping with the Town of Los Gatos.

*Tom O'Donnell* commented that the structure has some charm from the exterior. If the structure is in really bad condition HPC might be able to support demolition.

*Mary Badame* commented that more information is needed. The structure has some character. What is the price?

*Mark* provided the real estate flyer. *Jeff* commented that the price per square foot is low but the structure is a small home that families stray away from. And the house needs work.

*Mary Badame* would be concerned about the cost for foundation work.

*Mark* commented the structure is not ideal for a remodel. *Jeff* commented that it has been remodeled and added onto so there is a mix of construction.

*Kathryn Janoff* commented that HPC recommendations are meant to preserve

the exterior character. The property research shows that there is some historic significance and she would like to preserve that character. It would be difficult to approve demolition. She supports preserving the existing structure and moving the structure and/or adding onto in the back. There are examples of that type of work in Town. The house at the end of Broadway was supposedly in disrepair but the buyer wanted to and was able to maintain the structure.

*Mark and Jeff* expressed concerns about the cost of upgrades to the existing structure.

*Bob Cowan* agrees with *Kathryn Janoff's* comments. He is familiar with Campbell and Main Street projects that are similar. He would support bringing the existing structure forward and adding on to it. There are ways to add a second story without dominating the existing structure.

*Jeff* discussed other examples.

*Len Pacheco* agrees with the other members' comments. He supports maintaining the exterior. An addition and/or cellar could work. Could move the structure forward. Observed the need for repairs. Commented it may be possible to add square footage and add a garage. The existing structure is a good example of its type. A second story may be okay.

*Tom O'Donnell* noted that HPC cannot guarantee a second story because there are other considerations to account for.

*Len Pacheco* discussed examples of successful second story additions.

b. 222 University Avenue

*Titi Lueong* (property owner's daughter) and *Dennis Sebastian* (designer). *Titi* commented her mother would like to update the structure and would like advice about the design. They provided renderings of what they are thinking of.

*Mary Badame* asked if the property would be all pavement with no yard.

*Dennis* confirmed there is no yard.

*Len Pacheco* complimented the property on purchasing the property and working on the design. The structure will require a lot of work to repair and



the Committee will require structural condition and engineering reports. Suggests completing an exploration of the condition of supporting beams, rot, mold, siding, etc. Results may show it is better to demolish the structure. Asked the representatives to go to library and conduct research on the property.

*Tom O'Donnell* commented there is no foundation and agreed with *Len Pacheco's* comments. It may be better to have a new building or buildings. Research is needed and a professional opinion is needed. The existing structure is not attractive. Asked if the representatives are you preserving it or improving it.

*Len Pacheco* commented that this structure may be remnant of a vacation home from San Francisco residents.

*Bob Cowan* commented that there was a previous application request on this property.

*Titi* commented that it did come before HPC in the past and HPC recommended approval of the request to demolish the existing structure.

*Kathryn Janoff* commented that if HPC supported demolition there may be HPC support to remodel.

*Len Pacheco* commented that the Town supports maintaining existing housing units.

*Tom O'Donnell* commented that the property owner should talk to Planning staff to discuss maintaining the three housing units. Ask if the three units were demolished could they be maintained.

*Titi* explained that the property owner really wants to maintain the three units.

*Len Pacheco* commented that the property is located in a Historic District so the Committee would look at the proposal. Suggested hiring a professional to evaluate the condition of the structure.

*Kathryn Janoff* commented that the design should incorporate the architectural style of the neighborhood.

Committee commented they do not like the amount of hardscape.

*Titi* commented that the representatives will reduce the hardscape and keep the existing tree in the front.

*Len Pacheco* commented that the representatives should use the book *A Field Guide to American Homes* for guidance on architecture.

*Bob Cowan* commented that the structure should appear like a single-family home.

*Kathryn Janoff* commented that the current design does a good job at maintaining a single-family home look but is a little contemporary for the neighborhood.

*Mary Badame* commented the representatives should talk to neighbors.

The Committee directed the representatives to check with Planning staff about requirements, including parking and garage requirements.

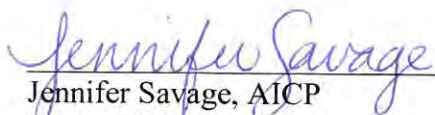
*Tom O'Donnell* commented the representatives should consider using an architect that is familiar with the Town of Los Gatos.

## ITEM 5      ADJOURNMENT

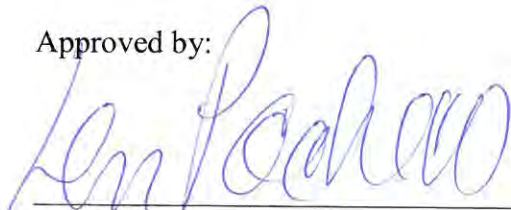
The meeting was adjourned at 5:01 p.m. The next regular meeting is scheduled for January, 28, 2014, at 4:00 p.m.

Prepared by:

Approved by:



Jennifer Savage, AICP  
Senior Planner



Len Pacheco  
Chair