



TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING JULY 24, 2024

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on July 24, 2024 at 3:00 p.m.

MEETING CALLED TO ORDER AT 3:00 PM

ROLL CALL

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

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – May 22, 2024

MOTION: **Motion by Committee Member Cheskin to approve the Consent Calendar. Seconded by Committee Member Queiroz.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 52 Ashler Avenue

Minor Residential Development Application MR-24-009

Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-14-048. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Property Owner: Joseph and Katherine Ervin. Applicant: Ramin Zohoor. Project Planner: Maria Chavarin.

Sean Mullin, Senior Planner, presented the staff report.

Applicant not present.

Opened and Closed Public Comment.

Committee members discussed the matter.

- The proposed front elevation is inconsistent with the design guidelines. The front façade looks symmetrical, but the proposed second story is towards the front of the structure and has two different sized windows.
- Building Design 3, page 48: Second floor additions not imbedded within the roof form, should be located to the rear of the structure. For this project the square footage is pushed to the front.

Opened Public Comment.

Applicant presented the project.

Ruben Guerrero, Contractor

- They are converting a regular room on the second floor into a master bedroom. The ceiling height will be raised from 6 ½ ft to 8 ft. They are adding a bathroom and a closet by expanding to the left and right.

Committee members asked questions of the applicant.

Ruben Guerrero, Contractor

- Owners wanted to add the second story in the front to keep the same straight roofline.
- Can propose to use the same windows as those on the house.
- Can do another model of the roofline. They will be eliminating the existing roofline to raise the ceiling.

Closed Public Comment.

Committee members discussed the matter.

- Plans need work.
- Move the mass back.
- The windows need to be more conforming.
- Return with additional drawings that incorporate the Committee's suggestions.
- The one bump out in the front can remain but move the rest of the mass back.
- Windows should be symmetrical and double-hung, without lites, to match bottom floor.
- Consider asking the applicant to pay to have plans reviewed by the Town architect.
- Do more drawings to show side-by-side, the before-and-after.

- Show the next-door neighbor's house towards N. Santa Cruz.
- Slider windows exist on the second floor.
- Have applicant study the proposed windows to they are consistent with the design guidelines, existing windows, and need for egress.

MOTION: **Motion by Committee Member Cheskin** to continue this item to a future meeting and provided the following direction:

- Revisit the front elevation design.
- Consider having plans and windows reviewed by the Town architect.
- Provide drawings comparing side-by-side, the current and the proposed structures.
- Show the next-door neighbor's house towards N. Santa Cruz.

Seconded by Vice Chair Quintana.

VOTE: **Motion passed unanimously.**

3. 258 Edelen Avenue
Minor Development in a Historic District Application HS-24-034

Requesting Approval for Construction of Exterior Alterations to a Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-05-013. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Property Owners/Applicants: Marsie and Reilly Sweetland. Project Planner: Sean Mullin.

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Reilly Sweetland, Owner

- The house was built in 1905. Additions were done over the years. They plan on enclosing a staircase. They will cover a window in the kitchen. The window looks right into the wall of the neighbor's house. There will be minimal impact on the historic look of the house.

Committee members asked questions of the applicant.

Reilly Sweetland, Owner

- The neighbor's house opposite their kitchen window was built decades later.
- The stove requires a 30-inch clearance because it is combustible.
- Costly structural engineering would be needed to retain one of the two single windows.

Closed Public Comment.

Committee members discussed the matter.

- The project is consistent with the design guidelines and standards.
- The window looks onto a wall.
- The window is not visible from the street.
- Windows also let in natural light.
- An inferior view can be mitigated by window treatments.
- Removing this window would not change the historic character of the house.

MOTION: **Motion by Commissioner Mayer** to Recommend Approval to the Community Development Director for Construction of Exterior Alterations to a Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-05-013. **Seconded by Committee Member Cheskin.**

VOTE: **Motion passed 4-0. Lee Quintana abstaining.**

4. 25 W Main Street
Building Permit Application B24-0065

Requesting Approval for Construction of Exterior Modifications (Roof Vent and Screening) to a Contributing Commercial Building Located in the Downtown Historic Commercial District on Property Zoned C-2:LHP. APN 529-01-017. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Property Owner: Reveal Corp. Applicant: Gordon Wong, GKW Architects. Project Planner: Erin Walters.

Item 4 moved to after Item 5 because the applicant has not yet arrived.

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Gordon Wong and Jennie Wong, Architect

- After receiving comments from the plan reviewer, they adjusted the hood and vent screen and added a hatch above the hood. They added a 42-inch screening wall and vertical siding to match the proposed use of the back. Project designed per Building Code requirements. No variances are necessary.

Committee members asked questions of the applicant.

Gordon Wong and Jennie Wong, Architect

- The existing door located the corner will remain but will be inoperable.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Vice Chair Quintana** to Recommend Approval to the Community Development Director for Construction of Exterior Modifications (Roof Vent and Screening) to a Contributing Commercial Building Located in the Downtown Historic Commercial District on Property Zoned C-2:LHP. APN 529-01-017. **Seconded by Chair Burnett.**

VOTE: **Motion passed unanimously.**

5. 19 Clifton Avenue

Minor Development in a Historic District Application HS-24-036

Requesting Approval for Construction of Exterior Alterations (Siding, Window, and Door Replacement) to a Non-Contributing Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-082. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Property Owner: Carriage House LLC. Applicant: Jonathan Schantz. Project Planner: Suray Nathan.

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jonathan Schantz, Contractor and Designer

- Available for questions.

Committee members asked questions of the applicant.

Jonathan Schantz, Applicant

- They had a Building application. But they found damage and went over the repair threshold. There is now structural work needed. They are proposing that all the siding be replaced with new but matching redwood siding, trim, and windows.
- The windows will be double hung. The kitchen windows are casement. It is a wide window.
- The doors will be the same.

- It is more costly to try and reuse old siding vs new siding.

Closed Public Comment.

Committee members discussed the matter.

- It is common with older homes that the work will increase, when more area is exposed.
- Consider reusing the original materials.

MOTION: **Motion by Committee Member Cheskin** to Recommend Approval to the Community Development Director for Construction of Exterior Alterations (Siding, Window, and Door Replacement) to a Non-Contributing Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1D:LHP. The Applicant is to Consider Reuse of Material, If Possible. **Seconded by Chair Burnett.**

VOTE: **Motion passed (4-1). Lee Quintana voting no.**

6. 142 Massol Avenue
Minor Development in a Historic District Application HS-24-038

Requesting Approval for Construction of an Addition to an Existing Accessory Structure Located in the Almond Grove Historic District on Property Zoned R-1D:LHP.
APN 510-18-048. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Property Owner/Applicant: David Zicovich. Project Planner: Suray Nathan.

Committee Member Martha Queiroz recused themselves from Item 6, 142 Massol Avenue, as their property is located within 1,000 feet of the subject property.

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

David Zicovich, Owner/Applicant

- The garage with an attached ADU was built in late 1970's to early 1980's. The ADU was never permitted. They want to remove the siding that has termites and adjust the roofline. They plan to remove the hips to match the gables on the house.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Cheskin** to Recommend Approval to the Community Development Director for Construction of an Addition to an Existing Accessory Structure Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-048. **Seconded by Chair Burnett.**

VOTE: **Motion passed unanimously.**

7. 15116 Blossom Hill Road
Request for Review PHST-24-011.

Requesting Approval to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned HR-1. APN 527-16-001. Exempt Pursuant to CEQA Section 15061(b)(3). Property Owner/Applicant: Gamaleldin Elsayed. Project Planner: Jocelyn Shoopman.

Jocelyn Shoopman., Senior Planner, presented the staff report.

Committee members asked questions of staff.

Opened Public Comment.

Applicant presented the project.

Gamaleldin Elsayed, Owner

- An addition was done in the 1980's. The house has no architectural historic significance. No one of historic significance has lived in the house.

Committee members asked questions of the applicant.

Gamaleldin Elsayed, Owner

- A large addition of 1000 sf was added to the entire back of the house and part of the front.
- The windows are all double hung.
- A structural engineer said that the house is structurally sound.
- They have not yet designed a replacement house.

Closed Public Comment.

Committee members discussed the matter.

- The back addition is dramatically different from the original house.
- Having an addition does not mean it should be removed from the inventory.
- It has enough distinctive characteristics on the front and side to remain on the inventory.
- There are some charming original portions of the house.
- If compromised beyond repair, the committee needs to see a structural engineer report.
- Is there a difference between being dramatically altered to the house or dramatically altered within the footprint of the existing house?
- The addition has compromised the integrity of the house.
- The front still conveys historic significance.
- The addition is not visible from the street.

MOTION: **Motion by Committee Member Queiroz** to Recommend Denial to the Community Development Director for a request to remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned HR-1. APN 527-16-001. **Seconded by Vice Chair Quintana.**

VOTE: **Motion passed 4-1. Barry Cheskin voting no.**

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

8. 311 Johnson Avenue
Request for Review Application PHST-24-010.

Preliminary Review for Exterior Alterations and Construction of an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-28-017. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Property Owner: Nishita Biddala. Applicant: Abhay Reddy. Project Planner: Suray Nathan.

Suray Nathan, Assistant Planner, presented the staff report

Opened public comment.

Applicant presented the project.

Abhay Reddy, Applicant

- They recently purchased the house. They plan to remove the rear addition. It is distinct from the original house. It has a step down, low ceiling, small windows and a small kitchen

with no exhaust. They will extend by 6 feet and match the material and style of the main house.

Committee members asked questions of the applicant.

Abhay Reddy, Applicant

- The tree they are proposing to remove was planted in 1965. It is 30 inches in diameter. The tree is close to the foundation and leaning towards the house near the exhaust. To raise the roof, the tree needs to be removed. They plan to plant a replacement tree. The Town arborist is willing to grant a tree permit after the Planning portion is completed.

Closed public comment.

Committee members provided the following comments:

- It looks great
- It maintains the look and architecture of the house.
- Thank you for keeping it a small house at 960 sf.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- All Director decisions have been aligned with the recommendations of the Committee. However, the Planning Commission considered an appeal for the proposed removal from the Historic Resources Inventory for 32 Euclid Avenue at their June 26, 2024 meeting. The appeal was granted based on additional information provided by the applicant.

COMMITTEE MATTERS

- Educate homeowners on what is a historic home to avoid remodeling mistakes. Maybe send a flyer to the new owners of historic homes.
- Ask applicants to bring printed copies of the plans to the hearing.
- Need a discussion between committee and staff on what constitutes a historic structure vs. what can be removed from the Historic Resources Inventory. Need better guidelines.
- Microphone on the table so audience can hear. Audience seems not to be able to hear.
- Committee needs education on new types of windows.
- Regarding finding number 5. The finding was an “or”, but the Town Attorney says it says “or”, but we interpret it as “and”. This leads to inconsistent decisions. The ordinance needs to be changed to be clear and not open to interpretation.

ADJOURNMENT

The meeting adjourned at 4:40 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 24, 2024 meeting as approved by the Historic Preservation Committee.

/s/ Sean Mullin, AICP, Senior Planner