



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
NOVEMBER 20, 2024**

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on November 20, 2024 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Susan Burnett, Vice Chair Lee Quintana, Planning Commissioner Jeffrey Barnett, and Committee Member Martha Queiroz.

Absent: Committee Member Barry Cheskin

VERBAL COMMUNICATIONS

None.

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

None.

PUBLIC HEARINGS

1. 200 Hernandez Avenue
Request for Review Application PHST-24-018

Requesting Approval for Exterior Alterations to a Pre-1941 Single-Family Residence on Property Zoned R-1:12. APN 510-21-003. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Property Owner/Applicant: Vaishali Singh-Sood

Project Planner: Sean Mullin

Continued from October 23, 2024

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Applicant presented the project.

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Vaishali Singh-Sood, Owner

- Read letter written by his wife. At the last hearing, the Committee requested documentation from a structural engineer on the weight capacity that can be supported by the current roof structure. If the roof is barrel style roof edging or entire roof can be supported.
- Structural engineers are not willing to give feedback or take on partial jobs. They only take on full or new home projects.
- Roofers said that the low pitch is not conducive to a barrel style roof.
- Asking for a standing seam roof with a barrel style edging on the eaves of the roof
- Asking for no more delays. They suffered water damage during the last rainy season.
- Asking for no more requests for documents that they cannot attain.

Committee members asked questions of the applicant.

Vaishali Singh-Sood, Owner

- They have provided photos showing examples of various barrel eaves.
- They looked into other materials. Their architect was specific about drainage.
- The pitch of the home on Bachman with American Standard clay tiles is higher than their home.
- Their architect says that their roof cannot support a tile roof. Having to go further by ripping into the walls is an undue burden.
- They would consider a barrel style edge.
- They would consider a rust color instead of black.

Open and close public hearing

Committee members asked questions of staff.

Committee members discussed the matter.

- The letter from architect was helpful.
- Item should not be continued again.
- Would have liked to see better samples.
- Samples would have helped determine the color choices.
- Not opposed to a metal roof due to environmental considerations.
- In support, but note that the low pitch of the roof makes it an exception.
- In support of a barrel style metal roof with barrel edge.
- Prefer red or rust colored roof.
- Why didn't they replace with similar existing roof?
- Prefer a barrel style metal roof with a barrel edge.
- The guidelines are not definitive about metal roofs.
- Make a decision tonight.

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MOTION: **Motion by Vice Chair Quintana** to forward a recommendation to the Community Development Director to approve a replacement roof with a barrel style edging in a color compatible with the window trim. If available, approve a standing seam metal barrel roof. Or if not available and doesn't meet code, approve a standing seam metal roof that is complimentary to the window trim and barrel edging. **Seconded by Committee Member Queiroz.**

Friendly amendment

- Consider the MasterCraft lightweight barrel style roof.

Friendly amendment accepted by Vice Chair Quintana and Committee Member Queiroz.

Friendly amendment

- Allow flexibility by not limiting it to a specific material or contractor.

Friendly amendment accepted by Vice Chair Quintana and Committee Member Queiroz.

Friendly amendment

- Include the considerations in the Staff Report.

Friendly amendment accepted by Vice Chair Quintana and Committee Member Queiroz.

MOTION: **Motion by Vice Chair Quintana** to forward a recommendation to the Community Development Director to approve, if available and meets code, a lightweight barrel style roof in a compatible color. Or if not available, a standing seam metal roof in a compatible color with a barrel edging in a matching color. Include considerations as reflected in the Staff Report. **Seconded by Committee Member Queiroz.**

VOTE: **Motion passed unanimously.**

2. 352 W. Main Street

Minor Development in a Historic District Application HS-24-054

Requesting Approval for Construction of Exterior Alteration (Window Replacement) to a Non-Contributing Multi-Family Residential Development in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-033. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.
Property Owner: West Main Partners LLC.

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Applicant: Byron Brown

Project Planner: Suray Nathan

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Byron Brown, Applicant

- They brought a window sample in the most popular color of bronze/brown. The next popular colors are tan, almond, and adobe. Black is difficult to work with and more prone to damages. The paint is baked on with a hardener and is difficult to come off. They are flexible on the color choice.

Committee members asked questions of the applicant.

Byron Brown, Applicant

- The vinyl window is white. It will be painted by the manufacturer. The life expectancy of the vinyl window is 30 years. The paint has its own life expectancy of at least 20 years. The paint could fade. They can always repaint.
- The interior side will be white.
- The manufacturers do not paint the screen channel to reduce friction.

Denny Mayer, Tenant/Resident

- They have lived there for the last 12 years. Every year the water pools around the windows and black mold blooms. Please approve.

Closed Public Comment.

Committee members discussed the matter.

- The building is not pre-1941.
- Most of the complex is not visible from the street.
- The Design Guidelines don't exclude vinyl windows. They are not preferred.
- The painted windows look very good. It will be an improvement and environmentally beneficial.
- Prefer the color bronze.
- Prefer white if keeping it white makes it more durable.
- The bottom should be painted as well.

Open Public Comment

Committee members asked questions of the applicant.

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Byron Brown, Applicant

- The white vinyl should be cleaned to avoid fading and sunburn.
- Painting makes it more durable.
- They can paint the lower part.

Closed Public Comment

Committee members discussed the matter.

Friendly amendment

- Physical location of the buildings are the exceptional circumstances.

Friendly amendment accepted by **Commissioner Barnett and Vice Chair Quintana**.

MOTION: **Motion** by **Commissioner Barnett** to forward a recommendation to the Community Development Director to approve the application with considerations in the staff report, the brown paint choice presented to the Committee, and to also paint the window channel brown. **Seconded** by **Vice Chair Quintana**.

VOTE: Motion passed unanimously.

3. 17121 Wild Way
Request for Review PHST-24-022

Requesting Approval for Construction of Exterior Alterations (Window and Door Replacement) to a Pre-1941 Single-Family Residence on Property Zoned R-1:20. APN424-30-080. Exempt Pursuant to CEQA Section 15301: Existing Facilities.
Property Owner: ALG Homes, LLC
Applicant: Erik Zang
Project Planner: Maria Chavarin

Maria Chavarin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Erik Zang, Designer and Rori, Owner

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- They will change all the windows to double-paned. They will be the same size and style. The material is the only change. Fiberglass is easier to maintain and provides better insulation. It will look the same as what is there now.
- The current windows are single-paned. Some of them do not close properly and leave a gap.

Committee members asked questions of the applicant.

Erik Zang, Designer and Rori, Owner

- The grids in the current windows are true divided.
- The new windows will have a grid.
- The glass will be new and double-paned.
- Window expert, Milgard, provided the best match, but in fiberglass. It is a historical series.
- Replacement windows will closely resemble the original.
- Discussed with the window provided that the exterior does not have insulation It was not required at that time.
- During the summer it is very hot.
- The window supplier says it is too much work to repair the current windows, and they cannot guarantee that the results will look good.
- They can spend a lot of money to fix the single-pane glass windows, but the double-paned energy efficiency is far better.
- The frame around the window is wood.
- The windows would have the same lites and depth as the current windows.
- They plan to match what is there, including the depth.

Committee members asked questions of Staff.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

- There are professionals that deal with metal windows.
- The home is very special. See if they can preserve what is there.
- Torn between unique, historical window, and the need for non-leaking and insulated windows.
- Don't see single-paned being better than double-paned window features.
- If the rest of the house is faded and older, will the new windows stick out?
- This is an outstanding historic home, and the metal windows should be rehabilitated.
- It is worth a try to research if there is someone who can restore and yet weatherize.

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- The old glass is wavy.
- It is reasonable to come back one time after researching possible options.
- Example of an option: use sound glass over original windows. The original windows can still be seen.
- Another example of an option: the window is installed in the interior. The original exterior is preserved. But that doesn't address the deterioration of the windows.

MOTION: **Motion by Chair Burnett** to forward a recommendation of denial of the above request to the Community Development Director.

MOTION DIES: **Second by Vice Chair Quintana** is withdrawn.

NEW MOTION: **Motion by Chair Burnett** to continue to a date uncertain with the recommendation that the applicant confer with a historic architect with experience with window replacement on historic homes with the intent to preserve and rehabilitate the existing windows. Report from a historic architect on their findings. **Seconded by Vice Chair Quintana.**

VOTE: **Motion passed unanimously.**

4. 222 University Avenue
Minor Development in an Historic District Application HS-24-055

Requesting Approval for Construction of an Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-04-004. Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner/Applicant: Tuyet Pham
Project Planner: Sean Mullin

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Tuyet Pham, Applicant

- The siding will be engineered wood pretreated with primer. The current owner bought the house 10 years ago. The siding has water damage and needs to be redone. The front needs to be remodeled. They plan to increase the square footage to fit a kitchen.

Committee members asked questions of the applicant.

Tuyet Pham, Applicant

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- There is a picture of the front elevation in the packet.
- There is currently a mix of siding styles.
- They propose to replace the front window with folding doors for access to a patio.
- There is a kitchen in the back. The kitchen will be expanded by use of an island and open kitchen/dining room concept.
- The siding grooves go either horizontal or vertical. They tried to match neighbor's homes.
- The front roof has a steep slope and tapers into the front porch.
- The porch is existing with an addition made
- The roof will remain a hipped roof.
- They propose two new windows. One on the addition and one next to the existing bathroom.
- The windows are sliding.
- Propose two new doors to bring in natural light.

MOTION: **Motion by Commissioner Barnett** to extend the meeting to 6:30 PM.
 Seconded by Committee Member Queiroz.

VOTE: Motion passed unanimously.

Committee members asked questions of the applicant.

Tuyet Pham, Applicant

- The awning is intended to define the entrance.
- The original 1920 siding is wood, but is unrecognizable.
- Finished siding will be engineered wood that will be painted.
- They will blend with the neighboring houses that have light colored siding.

Closed Public Comment.

Committee members discussed the matter.

- Prefer that the street facing doors be French doors instead of a folding door.
- Prefer that the street facing windows be double hung.
- Two doors on one side and one on the other.
- Siding needs to be replaced.
- Changing the two front floor-to-ceiling windows to French doors is not consistent with the neighborhood.
- The added windows are not consistent with the existing windows.
- The siding doesn't look authentic for the time period. The easiest siding to duplicate is the batten. It is not tongue and groove.
- The trellis looks stuck on to the house.

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- Remove the divided lites.
- Sliding doors with the provision that the taller windows mimic the double-hung windows.

MOTION: **Motion by Commissioner Barnett** to continue to a date uncertain. With modifications based on the Committee's comments on the plans. Not supportive of folding doors, sliding door on the side should be historic, style of visible windows and siding changed to something more authentic and fitting to the neighborhood, and front trellis needs to be integrated.
Seconded by Committee Member Quieroz.

VOTE: **Motion passed unanimously.**

5. 126 University Avenue

Minor Development in an Historic District Application HS-24-061

Requesting Approval for Modification of a Previously Approved Project for Construction of Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-02-016.

Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner/Applicant: Jean-Philippe Persico

Project Planner: Sean Mullin

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jennifer Haller and Jean-Philippe Persico, Owner/Applicant

- They are asking to make changes to the rear of the house. The rear elevation is not original and was modified in 1990's.
- They want to remove the requested lite dividers to the windows and doors. None of the original windows had muntins.
- Damage was revealed in the front windows. They would replace with the aluminum clad windows approved elsewhere. They would match the look of the original windows.
- They want to remove the requested dividers in the new glass roof. Fabricators say that adding dividers would impede the function of opening the panels.
- The requested nine-foot wide French doors are too big to be functional and require steel reinforcement. The doors would be heavy and not safe for small children. They will keep the existing French doors, but add side lights to keep light and eliminate safety issues.

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Committee members asked questions of the applicant.

Jean-Philippe Persico, Applicant/Owner

- Open to consider adding a horizontal divider to new stairway windows to match the existing double hung window.
- The doors are positioned to align with interior staircase.
- The rear addition is not symmetrical with the original house.
- The house is Queen Anne style. Based on neighbors' photos, this particular home never had divided windows in the front windows.

Closed Public Comment.

Committee members discussed the matter.

- Agree with removing the dividers from the glass roof panels and other windows and doors.
- Modify two tall windows with dividers to mimic being double hung.
- Could add a vertical line to the top windows.

MOTION: **Motion by Vice Chair Quintana** to forward a recommendation to the Community Development Director to approve removing the divided lites from the glass roof and other windows and doors, modifying the big swinging doors, and adding dividers to the two tall windows to appear being double hung. **Seconded by Chair Burnett.**

VOTE: **Motion passed unanimously.**

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

None.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

- The CDD Director's decision all aligned with the Committee's recommendations.
- An appeal by 55 Ellenwood is scheduled for Planning Commission on January 8, 2025.

COMMITTEE MATTERS

- Ask the Director to request a study session on what the HPC stands for and what they base their decisions on. The Vice Mayor suggested this.

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- Is it possible to have a special study session when the Council meets without incurring a staff report?

ADJOURNMENT

The meeting adjourned at 6:40 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
November 20, 2024 meeting as approved by the
Historic Preservation Committee.

/s/ Sean Mullin, AICP, Planning Manager