



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

MEETING DATE: 08/27/2025

ITEM: 1

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
JUNE 25, 2025**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on June 25, 2025 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Lee Quintana, Vice Chair Martha Queiroz, and Planning Commissioner Susan Burnett.

Absent: Planning Commissioner Emily Thomas and Committee Member Allen Feinberg.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – May 28, 2024

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

VOTE: **Motion passed unanimously 3-0.**

PUBLIC HEARINGS

2. Consider a Request for Approval to Construct Exterior Alterations (Window Repair/Replacement) to a Contributing Multi-Family Residence in the Fairview Plaza Historic District on Property Zoned R-1:8:LHP. **Located at 95 Fairview Plaza.** APN 510-43-018. Minor Development in an Historic District Application HS-25-027. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Matthew Reynolds. Project Planner: Maria Chavarin.

Sean Mullin, Planning Manager

This item has been removed from the Historic Preservation Committee Agenda for June 25, 2025. Staff re-evaluated the proposed project and determined that the work falls under the Minor Repair clause of Section 4.3 of the Residential Design Guidelines, which states that if minor repair work is proposed and the materials will be replaced in kind, only a Building Permit will be required.

3. Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 121 Loma Alta Avenue.** APN 532-29-083. Request for Review Application PHST-25-012. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jim Wilson. Applicant: Renewal by Andersen/Hilda Ramirez. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Chair Quintana

Will postpone Item 3 until the applicant arrives and move on to Item 4.

4. Consider a Request for Approval to Construct a Second-Story Addition of 100 Square Feet and Exterior Alterations to an Existing Noncontributing Single-Family Residence in the University-Edelen Historic District on Property Zoned R-1D:LHP. **Located at 117 Edelen Avenue.** APN 529-02-020. Minor Development in a Historic District Application HS-25-030. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15310: Existing Facilities. Property Owner: Jeff and Julie Prince. Applicant: David Kuoppamaki. Project Planner: Maria Chavarin.

Maria Chavarin, Project Planner, presented the staff report.

Note: This is not a request for a formal review but for a second preliminary review.

Sean Mullin, Planning Manager

As a preliminary review, there is no formal recommendation from the Committee. They can provide additional feedback and evaluate if the applicant adequately responded to the first preliminary review. The applicant decides when to submit a formal application.

Committee members asked questions of staff.

Sean Mullin, Planning Manager

There is no formal application yet. Focus on the changes from the first preliminary review. Have they responded adequately? There is no technical analysis at this stage of preliminary review. In 1989 the building was demolished but property is still in the University-Edelen Historic District. It should still support the district by being consistent and enhance the District.

Opened Public Comment.

David Kuoppamaki, Applicant

David sees his role as a mediator between what the client wants and to still abide by the zoning and historic codes. The owners like the look of their neighbor's house.

Committee members asked questions of staff.

Sean Mullin, Planning Manager

This is not a new build but was rebuilt in 2000. Any improvements should continue to enhance or be supportive of the District. It should be consistent with the District and the chosen style. Guidelines allow in some cases, that it is possible to change a noncontributing structure to a contributor. But in this case, this is not an old house, but a new house. With guidance, the style of the house can change.

Committee members asked questions of the applicant.

David Kuoppamaki, Applicant

The owners want to change the style. They like the neighbor's house and specifically want a higher ceiling. The Prairie or Italianate style allows higher ceilings. They can play with the roof pitch and ceiling heights. The owners would be open to a different potential style if they can get a higher ceiling. On the second floor the side walls come down very low to only five feet. This makes it difficult to accommodate a TV or a dresser.

Closed Public Comment.

Committee members discussed the matter.

Commissioner Burnett

Don't want to change the style from Victorian to Italianate. The flat roof doesn't go along with the gable roof.

Sean Mullin, Planning Manager

Let's walk through the bullet list:

- Adding two windows instead of one in the front elevation. – done.
- Consider adding a belly band to break up the first and second floor space on the left elevation – done.

Chair Quintana

A belly band is usually used when there is a change in material.

Vice Chair Queiroz

Agree with applicant, that there is a variety of house styles. There are many Victorians, and there are variations of Italianate. At the last meeting we didn't know that they were going for Italianate. It is okay as long as it looks historic and fits with the neighborhood. Okay with removing the windows. They are not visible. Looking at the floor plan it makes sense why they wouldn't want windows there.

Commissioner Burnett

This proposed design doesn't have a single style. It should be true to its design.

Chair Quintana

The two sides of the street are different. The east side has a large apartment complex and a few cottage style houses. The other side is more uniform. Between Miles and the end of the street, there are a variety of cottage styles, but they are consistent in size. Two large impressive Victorian Homes are on the south side of Miles Road. The main style is Italianate. It is hard to say if there are Victorian or Craftsman leanings. No real example of an Italianate style would fit into the neighborhood. Only the mix of the neighbor's house.

Vice Chair Queiroz

It looks very similar to Italianate. It looks historic.

Chair Quintana

Advise the applicant to move in a different direction. Most of the houses are small and simple like a bungalow, cottage, etc. This plan is not small or consistent.

Open Public Comment

David Kuoppamaki, Applicant

It is over FAR because of the basement square footage. It counts when the walls are 5 feet high.

Sean Mullin, Planning Manager

As a FAR exception, it would return to HPC and then to PC.

David Kuoppamaki, Applicant

The Lot coverage is not an issue in this zone. The client's primary goal is to go up and not out.

Sean Mullin, Planning Manager

To summarize: Removal of windows on the left side is of mixed opinion. There is also mixed opinion if this design works. Design can move towards Italianate as long as it's done well and right. A style needs to be defined and done well.

Chair Quintana

The mass and scale changes the character of the street.

Vice Chair Queiroz

Bigger homes have been allowed on other historic streets. People want bigger homes. It should be allowed as long as it is done well.

Sean Mullin, Planning Manager

Whatever style is chosen, do it well and right and be sensitive to the mass and scale of the neighborhood.

Return to Item 3. The applicant is present.

3. Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to an Existing Single-Family Residence on Property Zoned R-1:8. **Located at 121 Loma Alta Avenue.** APN 532-29-083. Request for Review Application PHST-25-012. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jim Wilson. Applicant: Renewal by Andersen/Hilda Ramirez. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Opened Public Comment.

Anita Reyes, Representative from Renewal by Andersen

The Committee has approved Fibrex for other properties. The owner likes that it is energy efficient. Fibrex is a wood composite. It consists of 20% wood. It can be painted.

Closed Public Comment.

MOTION: **Motion by Commissioner Burnett** to recommend approval to the Director for the above request. **Seconded by Vice Chair Queiroz.**

VOTE: **Motion passed unanimously 3-0.**

4. Consider a Request for Approval to Construct Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP. **Located at 68 Broadway.** APN 510-45-085. Request for Review HS-25-031. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Marc Dubresson. Project Planner: Samina Merchant.

Samina Merchant, Project Planner, presented the staff report.

Opened Public Comment.

Committee members asked questions of Staff.

Chair Quintana

The front and west side of the house is painted white. Was that original? In the 1980's, it was in the Historic district in 1980 when the modifications were done. A piece of paper showed crossed out that the siding was to be replaced with matching brick and stucco. How do we apply those considerations? We don't know what was approved.

Sean Mullin, Planning Manager

Note that the 2011 application says to match the existing brick and stucco.

Erin Walters, Senior Planner

On page 289, there is a description of the history of Broadway. In the fourth paragraph it describes that they reoriented the house to face Main Street. In 1987 they added to the right with an external passage. It suffered extensive damage during the earthquake. Expanded the kitchen and created a new master suite.

Marc Dubresson, Applicant/Owner

They are proposing to modify the rear of the house. It will be respectful of the home's historic character and the integrity of the surrounding neighborhood. It is not visible from the street or surrounding properties. This is a private part of the lot. Over the year, they thoughtfully separated the lot from the street, installed a pool, created a patio, and built a patio cover structure.

They want to widen the rear opening from the kitchen to the garden and pool area. They want to center the doorway for better architectural balance and install a beautiful color stacking door system. All the brickwork and detailing will be retained with matching materials. The practical purpose is to increase the natural light into the currently dark kitchen. These updates will protect what is publicly visible and historically significant while providing modern comforts. In the back, there is stucco, brick and painted wood. In the northern part of Brittany sometimes you will see all brick, but there is usually white stucco and wood. Their house has a mix of these two Normandy styles. They would like to carry on with the brickwork. They would center the window and reuse the brick. On the side it is white stucco. They would match was there. It was painted white when they bought the house. They would prefer to see the wood showing but only if they were doing a full renovation to the front and back.

Questions for the Applicant

Vice Chair Queiroz

Do you plan to keep the wood band above the new door?

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF JUNE 25, 2025

Marc Dubresson, Applicant/Owner

Yes, to center the design over the opening. Most of the budget is going towards installing a beam. Behind the band will be a steel beam to hold the house up.

Closed Public Comment.

Committee members discussed the matter.

Vice Chair Queiroz

Unless a home has special designation, homeowners should be able to add these kinds of doors to the back of the home. The design looks nice. I'm in support of the proposal.

Committee asked question of Staff

Chair Quintana

When was Broadway designated as a historic district? Was this a landmark house?

Sean Mullin, Planning Manager

Not sure. Some homes were designated as landmarks before the districts became historic. Those individual designations were rescinded when the districts became adopted as historic. Don't know if this was a landmark. This is a contributor.

Chair Quintana

This is a unique house in Los Gatos. The architectural style is unique. It was built and designed by the owners. It deserves landmark designation. We need to consider both the visible and not visible portions of the home. Not opposed to adding natural light, but the style of the door, that is folding and has clear glass from top to bottom, it totally changes the exterior of the back of this spectacular house.

Commissioner Burnett

Are the doors clear glass from top to bottom? Could they find folding doors that have lites?

Chair Quintana

The other doors in the house are more in-keeping with the house. It is the character and scale of the doors.

Vice Chair Queiroz

There are other homes in the Almond Grove that have those kinds of doors.

Chair Quintana

Yes, but this home is of a different level of historic significance.

Commissioner Burnett
It looks modern.

Marc Dubresson, Applicant/Owner

Proposing modernization of the rear. The patio is a modern touch but what we enjoy. Those windows don't come in French door style. Matching the colors and materials. Increasing the brick on both sides to make it part of the design of the house.

Vice Chair Queiroz

There are other versions available. They picked the least modern style offered by the company.

MOTION: **Motion by Vice Chair Queiroz** to forward a recommendation of approval of the above request to the Community Development Director.

There was no second.

VOTE: **Motion fails.**

Committee members discussed the matter.

Vice Chair Queiroz

Look into some other brands or can be custom made. Jay Plett works with a window company called Bend Rivers that makes a window that you should investigate.

Commissioner Burnett
Recommend looking at another vendor for options.

Chair Quintana

The house is very special. Prefer doors with panes. Folding doors are much wider and dominating.

Commissioner Burnett
They can try another type of door with screens for indoor and outdoor effects.

Sean Mullin, Planning Manager

Different members say that it is not the folding operation of the door, but the style, portion of glass, and scale that is the concern. Suggest that the applicant explore other manufacturers to see if they can find other doors with more lites or have something made. The Committee can ask the applicant if they want a recommendation or have a continuance to do some more research and come back in August

Opened Public Comment.

Marc Dubresson, Applicant/Owner

They have not found a design that would match their Normandy style. They prefer to get a recommendation instead of a continuance.

Closed Public Comment.

MOTION: **Motion by Chair Quintana** to forward a recommendation of denial of the above request to the Community Development Director. Cannot make the consideration that it will not adversely affect the exterior architectural characteristics or other features of the property. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed 2-1 with Vice Chair Queiroz dissenting.**

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

6. Consider a Request for Preliminary Review to Construct a New Second-Story Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 245 Los Gatos Boulevard.** APN 529-24-024. Request for Review Application PHST-25-011. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Phung. Applicant: Andres Johnson. Project Planner: Samina Merchant.

Samina Merchant, Project Planner, presented the staff report

Opened public comment.

Andres Johnson, Applicant; Michael Phung and Monique Pham, Owner

Proposing a second story in the back. They are going with a Spanish style. The goal and intent are to incorporate elements that enhance that style such as brackets and recessed arches. The owners love the neighborhood, schools and historic area. They were not sure of the house's style. They went with Spanish because that's what they thought it was. They are open to the Committee's suggestions. They want it to look like it belongs on the street. They intend to have one primary bedroom downstairs for their older parents.

Committee members asked questions of the applicant.

Andres Johnson, Applicant; Michael Phung and Monique Pham, Owner

They were trying to follow the Design Guidelines and thought it should not be on the historical front part of the house.

Closed public comment.

Committee asked questions of Staff.

Sean Mullin, Planning Manager

There is nothing in the Town Code that prohibits an addition being made in the front but can understand why they thought that.

Chair Quintana

In practice, we'd like to see addition set back, but not all the way back. This would better integrate with the existing house.

Commissioner Burnett

The design is very nice.

Chair Quintana

Open to a redesign that brings the addition forward. It works with a one-story house. Would like to see it embellished with more Spanish style in front of the house.

7. Consider Potential Communications from the Historic Preservation Committee to the Town Council Regarding a Work Plan.

Sean Mullin, Planning Manager, presented the staff report

Members can individually contact the Council. As an alternative, staff recommends that a member of the Committee compose a letter. The letter can then be agendaized, discussed, approved, and presented to the Council.

Committee members discussed the matter.

Sean Mullin, Planning Manager

Create a simple framework and have the other members bring their ideas to the meeting. Do not discuss outside a meeting because of the Brown Act. There should be no blind copying or emails. Only two people should work on it outside the meeting. Have other members individually think of what they want to add and bring them agendaized public hearing meeting. Having a special meeting to discuss the letter is a good idea.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Sean Mullin, Planning Manager

The recommendations of the Committee have been reflected in the CDD Directors decisions. The denial of removal for Loma Street has been appealed. It will come before the Planning Commission in August.

Committee members asked questions of staff.

Sean Mullin, Planning Manager

Some items can take years to resolve and track, instead, staff can report on any appealed decisions or significant happenings.

COMMITTEE MATTERS

None.

ADJOURNMENT

The meeting adjourned at 5:49 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 25, 2025 meeting as approved by the Historic Preservation Committee.

Sean Mullin, AICP, Planning Manager

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