



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

MEETING DATE: 09/24/2025

ITEM: 1

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
AUGUST 27, 2025**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on August 27, 2025 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Vice Chair Martha Queiroz, Planning Commissioner Susan Burnett, Planning Commissioner Emily Thomas, and Committee Member Alan Feinberg.

Absent: Chair Lee Quintana

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – June 25, 2025

MOTION: **Motion by Commissioner Burnett to approve the Consent Calendar.
Seconded by Committee Member Feinberg.**

VOTE: **Motion passed unanimously, 4-0.**

2. 68 Broadway

Consider a Request for Approval to Construct Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-085. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Marc Dubresson. Project Planner: Samina Merchant.

Committee members asked questions of Staff.

The property is a flag lot with the house set back. The Bloomfield survey was done as a windshield survey.

Opened Public Comment.

Thank you to Vice Chair Queiroz for the name of a window vendor. They were able to create a large wood window with divided lites that match the other windows in their house. This will be installed on the back of the house.

Closed Public Comment.

MOTION: **Motion by Commissioner Burnett** to Recommend Approval to the Community Development Director for a Request to Construct Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP with the findings as noted in the Staff Report. APN 510-45-085. **Seconded by Commissioner Thomas.**

VOTE: Motion passed unanimously, 4-0.

3. 16760 Magneson Loop

Request for Review Application PHST-25-014

Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 523-06-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Mickael Forsman. Project Planner: Maria Chavarin.

Maria Chavarin, Associate Planner, presented the staff report.

Opened Public Comment.

Anita, Applicant Representing Renewal by Anderson,

Owner wants to remove the full divided lites in the windows visible from the public right of way. The rest of the existing windows will have lites. There are three windows that face the street. The owner does not want divided lites in these windows. The owner looked at neighboring houses and saw street-facing windows with no grids. The owner is not present today because they are out of the country on a business trip.

Committee members asked questions of the applicant.

Anita, Applicant Representing Renewal by Anderson,

They tried to persuade the owner to retain the divided lites, but the owner does not want them. The owner is not present because they are out of the country on business.

Vice Chair Quieroz

Was any research done by the owner? Are there photos of the original windows?

Anita, Applicant Representing Renewal by Anderson,

The owner was not willing to pay for the research.

Committee Member Feinberg

The owner wrote in general that the style of the windows did not have grids.

Vice Chair Quieroz

This is contradictory to my research.

Commissioner Burnett

Why did the owner choose two different materials of Fibrex and Aluminum clad wood?

Anita, Applicant Representing Renewal by Anderson,

The owner chose Fibrex for the front windows. The owner chose wood composite with grids for the non-visible areas on the side and back.

Closed Public Comment.

Committee members discussed the matter.

Commissioner Burnett

Why are the 3 windows done in aluminum clad?

Sean Mullin, Planning Manager

Aluminum-clad windows require less maintenance and can be painted. The Fibrex windows would be full Fibrex and not clad around wood.

Vice Chair Queiroz

Their research found that diamond shape or rectangular shape is common for Tudor style. There was nothing about plain glass. Prefer divided lites or, as a compromise, put divided lites in the transom area. The series A for the 500 series by Anderson offers diamond shape lites.

Member Feinberg

The neighbors next door and across the street changed their windows with no divided lites. Did they come before this committee? Is there a precedent?

Commissioner Thomas

Most Tudor homes were traditionally larger. This is a small cottage size Tudor. Looked at neighbors for comparison. Windows with no lites look less busy. The proposed replacement looks better, but there are other options that would look good.

Commissioner Burnett

Magnesson is a unique street. Prefer to keep the front windows the same. The divided lites provide character. Prefer windows with divided lites instead of plain glass.

Commissioner Thomas

We could ask for a continuance from the owner to provide photos of the original windows.

Sean Mullin, Planning Manager

Possibly make a motion to approve the project with the condition that the front window be done a certain way.

Vice Chair Queiroz

Support the compromise that the street-facing windows have some divided lites.

Member Feinberg

Don't want to overcomplicate the process, especially since the neighbors recently installed windows without grids.

Sean Mullin, Planning Manager

The Committee can be specific about each window.

Open Public Comment

Anita, Applicant Representing Renewal by Anderson,

Windows on the sides will have divided lites. Windows 115 and 116 will be replaced with divided lites. There are six total windows in the front. Window 109 is visible. Window 110 is not visible.

Closed public comment

MOTION: **Motion by Commissioner Thomas** to recommend approval for windows with the condition that windows 103, 104, and 105, have divided lites. Windows 106, 107, and 108 do not need lites. Windows 109, 110, 111, 112, and 113 on the side elevation will have divided lites. Windows 114, 115 and 116 are approved as proposed. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously, 4-0.**

4. 24 Pleasant Street

Request for Review PHST-25-013

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. APN 529-26-016. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Swapnil Raut and Rashmi Jadhav. Project Planner: Suray Nathan.

Suray Nathan, Assistant Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Rashmi Jadhav and Swapnil Raut, Owners

The integrity of the house has been significantly altered. In 1957, a permit was issued to add a bedroom and a bathroom. In 2000, the kitchen and bathroom were remodeled. Also, all the windows were replaced. Their letter, photos, and the permit history show these changes. Because of this and the absence of any record of any historic significance, they believe the house no longer meets the requirements to be on the Historic Registry. They wish to remodel

to accommodate their growing family. They would remodel while preserving the home's Mediterranean revival style, character and charm.

Committee members asked questions of the applicant.

Swapnil Raut, Owner

They love the Mediterranean Spanish-style house and intend to keep it, but they want to expand the house to fit their family. This includes changing the front. They have reached out to the neighbors. The neighbors were happy since the house has been changed in the past. They mentioned visiting the Historic Preservation Committee to get their blessings.

Closed Public Comment.

Committee members discussed the matter.

Vice Chair Queiroz

Even though it is a simple example of the style, it has many characteristics: a hipped roof, the arched articulated front door, red tile roof, arch above the windows, low-pitched roof, stucco walls, asymmetrical façade, and ornamental tiles on the stairs. There are missing items like the red roof tiles, windows that are tall and narrow, and black wrought iron. It is a simple and unornamented house but meets many of the criteria for the style. Prefer leaving it in the inventory.

Member Feinberg

I disagree. I don't see any distinctive characteristics, except for the front entry door with the tile roof and clay tile steps. The other criteria outweigh these few characteristics. There are no significant events or persons of note, and the integrity of the house has been severely compromised.

Commissioner Burnett

It is a good example of the Mediterranean Revival style of the 1920's. The stucco is in good condition. The owners can still remodel even when kept on the Historic Inventory.

Commissioner Thomas

The addition has compromised the integrity of the house. There is no significant person or event related to this house. It does not have enough distinct characteristics to keep in the inventory. Leaning towards granting the request to remove.

Commissioner Burnett

The stucco on the addition blends well with the original house.

MOTION: **Motion by Vice Chair Queiroz** to forward a recommendation of denial of the above request to the Community Development Director with the finding of number 3 that there are distinctive characteristics of type, period, or method of construction, and representation of a master work. **Seconded by Commissioner Burnett.**

VOTE: **Motion did not pass, 2-2.** Thomas and Feinberg opposed.

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

5. 245 Los Gatos Boulevard

Consider a Request for Preliminary Review to Construct a New Second-Story Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 245 Los Gatos Boulevard.** APN 529-24-024. Request for Review Application PHST-25-011. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Phung. Applicant: Andres Johnson. Project Planner: Samina Merchant.

Samina Merchant, Associate Planner, presented the staff report.

Opened Public Comment.

Andres Johnson, Architect

The last time they came before the Committee, the proposed second-floor addition was in the back. The Committee's recommendation was to move it forward and add more detail. They moved it forward 18 feet to fit with the interior layout and roofline. The house is a one-story with mission style windows, lanterns, corbels, etc. They are trying to enhance the Spanish Colonial style with tiles and lanterns. The owner is looking for recommendations and positive feedback because it is an investment for them.

Committee members asked questions of the applicant.

Member Feinberg

Has the owner spoken with the neighbors? Why are they not here?

Andres Johnson, Architect

I don't know if they have spoken with the neighbors. They are out of town but were here the last time.

Commissioner Burnett

The changes look very good. Is the upper front window the right size?

Andres Johnson, Architect

We will balance the size of the window in the parapet. The window allows light into the staircase.

Commissioner Thomas

What does the owner plan to do with the roof?

Andres Johnson, Architect

The owner wants to put a whole roof of clay tile but is not sure if it can handle the load.

Commissioner Burnett

What color is the stucco on the addition?

Andres Johnson, Architect

The stucco will be all white.

Vice Chair Queiroz

They did a good job in listening to the Committees comments the last meeting. The design looks good as it is. But it would be nice to add a carved rounded arch above the window in the addition. This'll tie the addition to the main house.

Andres Johnson, Architect

Yes, we can do that arch with the clay tile vents.

Member Feinberg

What is planned for the carport?

Andres Johnson, Architect

The carport is not part of the project and will be left as it is.

Commissioner Thomas

The changes will suit the house better. It is an appropriate design for the second-story addition.

Closed the Public Hearing.

6. 321 Bachman Avenue

Consider a Request for Preliminary Review to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D:LHP. **Located at 321 Bachman Avenue.** APN 510-17-100. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-016. Property Owner: Stanley and Jean Melax. Applicant: Jennifer Kretschmer, AIA. Project Planner: Sean Mullin.

Vice Chair Queiroz recused from Item 6, 321 Bachman Avenue, as their property is located within 1,000 feet of the subject property. Vice Chair Queiroz appointed Commissioner to chair the meeting

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Jennifer Kretchner, Architect

This home is a non-contributor in the Almond Grove District. There's a lot of Victorian homes in that area. They want to restore the character, clean up the façade, and return a garage to the home. It doesn't conform to setbacks. When they do a formal submission, they will ask for reductions in the front and rear. The house is adjacent to an alley. There are precedents of porches and bay windows in the neighborhood. The house at 224 Massol has porches to the front. The house at 240 Massol has a front bay window. There are other homes in the neighborhood that have bay windows. No materials have been chosen yet, but they have 3-D renderings showing the look of the porch and bay window. In the past the primary bedroom replaced the former garage. Owners will talk on the justification and research on the home.

Jean Melax, Co-owner

Their house was part of the property at 240 Massol. In 1996, they tore down an existing garage and built a primary bedroom. They also did a small lot line adjustment. In 2004, they did another lot line adjustment, which added a large empty space. That is where they are proposing to add a garage. They love the neighborhood. They want to add some more Victorian features like the porches in the front and sides of the house.

Jennifer Kretchner, Architect

The reduction in setbacks is to accommodate the porches. They will not go any further than the front of the home. The only pop out is where the bay window. The porch will match others in the neighborhood. Proposing a 4-foot setback. From the rear property line. Create a porch and add the cantilevered Bay window

Jean Melax, Owner

The other neighborhood garages are close to the alley. There are garages that have 3-foot setbacks.

Jennifer Kretchner, Architect

They are proposing 4-foot setbacks.

Commissioner Burnett

No problem with the setbacks. But I am not happy with the design on the front. The columns are too heavy and have a modern look. It doesn't have the cottage feel. It looks very futuristic.

Jennifer Kretchner, Architect

We don't have the proposed materials yet. They will use the original wood siding and match the porch to the others in the neighborhood. They want to avoid demolishing the roof.

Member Feinberg

The rendering doesn't show the porch with details. We appreciate the research you did.

Jennifer Kretchner, Architect

It is better to look at the elevations.

Commissioner Thomas

What were you planning on the bay window?

Stanley Melax, Owner

We are open to suggestions on the bay window. Our main purpose is to add a garage. The front of the house is slightly empty.

Commissioner Thomas

Like the bay windows. This rendering is not the best visual representation. The bay window can be boxy or whatever style fits and makes sense both inside and outside.

Jennifer Kretchner, Architect

One of the goals is not to put weight or extreme slope to the existing structure. Trying to avoid demolishing any part of the original home.

Member Feinberg

Like that you are going back in time by adding more historical details. Thank you for your research.

Commissioner Thomas

That neighborhood has many non-conforming setbacks. The setbacks already exist.

Jennifer Kretchner, Architect

They're also thinking about adding a covered walkway from garage to kitchen.

Commissioner Thomas

What would the garage look like?

Jennifer Kretchner, Architect

The materials will match the main house. They would use the same wood siding, window trim, divided lites, etc.

Sean Mullin, Planning Manager

Consider a porch design that is proportionate and appropriate to the house. Design a bay window. A planner will work with them on the setbacks. They will need to flesh out the materials.

Jennifer Kretchner, Architect

Can we have a shallow roof? They also want to add five feet of patio space. Three equal columns on the porch will be placed so they can see out the kitchen windows. The parapet can have trim.

Sean Mullin, Planning Manager

The trim details on the porch will be critical.

Jennifer Kretchner, Architect

They can pull porch design details from the design reference book. There are many porch examples on Tait.

Jean Melax, Owner

The paint color will not be yellow since that would be the same as their neighbors.

Sean Mullin, Planning Manager

They could come back for another preliminary review or go ahead and submit a formal application.

Jennifer Kretchner, Architect

Do you object to the low slope of the porch?

Commissioner Thomas

It should tie in with the rest of the house. A porch will add character.

REPORT FROM THE DIRECTOR

Sean Mullin, Planning Manager

The denial of removal of Loma Street was appealed. It went before the Planning Commission on August 13, 2025, and was granted.

COMMITTEE MATTERS

None.

ADJOURNMENT

The meeting adjourned at 5:44 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 27, 2025 meeting as approved by the Historic Preservation Committee.

Sean Mullin, AICP, Planning Manager