



TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
 110 E. Main Street
 Los Gatos, CA 95030

APPEAL OF THE DECISION OF
HISTORIC PRESERVATION COMMITTEE

PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the HISTORIC PRESERVATION COMMITTEE as follows:

DATE OF DECISION: 22 June 2022

PROJECT/APPLICATION: HS-22-028

LOCATION: 198 Broadway

Pursuant to the Town Code, any interested person as defined in Section 29.10.020 may appeal to the Planning Commission any decision of the Historic Preservation Committee.

Interested person means:

1. *Residential projects.* Any person or persons or entity or entities who own property or reside within 1,000 feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision.
2. *Non-residential and mixed-use projects.* Any person or persons or entity or entities who can demonstrate that their property will be injured by the decision.

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:
 please see attached

IMPORTANT:

1. Appeal must be filed not more than ten (10) days after the decision is rendered by the Historic Preservation Committee. If the tenth (10th) day is a Saturday, Sunday, or Town holiday, then the appeal may be filed on the workday immediately following the tenth (10th) day, usually a Monday. Appeals are due by 4:00 P.M.
2. The appeal shall be set for the first regular meeting of the Planning Commission which the business of the Planning Commission will permit, more than five (5) after the date of the filing of the appeal. The Planning Commission may hear the matter a new and render a new decision in the matter.
3. You will be notified, in writing, of the appeal date.
4. Contact the project planner to determine what material is required to be submitted for the public hearing.

RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: Heidi Bigge

SIGNATURE: 

DATE: 1 July 2022

ADDRESS: 198 Broadway

PHONE: [REDACTED]

EMAIL: [REDACTED]

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

COMMISSION ACTION: 1. _____
 2. _____
 3. _____

DATE: _____
 DATE: _____
 DATE: _____

No Appeal Fee for the decision by the Historic Preservation Committee.

Bigge Appeal to Historic Preservation Committee Action Items of 6/22/22

In 2016 we broke ground on a remodel of the home located at 198 Broadway. When we purchased the property in 2011, the existing structure was deemed unlivable by structural engineers. The home lacked a proper foundation, most of the exterior wood, windows and porch were rotting and in general state of disrepair. The home lacked proper heating and cooling and had one functioning bathroom. Over the past six years, we conducted a remodel which has resulted in a beautiful home which leveraged the use of reclaimed materials and is designed consistent with other homes in the neighborhood. We love our home and respectfully appeal the Historic committee determination of June 22, 2022. Reviewing the before and after photos of the property clearly show three key characteristics: 1) the remodeled structure is stylistically consistent with the other homes on Broadway; 2) the home is much nicer and generally should increase the value of the homes proximate to the property; and 3) the home is tastefully private and not viewable from any public location (see attached Street Views of Homes on Broadway). The list below highlights what we believe are key data points as the committee allows us to close out our permits and obtain the final documentation.

1. While 198 Broadway is in an historic district of Los Gatos, the house itself has never been considered a house of any historic value.
2. The windows are consistent with over 60% of the homes located on Broadway. Specifically, of the 33 homes (not including ours) on Broadway, 20 have no divided-lights, the majority of which are double-hung, and nearly identical to the windows used in our remodel. Only 15% of the homes have divided-light windows. The remaining 24% of homes have a combination of window types. Changing the windows is financially prohibitive and would make the property less consistent with the balance of the homes in the neighborhood.
3. The garage face is constructed from re-claimed wood from the floors of the carriage house (which had to be demolished in order to bring the driveway up to code). The use of reclaimed wood maintains the historic character of the property better than the artist sketch from 2015. Reverting to one artist's sketch from 2015 would be cost prohibitive and the home's appearance would be less consistent with the balance of the homes in the neighborhood.
4. At significant cost, we remodeled the original house and maintained the original character of the property by integrating reclaimed materials, using the same footprint, and keeping most of the architectural details (such as the front 2nd porch dormers, shingles, and double-hung windows). It would have been much lower cost to tear down the old property and build a more modern design. We chose to remodel the home based on our desire to build a home which builds on the historic nature of Los Gatos in general and Broadway specifically.
5. It is not possible to view the home, to include the windows and garage, unless someone enters the property (see attached 'Street View of Homes' pdf). It is not possible to see the house from the street. It is also not possible to see other homes from our home. As a result, the home has no aesthetic impact on the neighborhood.
6. All inspections by the building department have passed – the technical requirements and standards are all up to code.
7. The historic committee seemed to approve of some of the changes we made as they were not even brought up in the meeting of 6/22/22. The beam and eave/facia detail on the front porch and gables were not even a topic of discussion, so one must assume they had no problem with that change. We added more sawtooth detail, and a bit more architectural interest in those areas, again, consistent with homes on Broadway (and in the Almond Grove district)
8. We submitted our response to the town on April 6th, 2021. The response I received from Mr. Paulson was an out of office response (see 'Joel Paulson Auto-Reply'), to which he never followed up, hence we assumed everything was approved (see attachment).
9. We love our windows, and we love our garage doors. We respectfully and strongly disagree with the Historical Committee's Action Letter. We feel the slight deviations from the plans have no

Bigge Appeal to Historic Preservation Committee Action Items of 6/22/22

significant impact on the essence and aesthetic of the home as built. Consistent feedback from neighbors is our home contributes to the inventory of 'homes with character' in Los Gatos.

We have been diligent working with the town for the past six years. Our submission for approval took over two years to be evaluated. While we recognize the impact of COVID on the town's operations, it is time to provide final approvals of a beautiful home which is consistent with the rules, regulations and historic district style. We appreciate the time and effort of the committee and look forward to a speedy approval.

Respectfully,

Matt & Heidi Bigge
198 Broadway



Heidi Bigge <hbigge@gmail.com>

Automatic reply: 198 Broadway- Permit B15-0179 - Final Approval/Inspection

Joel Paulson <jpaulson@losgatosca.gov>
To: Heidi Bigge <hbigge@gmail.com>

Tue, Apr 6, 2021 at 1:59 PM

Thank you for emailing the Town of Los Gatos Community Development Department.

I will be out of the office until Monday April 12, 2021. If you have a question another staff member may be able to help you with please email Planning@losgatosca.gov otherwise I will get back to you when I return.

Thank you.

Street views of homes on Broadway

198 Broadway

view from the street



$\frac{1}{4}$ up our driveway



$\frac{3}{4}$ up our driveway - remodeled view



$\frac{3}{4}$ the way up our driveway - pre-remodel



Broadway Extension Homes (neighbors)

132 Broadway – plain windows



131 Broadway – plain windows



117 Broadway – plain windows



115 Broadway – combo divided lights, plain



107 Broadway - plain



100 Broadway - plain



**Lower Broadway (working down the street
towards the post office)**

93 Broadway - plain



85 Broadway - plain



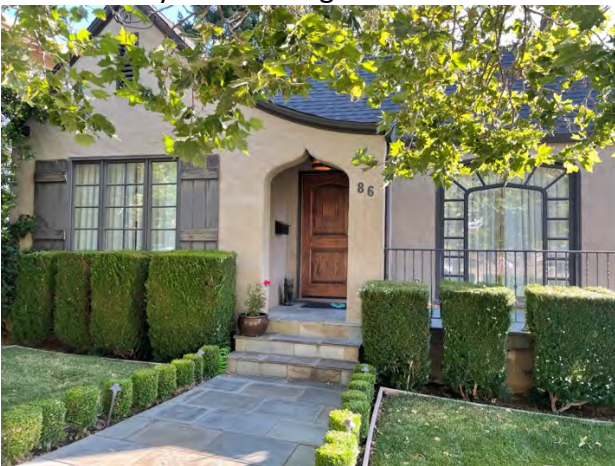
89 Broadway – plain windows



84 Broadway - plain



86 Broadway – divided lights



81 Broadway – combo



80 Broadway – plain windows



72 Broadway – plain



77 Broadway – combo plain divided lights



71 Broadway – combo divided



74 Broadway - plain



69 Broadway – craftsman divided lights



68 Broadway – plain



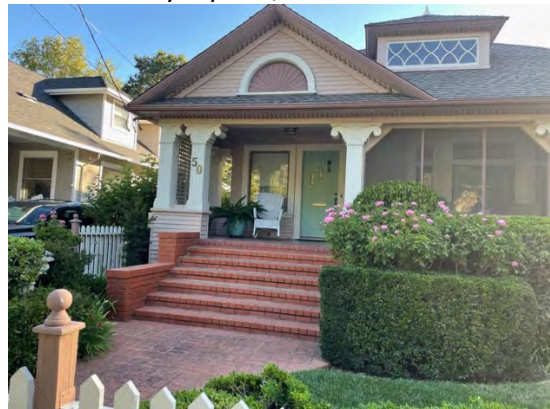
56 Broadway - plain



65 Broadway – divided lights



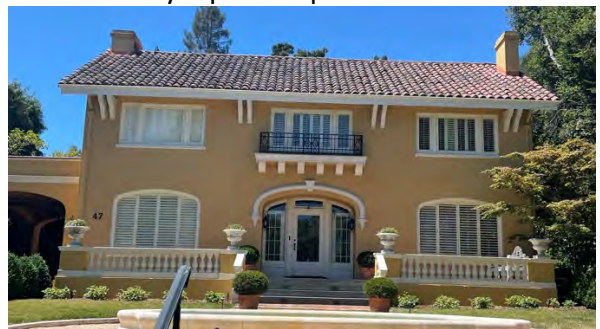
50 Broadway – plain, w 1 decorative



64 Broadway - plain



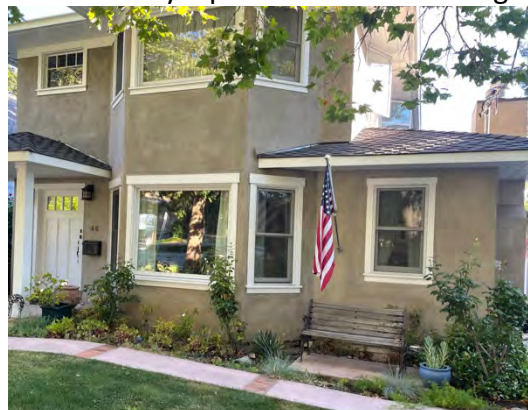
47 Broadway – plain w plantation shutters



62 Broadway - plain



46 Broadway – plain w 1 decorative light



45 Broadway – plain



29 Broadway – plain



44 Broadway - plain



25 Broadway - plain



42 Broadway – combo plain and divided glass



30 Broadway – divided lights



37 Broadway - plain

