



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
FEBRUARY 28, 2024**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on February 28, 2024 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

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

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – November 15, 2023
2. Approval of Minutes – December 20, 2023

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

VOTE: **Motion passed, 4-0. Commissioner Mayer abstained due to not being present at that meeting.**

PUBLIC HEARINGS

3. 18 Oak Hill Way
Request for Review PHST-23-020.

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. APN 529-34-052. Exempt Pursuant to CEQA Section 15061(b)(3).

Property Owner/Applicant: Vanessa Young

Project Planner: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Vanessa Young, Owner

- The unit is not visible from Villa Avenue or Oak Hill Way. The reason we are here with new information is the property and documents were misfiled in the Santa Clara County archive. The house is more likely built in 1950 per the County. According to the records, the windows on the Villa Avenue side were replaced in 1960. There have been two renovations. It is not in a historic district.
- The elevation facing Villa Avenue was originally considered the front but is currently being used as the back.
- The porch was enclosed to create a mudroom and a large deck was added. The space is 780 square feet.

Closed Public Comment.

Committee members discussed the matter.

- With the new information, now feel inclined to taking it off the Historic Inventory since there isn't clear records saying it is historic.
- It is not clear that the structure was built pre-1941. The best estimate is that it was built in 1950.
- The structure has features that are distinctive of a cottage style.
- Still of the opinion to keep it on the Historic Inventory. They can add and remodel while keeping the character.

MOTION: **Motion by Chair Cheskin to recommend removal from the Historic Inventory. Seconded by Commissioner Mayer.**

VOTE: **Motion passed 3-2, Committee Member Quintana and Vice Chair Burnett voted no.**

4. 215 Massol Avenue

Minor Residential Development Application MR-23-011

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.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Applicant

- They followed the list of items from the last meeting. They wanted to clarify that it has a chimney with a tie. A mason says they can extend it with a tie or a thin brick.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Quintana** to recommend approval to the Director for the above request. The applicant has followed the suggestions made by the Historical Preservation Committee. **Seconded by Commissioner Mayer.**

VOTE: Motion passed, 3-0. Committee Member Queiroz abstained and Chair Cheskin was recused.

5. 202 University Avenue
Minor Development in a Historic District Application HS-24-003

Requesting Approval for a Revision to the Approved Exterior Materials on an Existing Residence on Property Located in the University-Edelen Historic District Zoned R-1D:LHP. APN 529-04-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Tyler and Kristine Shewey

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 original foundation may not have existed. It may have been wood walls directly on dirt. Propose using a sand mold brick with mixed finishes for the foundation. A thin brick will cover the concrete foundation and will match the brick on the chimney.
- Not all houses have an exposed brick foundation.
- Proposed fiberglass windows will be used in the basement and will be painted to match.
- They chose Marvin windows for the windows above because they are nice on the inside and outside. Chose Anderson windows for the windows below because it is a better choice for smaller casement windows.

Closed Public Comment.

Committee members discussed the matter.

- The windows are not a problem. But the brick is not used anywhere else.
- Brick ties in with the commercial downtown area versus the residential area.
- The house is near downtown.
- It is common for a house of this age to have brick.

MOTION: **Motion by Committee Member Quintana** to forward a recommendation of approval of the above request to the Community Development Director. Included are the choice of basement windows and use of exterior brick. **Seconded by Vice Chair Burnett.**

VOTE: **Motion passed, 3-2. Committee Member Queiroz and Chair Cheskin voted no.**

6. 179 Loma Alta Avenue
Request for Review PHST-23-024

Consider a Request for Construction of Exterior Alterations (Window Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-29-037.
Property Owner: Linda Van Mouwerik
Applicant: Hilda Ramirez, Renewal by Andersen
Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

7. 14335 La Rinconada Drive, Parcel 1
Request for Review PHST-23-023

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

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Greg Zierman, Architectural Designer; and Nick Gera, one of the owners

- Did not find any historic significance or architectural merit.
- The 1920 structure has been modified and does not have any defined architectural style.
- A laundry room with a shed roof was added. The front porch was added. All the windows have been replaced and are now vinyl. The windows are not in the original place and do not have the original style.
- No person of significance has owned the property.
- It is not in a historic district nor on the Sanbourn Map.
- The property meets all five criteria for removal.

Closed Public Comment.

Committee members discussed the matter.

- This is a clear case for removal.
- It is pre-1941, but looking at the property, there is no historical merit and is in bad shape.
- The structure doesn't look salvageable.
- There is a mix of houses surrounding the project.
- This little cottage does not have any architectural significance that is redeemable.
- Sad to see little cottages being removed. But this one is not redeemable.

MOTION: **Motion by Chair Cheskin** to Approve a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8.
Seconded by Committee Member Queiroz.

VOTE: **Motion passed, 3-2. Committee Member Quintana and Vice Chair Burnett voted no.**

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

8. 80 Cleland Avenue
Request for Review PHST-23-021

Preliminary Review for Construction of Exterior Alterations and a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence and Determination of Significance on Property Zoned R-1D. APN 529-33-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Dinesh Mishra

Applicant: Davide Giannella, Acadia Architecture

Project Planner: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened public comment.

Applicant presented the project.

Davide Giannella, Applicant

- They made modifications based on comments from the prior meeting.
- Removed the standing seam metal roof and replace with composition roof.
- Removed the low shed roof addition.
- Extended the addition to mimic the two-story form of the existing house with a lower scale and stepped down the addition from the existing house.
- Repeated the gables at the end of the addition.
- Matching color and materials of the existing house.
- Reduced the size of the windows and doors to mimic the existing spacing.
- The existing second story was a past addition.
- Most of the new addition is to the right to add a kitchen and another new addition to the rear.

Closed Public Comment.

Committee members provided the following questions and comments:

- Thank you for modifying the design per the last meeting comments. Appreciate that the additions match the details of the existing structure.

- The current front elevation has a nice proportion and harmony.
- The massing of the addition from the front elevation seems off balance. The proposed addition is tacked onto one side. Consider adding additions to both sides of the building to provide symmetry on each side.
- Is there a glass deck guardrail in the back of the house?
- There are many variations in the roof forms.
- Spacing of the windows on the bottom floor addition is a different proportion to the rest of the house.
- The use of the clerestory windows seems inconsistent.
- The unusually shaped skylights are not elements that belong on a historic house.

9. Election of Chair and Vice Chair

MOTION: **Motion by Chair Cheskin to elect Vice Chair Burnett as Chair. Seconded by Committee Member Mayer.**

VOTE: **Motion passed unanimously.**

MOTION: **Motion by Chair Burnett to elect Committee Member Quintana as Vice Chair. Seconded by Committee Member Queiroz.**

VOTE: **Motion passed 4-0, with Committee Member Quintana abstaining.**

ADJOURNMENT

The meeting adjourned at 5:31 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 28, 2024 meeting as approved by the Historic Preservation Committee.

/s/Jennifer Armer, AICP, Planning Manager