



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
MAY 27, 2020**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on May 27, 2020, at 4:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Vice Chair Steve Raspe, Planning Commissioner Mary Badame, Planning Commissioner Matthew Hudes, Committee Member Nancy Derham

Absent: Chair Robert Cowan

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – February 26, 2020
2. 135 Tait Avenue

Forward a Recommendation to the Director on a Request for Construction of Exterior Alterations to a Non-Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-031.

PROPERTY OWNERS: Gary and Amanda Butcher

APPLICANT: Tara Rasmussen

PROJECT PLANNER: Sean Mullin

3. 16880 Kennedy Road

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8 Located at 16880 Kennedy Road. APN 532-35-067.
PROPERTY OWNER: David Collins
APPLICANT: Jay Plett
PROJECT PLANNER: Sally Zarnowitz

4. 146 Stacia Street

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8 Located at 146 Stacia Street. APN 532-29-093.
PROPERTY OWNER/APPLICANT: Greg Jack
PROJECT PLANNER: Sally Zarnowitz

Commissioner Mary Badame announced that she would be recusing herself from the Item 2, 135 Tait Avenue, as her business is located within 1,000 feet of the subject property.

Commissioner Hudes requested Item 2, 135 Tait Avenue, and Item 3, 16880 Kennedy Road, be pulled from the Consent Calendar.

MOTION: Motion by Commissioner Matthew Hudes to approve Item 1 and Item 3 of the Consent Calendar. **Seconded** by Committee Member Nancy Derham.

VOTE: Motion passed unanimously

PUBLIC HEARINGS

2. 135 Tait Avenue

Forward a Recommendation to the Director on a Request for Construction of Exterior Alterations to a Non-Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-031.
PROPERTY OWNERS: Gary and Amanda Butcher
APPLICANT: Tara Rasmussen
PROJECT PLANNER: Sean Mullin

Commissioner Mary Badame recused herself from Item 2, 135 Tait Avenue, as her business is located within 1,000 feet of the subject property.

Sally Zarnowitz, Planning Manager, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Matthew Hudes** to recommend approval to the Director for construction of alterations to a non-contributing single-family residence in the Almond Grove Historic. **Seconded by Committee Member Nancy Derham.**

VOTE: **Motion passed unanimously**

3. 16880 Kennedy Road

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8 Located at 16880 Kennedy Road. APN 532-35-067.

PROPERTY OWNER: David Collins

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Sally Zarnowitz

Sally Zarnowitz, Planning Manager, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Matthew Hudes** to approve removal of the pre-1941 property from the Historic Resources Inventory. **Seconded by Committee Member Nancy Derham.**

VOTE: **Motion passed unanimously**

5. 101 Broadway

Forward a Recommendation to the Director on a Request for demolition of an Existing Non-Contributing Multi-Family Residence and Construction of a New Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP.

APN 510-45-041. Architecture and Site Application S-20-003.

PROPERTY OWNER: Mark DeMattei

APPLICANT: Jay Plett, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Matthew Hudes** to recommend approval as proposed, with the condition that siding will be channel lap. **Seconded by Commissioner Mary Badame.**

VOTE: **Motion passed unanimously**

6. 201 Wilder Avenue

Forward a Recommendation to the Director on a Request for Construction of Exterior Alterations and an Addition to an Existing Non-Contributing Single-Family Residence in the Almond Grove Historic District on Property zoned R-1D:LHP. APN 510-17-029.

Minor Residential Development in an Historic District Application HS-20-004.

PROPERTY OWNER/APPLICANT: Cathy Davis

ARCHITECT: Chris Spaulding, Architect

PROJECT PLANNER: Sean Mullin

Commissioner Mary Badame announced that she would be recusing herself from Item 6, 201 Wilder Avenue, as her business is located within 1,000 feet of the subject property.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Architect presented the project.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Matthew Hudes to recommend approval as proposed. Seconded by Committee Member Nancy Derham.**

VOTE: **Motion passed unanimously**

7. 32 Walnut Avenue

Consider a Request to remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 510-41-013.

PROPERTY OWNERS: Manish Belsare and Rekha

APPLICANT: Tom Sloane, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant and Owner presented the project.

Jeffrey Siegel

- He is a neighbor. He supports the request. The house has been heavily altered and he does not believe that it is a good representation of an architectural style.

Closed Public Comment.

Committee members discussed the matter.

Commissioner Hudes notes that he observed several existing features that appear to contribute to the integrity of the structure, including old-growth redwood siding, window casings, window tails, windowsill dimensions, antique glass, siding joint characteristics, and millwork detailing.

MOTION: **Motion by Commissioner Matthew Hudes to deny removal of the pre-1941 property from the Historic Resources Inventory in that the following two findings cannot be made:**

- 3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;

5. The integrity has been compromised such that the structure no longer has the potential to convey significance, identifying potential character-defining window and millwork features to be considered in the rehabilitation of the structure.

Seconded by Committee Member Nancy Derham.

VOTE: Motion passed unanimously

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

8. Annual Certified Local Government Report

Committee members discussed the matter.

MOTION: Motion by Vice Chair Steve Raspe to accept the report. Seconded by Commissioner Mary Badame.

VOTE: Motion passed unanimously

9. Report from Planning Manager

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 May 27, 2020 meeting as approved by the Historic Preservation Committee.

/s/Sally Zarnowitz, AIA, LEED AP, Planning Manager