



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

MEETING DATE: 12/14/2022

ITEM NO: 7

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DATE: December 9, 2022  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval to Modify the Previously Approved Front Door on a New Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. **Located at 253 W. Main Street.** APN 510-45-006. Minor Development in a Historic District Application HS-22-051. PROPERTY OWNER: Mike and Kim Wasserman. APPLICANT: Bess Wiersema, Studio Three Design. PROJECT PLANNER: Sean Mullin.

**RECOMMENDATION:**

Consider a request to modify the previously approved front door on a new single-family residence located in the Broadway Historic District on property zoned R-1D:LHP located at 253 W. Main Street.

**PROPERTY DETAILS:**

1. Date primary structure was built: N/A, new residence under construction
2. Town of Los Gatos Preliminary Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Broadway District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

**BACKGROUND:**

On February 26, 2020, the Historic Preservation Committee reviewed a request for determination regarding the contributing status of an existing single-family residence on the subject property and found that the residence was not historically or architecturally significant and that the integrity had been compromised through alterations over time.

**PREPARED BY:** SEAN MULLIN, AICP  
Senior Planner

BACKGROUND (continued):

On July 22, 2020, the Committee considered a request for demolition of the existing residence and construction of a new single-family residence and forwarded a recommendation of approval.

On November 18, 2020, the Development Review Committee approved the project and Building Permits were issued on May 26, 2021. The new residence is currently under construction.

On November 3, 2022, staff was made aware that the installed front door was not consistent with the approved door. Staff determined that the installed front door was not in substantial conformance with the approved project and was unable to find an administrative remedy to allow the modification at the staff level. After consulting with the applicant, staff scheduled the modification request for the next available Historic Preservation Committee meeting.

DISCUSSION:

The applicant is requesting approval to change the front door from the approved divided-lite, aluminum clad wood door (Attachment 1) to a custom antique wood door (Attachment 2). The applicant provided a Letter of Justification providing reasons for the modification, including that the approved front door lacked the appearance of a formal entry door and that the proposed door is an antique door that would formalize the entry by providing character in-keeping with traditional homes in the neighborhood (Attachment 2). The Letter of Justification also includes a letter from the property owners indicating that the proposed door originated in Mexico and is approximately 300 years old. The letter further details the familial origins of the proposed door and how it came into the owners' possession. A supplemental letter from the property owners provides additional information and details regarding the door (Attachment 3).

CONSIDERATIONS:

A. Considerations

**Sec. 29.80.290. Standards for review.**

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

\_\_\_\_\_ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of

CONSIDERATIONS (continued):

the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

CONCLUSION:

The applicant is requesting approval to change the front door from the approved divided-lite, aluminum clad wood door to a custom antique wood door. Should the Committee find merit in the request the project would be completed with a Building Permit and would not return to the Committee.

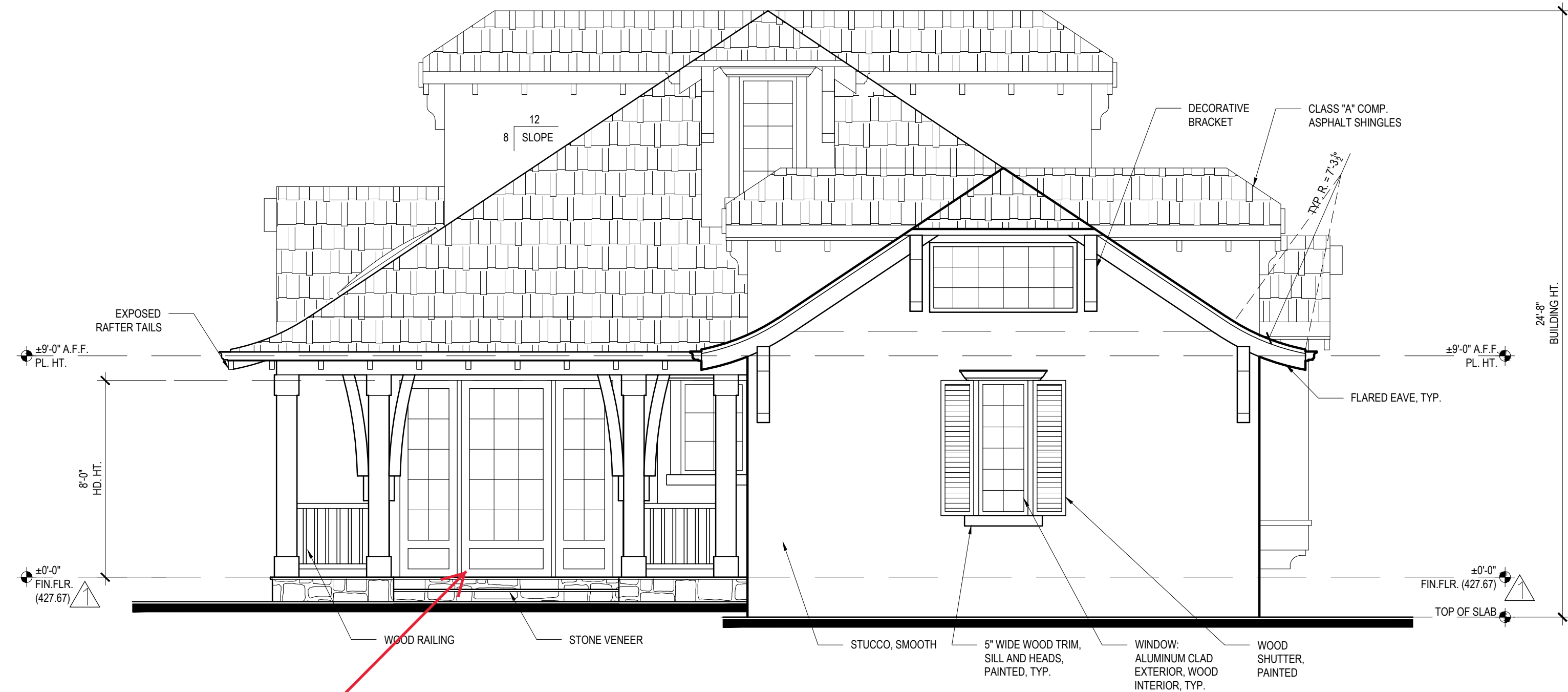
ATTACHMENTS:

1. Approved elevations and materials board
2. Applicant's request and Letter of Justification
3. Letter from Property Owner

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- ELEVATION / SECTION NOTES
- WHERE INDICATED, ROOFING TO BE HIGH DEFINITION COMPOSITION SHINGLES. MINIMUM FIRE RATED CLASS A.
  - WHERE INDICATED, ROOFING TO BE STANDING SEAM METAL. MINIMUM FIRE RATED CLASS A.
  - ALL FLASHING TO BE 26 GAUGE W/MIN. 10-INCH LAP WALL SEAMS SOLDERED TO BE WEATHERPROOF AND PAINTED TO MATCH ROOFING MATERIAL.
  - WHEN POSSIBLE LOCATE ALL PLUMBING, HVAC VENTS, ETC. AT REAR ROOF SIDE (OPPOSITE ENTRY).
  - ALL DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPED AREAS. MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS, ETC.
  - WHERE INDICATED STUCCO WALLS: (1) 3-COAT, 7/8" MINIMUM THICK; (2) OVER PAPER-BACKED METAL LATH; (3) OVER TWO LAYERS OF GRADE D PAPER; (4) OVER PLYWOOD SHEATHING; (4) USE 26 GA. GALVANIZED WEEP SCREEN AT FOUNDATION PLATE LINE AT LEAST 8" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING. CRC SECTION R703.6
  - DOWNWARD DIRECTIONAL, SHIELDED EXTERIOR LIGHTING TBD.
  - AT STONE VENEER ANCHOR USING 22 GA GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING NO. 9 GA CONTINUOUS WIRE JOINT REINFORCEMENT) SPACED @ 24" O.C. MAXIMUM HORIZONTAL AND 16" O.C. MAXIMUM VERTICAL - ALTHOUGH SPACING SHOULD RESULT IN ONE ANCHOR PER MAXIMUM 2 SQ. FT. (E.G., ANCHORS @ 16" O.C. VERTICAL AND HORIZONTAL).

- WINDOW / DOOR NOTES
- SEE PROPOSED PLANS FOR WINDOW AND DOOR SIZES AND EGRESS WINDOW LOCATIONS.
  - ALUMINUM CLAD EXTERIOR, WOOD INTERIOR.
  - ALL SLEEPING ROOMS TO BE PROVIDED WITH ONE EMERGENCY EGRESS WINDOW (OR DOOR) WITH A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, WITH A 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT, AND 44" MAXIMUM FROM FINISH FLOOR TO TOP OF FINISH SILL.
  - PROVIDE TEMPERED GLASS IN THE FOLLOWING AREAS AS REQUIRED PER CBC 2406.3: A. ALL INGRESS AND EGRESS DOORS; B. ALL SHOWERS AND BATH TUB ENCLOSURE DOORS AND WINDOWS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE; C. GLAZING WITHIN 12" OF ANY DOORS VERTICAL EDGE WHERE THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE; D. ANY GLAZING WHERE THE EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR WHERE ONE OR MORE WALKING SURFACE IS WITHIN 36" HORIZONTAL; E. GLAZING WITHIN A 24" ARC EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION; F. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZ. OF THE BOTTOM TREAD IN ANY DIRECTION WHERE THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
  - PROVIDE ALL EXTERIOR DOORS WITH FULL WEATHER-STRIPPING. PROVIDE ALL EXTERIOR DOORS (EXCEPT GARAGE D.O.H.) WITH METAL THRESHOLD IN BED OF SEALANT.
  - UNDERCUT ALL DOORS TO CLOSETS AND LAUNDRY ROOMS TO FACILITATE VENTILATION.
  - VERIFY ALL DOOR IN-, OUT-, RIGHT-HAND, LEFT-HAND SWINGS AND WINDOW OPERATIONS AT FLOOR PLANS AND BUILDING ELEVATIONS.
  - VERIFY ALL OUTSIDE FRAME AND ROUGH OPENING DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.
  - SEE TITLE 24 REPORT FOR ADDITIONAL DOOR & WINDOW INFORMATION INCLUDING, BUT NOT LIMITED TO, SHADING COEFFICIENTS, U-FACTORS, ETC.
  - TEMPORARY LABEL MUST SHOW THE U-FACTOR AND SHGC. FOR EACH RATED WINDOW, THE LABEL MUST ALSO SHOW THAT THE WINDOW MEETS THE AIR INFILTRATION CRITERIA. THE TEMPORARY LABEL MUST NOT BE REMOVED BEFORE INSTALLATION & INSPECTION BY THE CITY INSPECTOR.
  - THE PERMANENT LABEL MUST AS A MINIMUM IDENTIFY THE CERTIFYING ORGANIZATION AND HAVE A NUMBER OR A CODE TO ALLOW TRACKING BACK TO THE ORIGINAL INFORMATION ON FILE WITH THE CERTIFYING ORGANIZATION. THE PERMANENT LABEL CAN BE INSCRIBED ON THE SPACE, ETCHED ON THE GLASS, ENGRAVED ON FRAME, OR LOCATED SO AS NOT TO AFFECT AESTHETICS.



5 - PROPOSED NORTHEAST ELEVATION

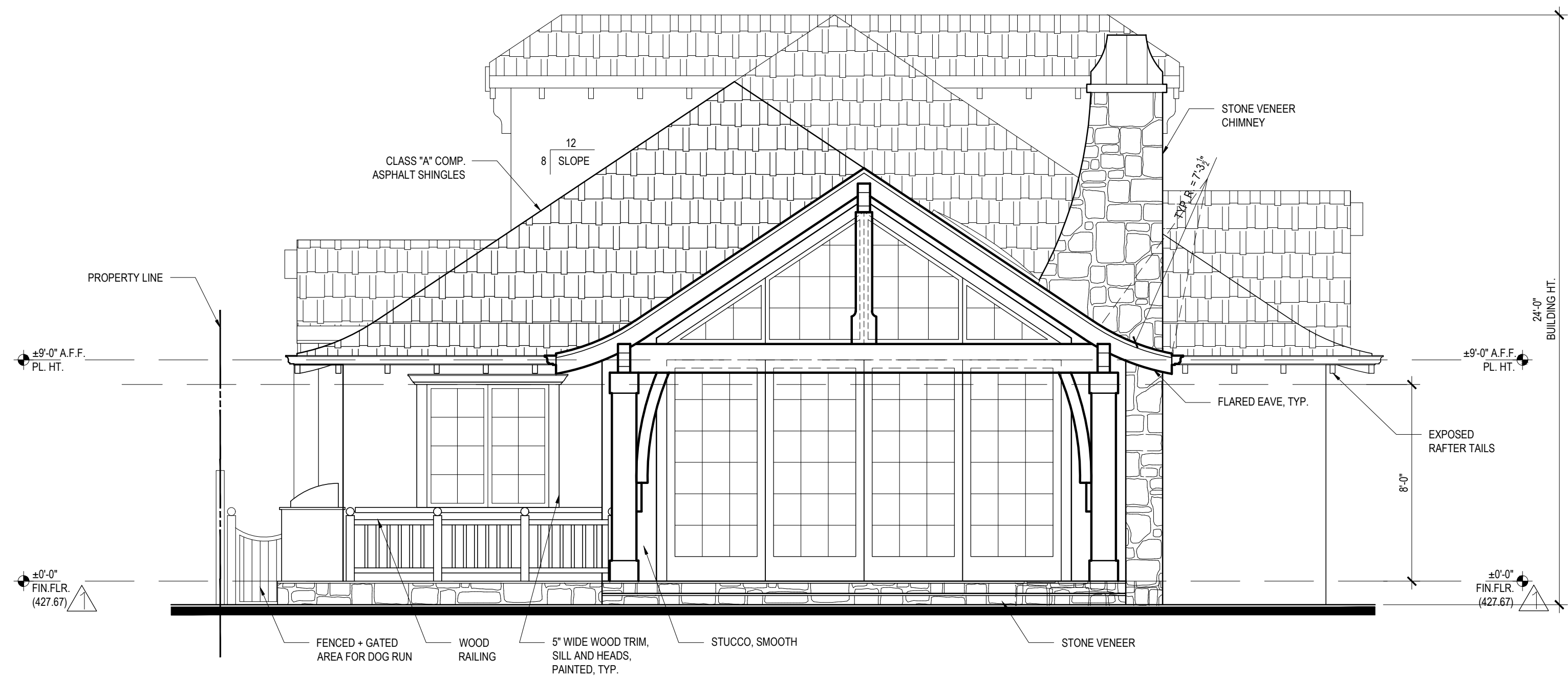
GENERAL NOTES:  
DOWNWARD DIRECTIONAL, SHIELDED EXTERIOR LIGHTING TBD.

PLAN REVIEW ACCEPTANCE

05.06.2021

Susan O'Brien

Approved Front Door



6 - PROPOSED SOUTHWEST ELEVATION

GENERAL NOTES:  
DOWNWARD DIRECTIONAL, SHIELDED EXTERIOR LIGHTING TBD.



INTERIORS  
REMODELS +  
ADDITIONS  
NEW CONSTRUCTION

638 UNIVERSITY AVE.  
LOS GATOS  
CALIFORNIA  
95032

T 408.292.3252  
F 253.399.1125



WASSERMAN  
253 W. MAIN STREET  
LOS GATOS  
CALIFORNIA  
95030

A.P.N. 510-45-006

26 FEBRUARY 2020

26 OCTOBER 2020

22 DECEMBER 2020

09 MARCH 2021

22 MARCH 2021

16 APRIL 2021

26 FEBRUARY 2020

26 OCTOBER 2020

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16 APRIL 2021



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WASSERMAN  
253 W. MAIN STREET  
LOS GATOS  
CALIFORNIA  
95030

A.P.N. 510-45-006

26 FEBRUARY 2020

PLANNING RESUBMITTAL III

22 DECEMBER 2020

BUILDING SUBMITTAL

05.26.2021

09 MARCH 2021

7.1 BP RESUBMITTAL

22 MARCH 2021

MWLO SUBMITTAL

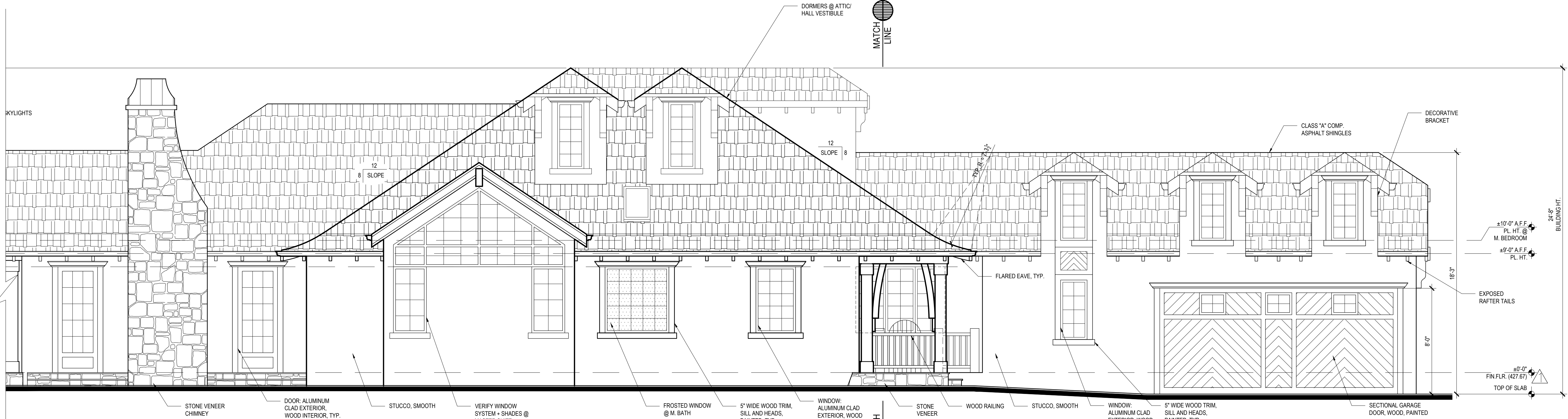
16 APRIL 2021

7.2 BP RESUBMITTAL

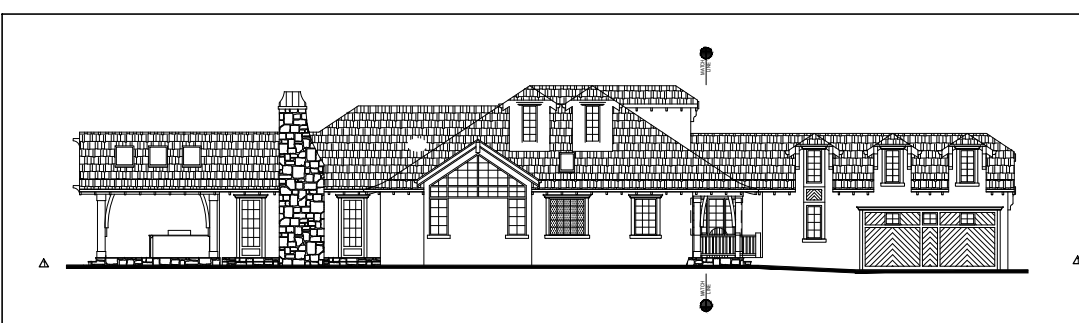
SCALE: 1/4" = 1'-0"

PROPOSED EXTERIOR  
ELEVATIONS

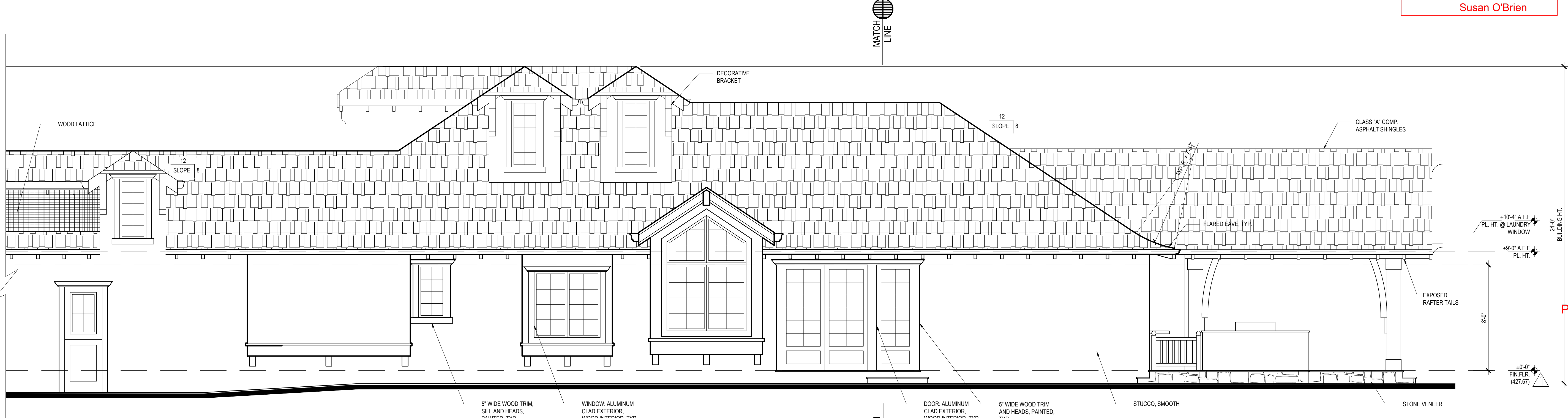
A3.3



7 - PROPOSED NORTHWEST ELEVATION



GENERAL NOTES:  
DOWNWARD DIRECTIONAL, SHIELDED EXTERIOR LIGHTING TBD.



8 - PROPOSED SOUTHEAST ELEVATION



GENERAL NOTES:  
DOWNWARD DIRECTIONAL, SHIELDED EXTERIOR LIGHTING TBD.

PLAN REVIEW ACCEPTANCE  
  
05.06.2021  
  
Susan O'Brien

PLAN REVIEW APPROVAL

TOWN OF LOS GATOS

BUILDING DIVISION



T 408.292.3252  
F 253.399.1125



Susan O'Brien

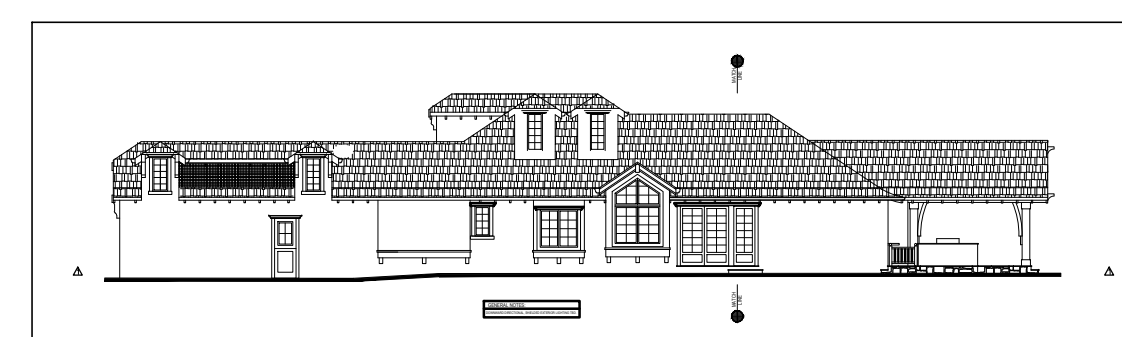
A.P.N. 510-45-006

## PROPOSED EXTERIOR ELEVATIONS

### A3.4



## 8 - PROPOSED SOUTHEAST ELEVATION



|                                                      |
|------------------------------------------------------|
| GENERAL NOTES:                                       |
| DOWNWARD DIRECTIONAL, SHIELDED EXTERIOR LIGHTING TBD |



STUDIO THREE DESIGN  
638 University Avenue  
Los Gatos, CA 95032  
t 408.292.3252

## 253 W MAIN ST. MATERIAL BOARD

09-04-2020

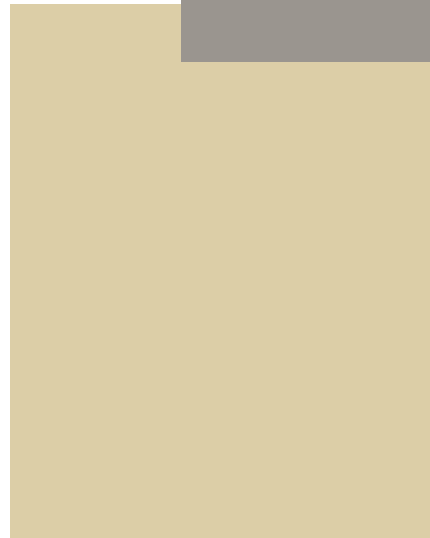


CertainTeed Presidential Shake TL  
Luxury Shingle, Aged bark



Kolbe window,  
Aluminum clad exterior, Wood interior,  
Exterior color: Coastal storm

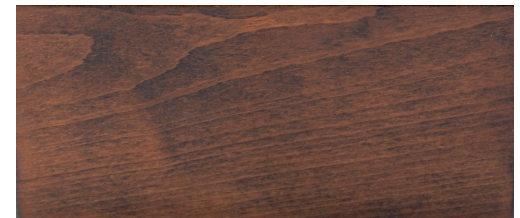
Wood trim,  
Painted,  
Benjamin  
Moore AC-27



Stucco, Smooth mottled finish,  
Benjamin Moore HC-29



Stone veneer,  
Canyon Creek Ledge



Accent wood for exterior columns  
and beams



10 November 2022

RE: 110 Main Street

Sean - Thank you for your notification that you want us to re-review the front door at this project. I wanted to send you some additional information that may help you and Joel make an administrative decision rather than sending us to HPC in December. It is my understanding that Mike + Kim Wasserman are also meeting with Joel this Friday to discuss. Please note the following details, which I believe need to be strongly considered in your evaluation:

- This is not a remodel/ addition to an existing historical home, please recall the original home was found to have no significant historical relevance and character, and was removed from the Town's list of credible homes. The new home fits the neighborhood and meets the Design Guidelines, even with a change of entry door.
- The subsequent approved design of the home was found to contain elements that reflected the original home such as exposed rafter tails, roof elements, etc - never was it mentioned or requested from HPC that the window fenestration patterns let alone the front door be part of the design.
- The proposed design had more of a "french door" look, with extensive glass rather than a proper front door. Design Guidelines suggest that front doors be street facing, but to my knowledge there are no requirements specific to materials or style, rather they should be in keeping with the character and pattern language of the neighborhood and home.
- The recently installed front door is actually an antique door, providing character that a new door would not have, and is of heirloom quality. Please see the details listed in the letter from the Owner, included.
- The current setup / installation of the door is in keeping with traditional homes in the neighborhood as well as the original intent of the drawings: a central main door flanked by sidelights. The current solid door affords the Owner some security and privacy from the street as well.

Thanks for your consideration,  
Bess

**Bess Wiersema**  
principal + owner  
408.292.3252

**STUDIO THREE DESIGN**  
ARCHITECTURE INTERIORS

638 University Avenue Los Gatos, California. 95032  
T 408.292.3252 F 253.399.1125  
studio-three.com

ATTACHMENT 2

Mr. Joel Paulson

November 9, 2022

Community Development Director

Town of Los Gatos

Dear Mr. Paulson,

Please excuse the length of this letter as I'm writing about a lot of history, both family and otherwise, so have many emotions flowing through me. Please read it in its entirety.

I understand you'd find it helpful to learn more about the approximately 300 year old historical front door I was able to re-obtain last year. I guess it qualifies as a family heirloom as it spent 48 years on my parent's home previously.

Here is its -- and my -- story:

About 55 years ago, my Mom decided she wanted to design and build a home for our family. So my parents bought a piece of land in unincorporated Los Gatos. She then went to a couple of architects to share her well thought out ideas about floor plans and style. Architects in the late 60's were almost all men, as the two she met with were. They were condescending and essentially dismissed her ideas and said "Honey that's not how we do it. Why don't you ask your husband to make an appointment with me and us guys can figure it out and you can care for the children."

She then met with the President of the American Institute of Architects (AIA) Santa Clara County chapter and told him she was considering going to school to get the degrees she needed. He said "That's not a good job for a woman. Maybe you could be a secretary for an architect."

Rather than discourage my Mom, these words motivated her.

So she enrolled at Stanford University and got BOTH a Master's degree in Architecture AND a Masters degree in Engineering. I remember in 1972 going to her graduation and how proud I felt seeing her in cap and gown. She was the only woman in her class.

So Mom got the credentials she needed and set out to build us a home, and we moved in in 1974. During the building of our home (1973) she and my Dad went to Tlaquepaque (Mexico) and acquired the door and several other authentic and historical pieces. The property my parents built on was also historical, as it once belonged to the family that owned the largest prune orchard in California, and Robert Louise Stevenson had stayed in the log cabin on this historical property. (Unlike the cottage at 303 W. Main St. which the HPC unanimously agreed was not of any historical significance.)

Mom was all about authentic and historical. That's why she wanted those doors. She knew these lands had originally been part of Mexico -- as California had only become a State in 1850 and Los Gatos a Town in 1887, so having doors from the 1700's from the country that once owned what we now call Los Gatos, was awesome.

My Mom lived in that home from 1974 to 2014. After building it she also did work for NASA. Talk about different ends of the spectrum. She eventually sold our home in 2014. A couple of buyers and sellers later, the newest owner was approved for a new home. Fortunately a Planner from the 7<sup>th</sup> floor of our

County Planning/Building Department remembered hearing I once lived at that address and came upstairs to my office to tell me my childhood home was destined for demolition.

The Planner gave me the new owner's name and number and I met with him on site. I asked him if I could have my historical front door and he said yes.

Obviously I thanked that Planner profusely. That was last year (2021). Our Main St plans were approved in 2020. Because our plans were approved a year BEFORE I reclaimed my front door is the ONLY reason my door wasn't included in the original plan. Now that I have my door back and for all the reasons above I respectfully ask that you allow me to use my historical and magnificent door on my home.

And think what a beautiful backdrop the door will make when our daughter Nicole has her wedding pictures taken in front of it in April of next year? That will mark the 3rd generation of Wassermans to enjoy that door.

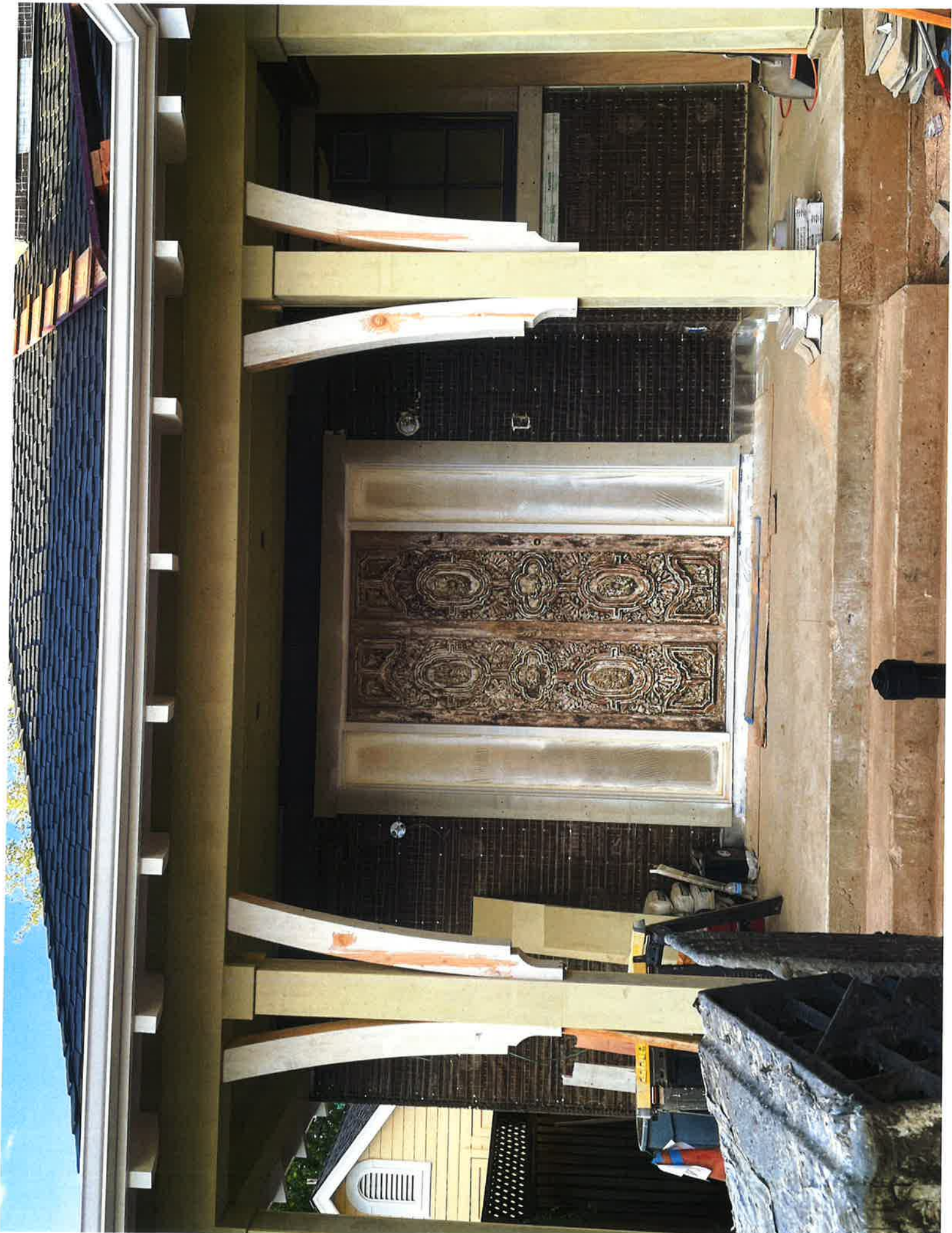
***This one of a kind door -- more than twice as old as Los Gatos itself -- is an historic link to the country that once owned the land we now call Los Gatos.***

***That said, I respectfully request based on this information, you, as the CDD, make the determination that our historic door is acceptable and there is no need for us to appear before the HPC.***

Thank you very much,

Mike and Kim Wasserman

303 W. Main Street, LG 95030



December 7, 2022

Dear Historic Preservation Committee Members,

I hand delivered this letter, 2 photos (1 from the sidewalk and 1 close-up) and a page of signatures – *from all the households on my street* -- to the Town of LG today, and hope each of you has the opportunity to review everything prior to our appearing before you on 12/14.

*The short story is* I was able to save the 300 year old church door (see close-up photo) that had been the front door of my family's home on an historic piece of LG property for the last 50 years. All I'm asking is to use this exquisite hand carved door on the home Kim and I are building at 253 W. Main St.

*The "long story"* – although 1.5 pages isn't very long – is one I believe you'll find captivating about this spectacular historical door. This door adds value and charm to the District – especially where we are – which is 78' to the west of the Happy Dragon Thrift Shop (commercial), and 80' SW of a hair salon and massage parlor (commercial). Heck, I think this particular area in the Historical District truly needs this door – and as you'll read below is soooooo lucky we have the opportunity to make that happen!

This letter contains both family and door history, so please excuse any emotional tone you may perceive in my writing. I hope you find what you read helpful as you learn more about our 300 year old historical front door I was able to re-obtain last year, *one year after our plans were approved -- which is the only reason why this door wasn't in the original plans. IF I could have somehow obtained this family heirloom 2 years ago, I'm confident the HPC would have approved it then, and we wouldn't need to be here today.*

That said, here is its -- and my -- story. Enjoy:

About 55 years ago, my Mom wanted to design a home for our family. So my parents bought a piece of land in Los Gatos. She then went to a couple of architects to share her well thought out ideas about floor plans. Architects in the 60's were almost all men, as the two she met with were. They offered no help and said "Honey, this isn't how it's done. Ask your husband to make an appointment with us and we guys will figure it out while you care for the children." You can imagine how this made my Mom feel.

She then met with the President of the American Institute of Architects (AIA) Santa Clara County chapter and told him she was considering going to school to become an architect so she could design her own house. He said "That's not a good job for a woman. Maybe you could be a secretary for an architect."

Rather than discourage my Mom, these words motivated her.

She enrolled at Stanford and earned Master degrees in Architecture and Engineering. She did her thesis on their property which was known as "Ojo del Monte" and then designed our home.

During the building of our home she and my Dad went to Tlaquepaque (Mexico) and acquired this architecturally stunning historical church door – thought to be 250 years old at that time.

The property my parents built on was also historical, as it once belonged to the family that owned the largest prune orchard in California, and Robert Louise Stevenson had stayed in the log cabin on this property, too.

Mom was all about authentic and historical. In addition, being from a church, this door had religious significance to our family, too. That's 3 reasons why she wanted this door. She knew these lands had originally been part of Mexico -- as California had only become a State in 1850 and Los Gatos a Town in 1887, so having a door from the early 1700's -- from the country that once owned what we now call Los Gatos -- was an awesome link.

(Remember: El Rancho de los Gatos was a 6,631 acre Mexican land grant in present day Santa Clara County, made in 1840 by Governor Juan Alvarado to Jose Maria Hernandez and Sebastian Fabian Peralta, from which Los Gatos was originally carved out.)

My Mom lived in that home from 1974 to 2014. Medical reasons caused her to sell it. A couple of buyers and sellers later, the current owner was approved to build a new home. Fortunately a Planner from the County's Planning/Building Dept. remembered hearing I once lived at that address and told me my childhood home was going to be demolished!

I called the new owner and asked if I could have my family's historical door and he said yes.

Obviously I thanked that Planner profusely. That was just last year (2021). Our Main St. plans had been approved in 2020. Because our plans were approved a year BEFORE I reclaimed my front door is the ONLY reason my door wasn't included in the original design. (The door shown in the plans is clearly not historical, or even safe!)

***Over 100 people in the last 30 days have seen the door and described it as: stunning, fantastic, incredible, unbelievable, epic, unreal, majestic, historic, awesome, beautiful, etc.***

***Heck, I'd argue since the HPC ruled in 2020 that "our property didn't have any historical significance" your allowing this door to be our front door is actually adding some history and art back into the property and neighborhood!***

Based on all this information, we respectfully request that you, the Historic Preservation Committee of Los Gatos, makes the determination that our historic door is appropriate for our use at 253 W. Main St., Los Gatos.

Thank you very much,

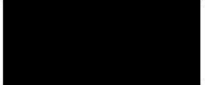
  
Kim Wasserman

  
Mike Wasserman

Please look at the picture of our door.

If after doing so, you approve of Mike and Kim Wasserman having this 300 year old hand carved church door as their front door on the house they're building at 303 W. Main St., please sign below. (Please know prior to this, for 50 years this door was the front door on Mike's childhood home on an historic property in LG.) Thank you for your time and signature.

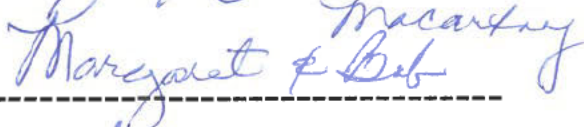
 

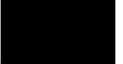
 

 Margaret & Bob Macartney

 Roger L. Anderson 





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