



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

MEETING DATE: 02/28/2024

ITEM: 2

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
DECEMBER 20, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a special meeting on December 20, 2023 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Barry Cheskin, Vice Chair Susan Burnett, Committee Member Martha Queiroz and Committee Member Lee Quintana.

Absent: Planning Commissioner Steve Raspe

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – October 25, 2023

MOTION: **Motion by Vice Chair Burnett to approve the Consent Calendar.
Seconded by Committee Member Queiroz.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 14335 La Rinconada Drive, Parcel 1
Request for Review Application PHST-23-018

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 409-14-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Nicholas Gera

Applicant: Greg Zierman

Project Planner: Erin Walters

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Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Greg Zierman, applicant, Nicholas Gera, owner

- Research included the Sanborn Maps, County Tax Assessment Records, Anne Bloomfield Historic Research Form, directories, telephone directories, Historical Properties Collection tour book, Santa Clara Planning records, San Jose and Los Gatos Libraries. Property is not mentioned anywhere. House was built in 1920. No defined architectural style. Laundry room with shed roof appears to be an addition. Existing vinyl windows and doors are not original. The entry door was replaced with a modern door. The house has a low 7-foot ceiling height. No one of significance has lived in or owned the property.

Closed Public Comment.

Committee members discussed the matter.

- It seems clear that it is okay to take it off the inventory.
- It is typical of the older homes in that area when it was a farming community.
- There is no foundation, which does not justify removal from the inventory. A new foundation could be added.
- How do we honor the past?
- Have there been any major changes to the footprint?

Committee members asked questions of the applicant and owner.

Nicholas Gera, owner

- They found no permit history. The present owners have not made any changes to the structure.

Greg Zierman, applicant,

- They assume that the rectangular portion is the original footprint. The porch location is original, but the columns and balustrades are additions.

Committee members discussed the matter.

- The property meets the criteria to be removed.
- It was annexed from the County and there is no record of when it was annexed. It did not show on Town maps.
- It is an example of the cottage style.
- If it remains on the inventory, it can still remodel but with more restrictions.

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- Committee is split two to two and will need to continue when more members are present to vote.

MOTION: **Motion by Chair Cheskin** to continue this item to a date certain of January 24, 2024. **Seconded by Committee Member Queiroz.**

VOTE: **Motion passed (3-1), Committee Member Quintana voted no.**

3. 123 Wilder Avenue
Architecture and Site Application S-23-039

Requesting Approval for Technical Demolition of a Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards and Requiring a Variance to Side Yard Setback Requirements Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-008.
Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: Bogusla Marcinkowski and Brygida Sas-Marcinkowski
Applicant: Jose De La O
Project Planner: Sean Mullin

Committee Member Queiroz recused themselves from Item 3, as their residence is located within 1,000 feet of the subject property.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jose De La O, applicant

- Jose is the new contractor hired to complete the project. The owner is not partial to Hardie board and shingles are acceptable. The owner just wants to move forward.
- Shingles were removed from the front of the house, and it looks like the original siding was lap siding.
- They will use wood shingles on the entire house.
- Undergoing Technical Review process to replace the termite- damaged siding on the detached garage.

Closed Public Comment.

Committee members discussed the matter.

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- Pleased that the owner wants to keep the original look.
- The home originally had channel-lap siding, typical of 1880-1900 residences. Shingle siding was added a while ago.
- Hardie board would not match and would not be supported.
- Typical that gable ends had more ornate shingle pattern.
- Are they replacing all the windows in the front? What will they look like?

Staff: Sean Mullin, Project Planner

- Wood frame windows, double-hung with double glaze. Details can be included in the motion.

- Are homeowners in Historic Districts informed about the Town's building process?

Staff: Jennifer Armer, Planning Manager

- Residents are told when they come to the Planning and Building departments. However, purchasing a home is between private parties who may not pass on this information. When making alterations they should come in, but this does not always happen.

MOTION: **Motion by Committee Member Quintana** to recommend approval to the Director for technical demolition and that the existing Hardie siding be replaced with wood shingle siding, the existing ornate shingle pattern in the front gable be replicated in the north facing gable, and that the new windows match the existing windows. **Seconded by Vice Chair Burnett.**

VOTE: Motion passed unanimously (3-0). Committee Member Queiroz was recused.

Recommendation so no appeal rights.

4. 215 Massol Avenue
Request for Review Application PHST-23-017

Requesting Approval for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Noncontributing Single-Family Residence on Property in the Almond Grove Historic District Zoned R-1D: LHP. APN 510-16-022. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Jim and Sara McManis

Applicant: Jay Plett

Project Planner: Suray Nathan

Chair Cheskin recused themselves from Item 4.

Suray Nathan, Assistant Planner, presented the staff report.

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Opened Public Comment.

Applicant presented the project.

Jay Plett, applicant

- This project underwent a preliminary review at a prior meeting. Returned with possible alternatives on the windows. They originally proposed all-clear windows. The house currently has a mix of windows with different lites. They would like to keep it as a mix. The doors will remain clear. The house style is more cottage and not craftsman. The porch and columns will remain, but the front rail will be modified.

Committee members asked questions of the applicant.

Jay Plett, applicant

- Proposed bifold doors to access the very large, deep porch so it can be used as living space.
- Can make the bifold doors look like French doors.
- Can add a lock rail, which is a horizontal bar about 3 feet up from the ground.
- The existing porch is 10 to 11 feet deep. Unusual for the district since the other homes are small.
- The Design guidelines encourage porches and outdoor front porch interaction.
- Can do a front door with a solid panel at the bottom.
- Can use brick or brick veneer on the chimney.
- Extending the chimney up to the second story will need to be tied.

Closed Public Comment.

Committee members discussed the matter.

- Prefer that the windows be 2x2.
- The front door could be a combination of glass with a wood panel below.
- Folding doors in the front of the house is not typical and will set a precedent for the neighborhood.
- There is a lot of glazing in front of the house.
- At 1714 sf, it is a small house. It is not a modern house.
- Will not support the front folding doors in a historic neighborhood.
- Want a better idea of what the brick chimney would look like.

MOTION: **Motion by Committee Member Queiroz** to continue at a future meeting with design revisions. **Seconded by Committee Member Quintana.**

Revise the design to cover:

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- Change the three-panel folding door on the front elevation to a set of French doors with divided lites and having a narrower opening;
- Add divided lites to the proposed French door leading to the first floor bedroom;
- All windows shall have two-by-two divided lites;
- Chimney extension shall be fully constructed in brick or brick veneer to match the existing style;
- Provide details on any bracing required for the chimney extension; and
- The front door is acceptable as presented.

VOTE: **Motion passed unanimously. Chair Cheskin was recused.**

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

5. 101 Casa Grande

Request for Review Application PHST-23-022

Preliminary Review for Exterior Alterations and Construction of an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:20:PD. APN 407-17-047. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owners: Celeste Parisi and Charles Fuller

Applicant: Jay Plett

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened public comment.

Applicant presented the project.

Jay Plett, applicant

- The current addition is very bad.
- The owners want to create a family room and a guest bedroom for their parents on the main level.
- They want to create office space by widening the basement.
- Will match the roof, steel profiles of the windows and columns.
- Window trim will be matched. Some windows have trim and steel.
- It is all in the back.

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- Want to enclose existing columns with custom glass and steel to create a conservatory.
- French doors will be used.
- Replacing double doors with a French door with windows on both sides.
- All windows are currently painted steel and will be replaced with same.
- Keeping lintel on the top and add missing columns on the side for consistency.
- Windows on the existing home are staying the same size.
- Windows on the additions will match but be double paned.
- Basement is underground and not visible from the side.

Committee members asked questions of the applicant and provided comments.

- It seems to be turning into a modern style.
- Doing a great job of matching the addition with the existing house.
- Am generally in favor of what is proposed.
- Difficult to see the actual depth of the windows from the drawing.
- Prefer French doors and not bifold doors.
- Agree that it should be consistent with the existing house.
- A lot of glazing looks more modern.
- Prefer having less windows.
- While consistent with the style it is not consistent with this specific house.
- Is the remodel consistent with the style of the house?
- A distinctive feature of this house is that there is not too much glass.
- The conservatory is accepted.
- The large windows in the family room are being concerning.
- The existing house didn't look that way with lots of glass.
- The proposal is a significant improvement.
- In the future, it would help to provide examples for the committee to see proposal is consistent.
- Be consistent with the existing home.
- Change bifold doors to French doors.

Closed public comment.

6. Annual Certified Local Government Report
Staff is available for any question.

7. Meeting Schedule for 2024

ADJOURNMENT

The meeting adjourned at 6:06 p.m.

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This is to certify that the foregoing is a true
and correct copy of the minutes of the
December 20, 2023 meeting as approved by the
Historic Preservation Committee.

Jennifer Armer, AICP, Planning Manager