



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

MEETING DATE: 07/27/2022

ITEM: 1

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
JUNE 22, 2022**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on June 22, 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 4:00 PM

ROLL CALL

Present: Chair Timothy Lundell, Vice Chair Barry Cheskin, Planning Commissioner Kylie Clark, and Planning Commissioner Steve Raspe.

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – May 25, 2022

MOTION: **Motion by Chair Lundell to approve the Consent Calendar. Seconded by Commissioner Raspe.**

VOTE: **Motion passed unanimously.**

2. 106 Royce Avenue

Requesting Approval for Construction of Exterior Alterations to an Existing Non-Contributing Commercial Building in the University-Edelen Historic District on Property Zoned C-2:LHP. APN 529-04-025.

APPLICANT: Todd Bayless

Continued from 5/25/2022

Opened Public Comment.

Todd Bayless, Applicant

- Closed Public Comment.

- Non-historic commercial buildings and downtown parking lots are directly adjacent to this subject property. The buildings placement and unique design make it difficult to apply the specific guidelines developed for historic districts. Applying the Edelen Historic District standards to this property may not be appropriate in this unique case.
- Committee members are largely supportive of the project.
- Members discussed how the existing modern style building stands alone in the neighborhood, and how its presence is not necessarily negative.
- Committee members like and support the design. The work proposed visually improves the existing building while maintaining its modernist structure.

MOTION: **Motion** by **Vice Chair Cheskin** to Approve the Request for Construction of Exterior Alterations to an Existing Non-Contributing Commercial Building in the University-Edelen Historic District on Property Zoned C-2:LHP.
Seconded by **Commissioner Clark**.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

3. 327 University Avenue
Minor Development in a Historic District Application HS-22-025

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 529-04-060.

PROPERTY OWNER: Johan Back and Vibha Rao

APPLICANT: Greenberg Design Gallery

PROJECT PLANNER: Sean Mullin

Continued from 5/25/2022

Sean Mullin, Senior Planner, presented the staff report.

Committee asked questions of Staff

Opened Public Comment.

Enrique Eckhouse, Project Designer, presented the project.

- They are keeping the chimneys. They have changed the sliding doors to French doors.

Closed Public Comment.

Committee members discussed the matter.

- The applicant addressed all our concerns.
- We asked the applicant to provide structural justification and they have gone beyond by keeping the chimneys.
- We appreciate that the applicant listened.
- The revised design is very attractive and meets all our concerns.

MOTION: **Motion by Commissioner Clark 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. Located at 327 University Avenue. Seconded by Vice Chair Cheskin**

VOTE: Motion passed unanimously.

Appeal rights were recited.

4. 198 Broadway

Minor Development in a Historic District HS-22-028

Requesting Approval for Modification of a Previously Approved Project on an Existing Non-Contributing Single-Family Residence in the Broadway Historic District on Property Zoned HR-5:LHP. APN 510-43-001.

PROPERTY OWNERS/APPLICANT: Heidi Bigge

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Committee asked questions of Staff

Opened Public Comment.

Applicant presented the project.

Heidi Bigge, Owner

- They made some changes but didn't realize it would be an issue. Maintained 100% and improved upon the character of the house.
They wanted to see outside so deleted the lites in the windows
- Six-inch square beams wrapped in curvilinear Victorian didn't seem to work.

Committee members asked questions of the applicant.

Heidi Bigge, Owner

- Though the lites are missing from the windows, they are double hung. Match other houses in the area. The garage doors and front door are made of wood taken from the original carriage house.
- The changes were a combination of aesthetics and structural. The light in the top window was for aesthetics. Some of the windows were moved due to the framing of the house and other windows were moved to balance the house.

Susan Burnett, Resident

- The house looks very different. The left and right side look different. The biggest problem are the windows and garage doors. We would like to see more lites put in the windows garage doors. There's no comparison to what it looked like before.

Heidi Bigge, Owner

- Though the lites are missing from the windows, they are double hung. They match other houses in the area. The garage doors and front door were made of wood taken from the original carriage house.

Closed Public Comment.

Committee members discussed the matter.

- I feel uncomfortable with approving these changes when clear direction was given in the past. The changes were not requested or approved. I'm concerned about setting precedent in approving construction that did not conform to the original approved design.
- The window design is important to the committee. It is a big jump from installing windows with divided lites to big panes of glass. The window and garage door are too different.
- It is difficult to remedy. Not require the applicant to redo all the work. The columns are okay, and the window locations are okay. But counsel the applicant to make those two sets of changes.
- Columns are alright. Window location is okay. Remedy the garage doors and the lites in the windows.
- Even though made from old wood, the new garage doors don't look historic. Would like to see them changed.
- Ask the applicant to go back and look at the columns and see what can be done.

MOTION: **Motion by Chair Lundell** to forward a recommendation of approval of the above request to the Community Development Director with direction to add the divided lites to the windows and revise the garage doors to be consistent with the approved plans.
Seconded by Commissioner Raspe.

VOTE: **Motion passed (3-1). Vice Chair Cheskin opposed.**

Appeal rights were recited.

5. 44 Bayview Avenue
Request for Review PHST-22-011

Requesting Approval to Modify the Previously Approved Window Materials on a New Single-Family Residence on Property Zoned R-1D. APN 510-44-020.

PROPERTY OWNER/APPLICANT: David Ladan Ralston

PROJECT PLANNER: Sean Mullin

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF JUNE 22, 2022

Sean Mullin, Senior Planner, presented the staff report.

Committee members asked questions of staff.

Opened Public Comment.

Applicant presented the project.

David Ladan Ralston, Owner/Applicant

- The goal is to do like for like replacement. The wood window has Fibrex as the cladding material and is paintable. We're not proposing changes to the divided lights or window appearance. It is for energy efficiency and maintenance. If approved, happy to have you all over to see what it looks like.

Committee members asked questions of the applicant.

David Ladan Ralston, Owner/Applicant

- Yes, it is fully paintable.

Susan Burnett, Resident

- She has a comment about the windows. New guidelines come about as times change. She was at the Argonaut window store. The new windows involve the sash, framing and exterior look of the window. The exterior look can also be replicated by the contractor and not just when the window is bought. It depends on how the window is finished up. Particular attention should be paid to how to use the new material to make it appealing from the street. Jay Plett could provide good guidelines.

David Ladan Ralston, Owner/Applicant

- Yes, we are already working with Jay Plett to incorporate his insights into our design.

Closed Public Comment.

Committee members discussed the matter.

- In favor of the new product if the windows are paintable, look like wood, and are energy efficient.
- Approve the project since it's a like for like change.
- Thank you to the applicant for bringing it to the committee and.

MOTION: **Motion by Commissioner Raspe** to recommend approval to the Community Development Director to Modify the Previously Approved Window Materials on a New Single-Family Residence on Property Zoned R-1D. **Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

6. 64 Fairview Plaza

Request for Review PHST-22-0012

Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. APN 510-43-008.

Property Owner: Ben Cohen and Helen Clark

Applicant: Jay Plett, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect Applicant

- The 1888 map shows nothing. The 1928 map shows a home up front. The 1944 map shows a home up front. Currently there is not a home but an apartment building up front with a house behind. They both have an inconsistent mix of detailing.

Committee members asked questions of the applicant.

Jay Plett, Architect Applicant

- Yes, If the siding was replaced it is considered technically demolished. That's one of the criteria for preserving a historic house.
- It's a steep lot. It is doubtful that it was moved there. It would have been cheaper to build a new house.
- Even if historic, there is nothing of merit. There is Victorian railing on a folk house. the railing is ornate and was installed, instead of at the historic height of 24 inches, it is at the current code height of 36 inches.

Closed Public Comment.

Committee members discussed the matter.

- The home was not at its current location in 1941.
- It was newly built vs transported.
- Later there was a technical demo when siding was replaced.

MOTION: **Motion by Vice Chair Cheskin** to Approve the Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. Located at 64 Fairview Plaza.

Seconded by Commissioner Clark.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

7. 68 Fairview Plaza

Architecture and Site Application S-22-007

Requesting Approval for Construction of an Addition to an Existing Single-Family Residence Located in the Fairview Plaza Historic District on Property Zoned R-1D:LHP. APN 510-43-009.

PROPERTY OWNER: Jan and Irena Blom

APPLICANT: Jay Plett

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect Applicant

- This is a new house built in 2001. It's a good example of new home in a historic district. It fits on the site and is not ostentatious. It is a non-conforming lot of only 5000 square feet in an 8000 square feet district. The materials used on the addition will match the house. The door and window design will be the same as the house. The addition will not be visible from the street.

Committee members asked questions of the applicant.

Jay Plett, Architect Applicant

- Yes, they will use sliders on the addition. There are sliding doors elsewhere. There is an existing door leading to the patio that they may salvage and reuse in the front.

Closed Public Comment.

Committee members discussed the matter.

- Addition isn't visible from the street.
- Original and modified plans are acceptable.

MOTION: **Motion by Commissioner Clark** to forward a recommendation of approval of the above request to the Community Development Director.
Seconded by Commissioner Raspe.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

8. 15950 Stephenie Lane

Historic Review Request PHST-22-010

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 523-25-051.

Property Owner: David Alves

Applicant: Payman Farzaneh

PROJECT PLANNER: Ryan Safty

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

David Alves, Owner

- The property was originally part of the county. It was split up several times. Existing parcel number does not show any permits. Original home built in 1940 was 1,627 square feet. It was significantly remodeled in 1970 and 1999. Doubled in square footage. Satellite photos show the change in size and shape. It's been remodeled quite a bit. It doesn't exhibit any special character, architectural interest, or value. Photos show unremarkable exterior. Now have the permits from the county that show the 1970 and 1999 remodels.

Payman Farzaneh, Applicant

- He is part of the design team. Only Interior renovations except for a few window locations.

Closed Public Comment.

Committee members discussed the matter.

- The house doubled in size over the years.
- Significant alterations make it a likely candidate for removal from the inventory.

MOTION: **Motion by Vice Chair Cheskin** to Approve a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. Located at 15950 Stephenie Lane. **Seconded by Commissioner Clark**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

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

None.

ADJOURNMENT

The meeting adjourned at 5:19 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 22, 2022 meeting as approved by the Historic Preservation Committee.

Jennifer Armer, AICP, Planning Manager