



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
AUGUST 10, 2022
110 EAST MAIN STREET
LOS GATOS, CA**

*Melanie Hanssen, Chair
Jeffrey Barnett, Vice Chair
Kylie Clark, Commissioner
Kathryn Janoff, Commissioner
Steven Raspe, Commissioner
Reza Tavana, Commissioner
Emily Thomas, Commissioner*

PARTICIPATION IN THE PUBLIC PROCESS

How to participate: The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please follow the participation instructions on page 2 of this agenda. If you wish to speak to an item NOT on the agenda, you may do so during the “Verbal Communications” period, by following the participation instructions on page 2 of this agenda. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

Effective Proceedings: The purpose of the Planning Commission meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Town of Los Gatos asks that you follow the Town’s meeting guidelines while attending Planning Commission meetings and treat everyone with respect and dignity. This is done by following meeting guidelines set forth in State law and in the Town Code. Disruptive conduct is not tolerated, including but not limited to: addressing the Commissioners without first being recognized; interrupting speakers, Commissioners or Town staff; continuing to speak after the allotted time has expired; failing to relinquish the podium when directed to do so; and repetitiously addressing the same subject.

Deadlines for Public Comment and Presentations are as follows:

- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email, to the Planning Department by 1 p.m. or the Clerk’s Office no later than 3:00 p.m. on the day of the Planning Commission meeting.
- Persons wishing to submit written comments to be included in the materials provided to the Planning Commission must provide the comments to the Planning Department as follows:
 - For inclusion in the regular packet: by 11:00 a.m. the Friday before the meeting
 - For inclusion in any Addendum: by 11:00 a.m. the day before the meeting
 - For inclusion in any Desk Item: by 11:00 a.m. on the day of the meeting

***Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m.
Live and Archived Planning Commission meetings can be viewed by going to:
www.LosGatosCA.gov/TownYouTube***

***IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING,
PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN
TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]***

IMPORTANT NOTICE REGARDING PLANNING COMMISSION MEETING

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044 this meeting will not be physically open to the public and the Council and/or Commissioners will be teleconferencing from remote locations. Members of the public can only participate in the meeting by joining the Zoom webinar (log in information provided below). The live stream of the meeting may be viewed on television and/or online at: <https://losgatos-ca.municodemeetings.com/>.

In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chambers.

PARTICIPATION

If you are not interested in providing oral comments real-time during the meeting, you can view the live stream of the meeting on television (Comcast Channel 15) and/or online at <https://www.youtube.com/channel/UCFh35XRBWer1DPx-F7vvhcg>.

If you are interested in providing oral comments in real-time during the meeting, you must join the Zoom webinar at:

Zoom Link: <https://losgatosca-gov.zoom.us/j/83040129340?pwd=QWpMdllzSWJuY0JUcjNBcTJVVVplZz09>.

Passcode: 782492.

Please be sure you have the most up-to-date version of the Zoom application should you choose to provide public comment during the meeting. Note that participants cannot turn their cameras on during the entire duration of the meeting.

During the meeting:

- When the Chair announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand. If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Council meeting.

If you are unable to participate in real-time, you may send an email to PlanningComment@losgatosca.gov with the subject line “Public Comment Item # ” (insert the item number relevant to your comment) or “Verbal Communications – Non Agenda Item.” Comments will be reviewed and distributed before the meeting if received by 11:00 a.m. on the day of the meeting. All comments received will become part of the record. The Chair has the option to modify this action on items based on comments received.

REMOTE LOCATION PARTICIPANTS

The following Planning Commissioners are listed to permit them to appear electronically or telephonically at the Planning Commission meeting: CHAIR MELANIE HANSSEN, VICE CHAIR JEFFREY BARNETT, COMMISSIONER KYLIE CLARK, COMMISSIONER KATHRYN JANOFF, COMMISSIONER STEVEN RASPE, COMMISSIONER REZA TAVANA, AND COMMISSIONER EMILY THOMAS. All votes during the teleconferencing session will be conducted by roll call vote.

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
AUGUST 10, 2022
7:00 PM**

MEETING CALL TO ORDER

ROLL CALL

RULES OF DECORUM AND CIVILITY

To conduct the business of the community in an effective and efficient manner, please follow the meeting guidelines set forth in the Town Code and State law.

The Town does not tolerate disruptive conduct, which includes but is not limited to:

- Addressing the Planning Commission without first being recognized;
- Interrupting speakers, Planning Commissioners, or Town staff;
- Continuing to speak after the allotted time has expired;
- Failing to relinquish the microphone when directed to do so; and
- Repetitiously addressing the same subject.

Town Policy does not allow speakers to cede their commenting time to another speaker. Disruption of the meeting may result in a violation of Penal Code Section 403.

VERBAL COMMUNICATIONS *(Members of the public may address the Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

CONSENT ITEMS *(Items appearing on the Consent Items are considered routine Town business and may be approved by one motion. Any member of the Commission may request to have an item removed from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions contained on Page 2 of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard.)*

1. Draft Minutes of the July 27, 2022 Planning Commission Meeting

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

2. Consider an Appeal of the Historic Preservation Committee Decision to Approve a Request for Modification of a Previously Approved Project on an Existing Non-Contributing Single-Family Residence in the Broadway Historic District on Property Zoned HR-5:LHP. **Located at 198 Broadway.**

APN 510-43-001. Minor Development in a Historic District Application

HS-22-028. PROPERTY OWNER/APPELLANT: Heidi Bigge. PROJECT PLANNER: Sean Mullin.

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

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT *(Planning Commission policy is to adjourn no later than 11:00 p.m. unless a majority of the Planning Commission votes for an extension of time)*

Writings related to an item on the Planning Commission meeting agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk of the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.

Note: The Town of Los Gatos has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a decision of the Town Council must be brought within 90 days after the decision is announced unless a shorter time is required by State or Federal law.



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/10/2022

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JULY 27, 2022**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, July 27, 2022, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044, all planning commissioners and staff participated from remote locations and all voting was conducted via roll call vote.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Melanie Hanssen, Vice Chair Jeffrey Barnett, Commissioner Kylie Clark, Commissioner Kathryn Janoff, Commissioner Steve Raspe, and Commissioner Emily Thomas
Absent: Commissioner Reza Tavana

VERBAL COMMUNICATIONS

None.

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

- 1. Approval of Minutes – July 13, 2022**
- 2. Review and Recommendation of the Draft Objective Standards to the Town Council**

MOTION: Motion by Commissioner Janoff to approve adoption of the Consent Calendar. **Seconded by Commissioner Thomas.**

VOTE: Approval of minutes of July 13, 2022 Planning Commission meeting passed 5-0 with Commissioner Raspe abstaining. Continuation of Draft Objective Standards to August 24, 2022, passed unanimously.

PUBLIC HEARINGS

3. 16195 George Street

Architecture and Site Application S-20-025

Subdivision Application M-20-008

APN 529-18-051

Applicant: Hometec Architecture

Property Owner: Robert Bothman, George St. Partners

Project Planner: Ryan Safty

Requesting approval for demolition of an existing residence, construction of four condominium units that will exceed the floor area ratio standards, and site improvements requiring a Grading Permit on property zoned R-M:5-12.

Planning Manager Armer reported that the applicant for 16195 George Street was absent from the meeting and recommended a continuance.

MOTION: **Motion by Vice Chair Barnett** to continue the public hearing for 16195 George Street to a date certain of August 10, 2022 due to there being no applicant representative at the hearing. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Jennifer Armer, Planning Manager

- The Town Council has been recessed for the month of July.
- The next Housing Element Advisory Board meeting is scheduled for August 4, 2022.
- Review and Recommendation of the Draft Objective Standards to the Town Council has been continued to the August 24, 2022 Planning Commission meeting. Any further Planning Commission questions or comments should be submitted to staff by August 12, 2022.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Commission

Commissioner Clark

- HPC met July 27, 2022:
 - o Request to remove a property from the inventory.
 - o Request for alterations to the exterior awnings of 50 University Avenue, adding blue at the bottom, but did not approve a change to the shape of the awnings.
 - o Reviewed and provided feedback regarding a property that will apply for demolition.
- Added a new fifth member, Susan Burnett.

Planning Manager Armer reported that the applicant for 16195 George Street had joined the meeting.

PUBLIC HEARINGS

3. 16195 George Street

Architecture and Site Application S-20-025

Subdivision Application M-20-008

APN 529-18-051

Applicant: Hometec Architecture

Property Owner: Robert Bothman, George St. Partners

Project Planner: Ryan Safty

Requesting approval for demolition of an existing residence, construction of four condominium units that will exceed the floor area ratio standards, and site improvements requiring a Grading Permit on property zoned R-M:5-12.

MOTION: **Motion by Commissioner Clark** to rescind the continuance of the public hearing for 16195 George Street and to hear the item. **Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously.**

Commissioner Thomas disclosed that one of the property owners is her former landlord, but she believed she could make an impartial decision based on the information provided by the Town.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Greg Mussallem, Applicant

- The back units are a little larger than the front units. The density and unit sizes are typical for the neighborhood and is smaller than the buildings across the street in the Planned Development zoning. We went before the CDAC and worked with staff on the design. Originally, we had the back units in the setbacks and the front homes pushed up more and they had their own driveway aprons, and that made the houses in the 2,100-2,200-square foot range. When we moved the units to comply with the required setbacks, we built within that envelope. We wanted a first floor bedroom and bathroom in each unit to accommodate older occupants, and that shaped our design and the overall square footage. Although we exceed the FAR, the units are not egregious in size. What is more important is we are under the lot coverage for the project and our FAR is compatible with the neighborhood. We are a little taller than the houses across the street, but we are still three feet under the maximum allowable height, and we did the slab foundation so we can avoid Tree 884 and minimize height. Our plate heights are nine feet, and our roof is at 5:12 and does not max out the height. The landscape plan shows the open space and that the units have usable yards. Changes were made to accommodate comments from the consulting architect and staff on the design. Although our project exceeds the FAR, it meets the spirit of infill development in this transitional area that has multi-family and commercial.

Greg Mussallem, Applicant

- We followed the CDAC's direction and worked closely with staff on the project. We had some challenges. We lost our architect towards the end, so making small detail revisions was difficult, but staff worked with us. We are happy to make small adjustments to make the project good for the community, but we feel the project fits in and is in the spirit of the need for housing and infill. It is a good project because people prefer having a single-family home. Being a good neighbor and maintaining upkeep can be enforced in CC&Rs. These are good, functional homes that would allow families to live in the neighborhood and enjoy the community.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Janoff** to approve an Architecture and Site Application and Subdivision Application for 16195 George Street, subject to an additional condition of approval to add architectural detail in accordance with recommendations made by the consulting architect to be approved by Planning Manager or designee, and a modification to Condition of Approval 61 to clarify the single driveway. **Seconded by Commissioner Clark.**

VOTE: **Motion passed unanimously.**

ADJOURNMENT

The meeting adjourned at 8:07 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 27, 2022 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/10/2022

ITEM NO: 2

DATE: August 5, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider an Appeal of the Historic Preservation Committee Decision to Approve a Request for Modification of a Previously Approved Project on an Existing Non-Contributing Single-Family Residence in the Broadway Historic District on Property Zoned HR-5:LHP. **Located at 198 Broadway.** APN 510-43-001. Minor Development in a Historic District Application HS-22-028. PROPERTY OWNER/APPELLANT: Heidi Bigge. PROJECT PLANNER: Sean Mullin.

RECOMMENDATION:

Deny the appeal of the Historic Preservation Committee (Committee) decision to approve the modification of a previously approved project on an existing non-contributing single-family residence in the Broadway Historic District on property zoned HR-5:LHP.

PROJECT DATA:

General Plan Designation: Hillside Residential
Zoning Designation: HR-5:LHP
Applicable Plans & Standards: General Plan; Residential Design Guidelines;
Hillside Development Standards and Guidelines
Parcel Size: 303,900 square feet (6.98 acres)
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Single-Family Residential	Low Density Residential	R-1:8:LHP
South	Single-Family Residential	Hillside Residential	HR-5
East	Single-Family Residential	Hillside Residential and Medium Density Residential	HR-5 and R-1D:LHP
West	Open Space/Recreation	Hillside Residential	HR-5

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

CONSIDERATIONS:

As required by Section 29.80.290 of the Town Code, with regards to the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors, the proposed work in a Historic District will neither adversely affect the exterior architectural characteristics or other features of the property, which is the subject of 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.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located 460 feet from the intersection of Broadway and W. Main Street, taking access via an uphill driveway serving the residence (Exhibit 1). Prior to the construction described below, the property was developed with a two-story residence and a detached garage dating back to 1890 - 1900.

On January 26, 2011, the Committee reviewed a request from a previous property owner for a determination of significance. At this meeting, the Committee made no determination and requested additional information from the applicant (Exhibit 4, Attachment 1). On September 26, 2012, following the sale of the property to the current owner, the Committee reviewed a request to construct one- and two-story additions to the residence. At this meeting, the Committee recommended that the plans be approved (Exhibit 4, Attachment 2). A subsequent Architecture and Site application (S-12-097) for the project was approved by the Development Review Committee on July 29, 2014; and Building permits were approved and issued on March 16, 2016.

On June 28, 2017, the Committee reviewed a request for project modifications including construction of a second-story addition above the previously approved garage, connecting to the existing second story of the residence, then under construction through a Minor Residential Development application (MR-17-006). Other project modifications included a request to remove and replace in-kind the shingle siding on the existing portion of the residence due to rot/termite damage, insufficient sheathing, and concerns related to waterproofing. The Committee recommended approval of the project revisions (Exhibit 4, Attachment 4) and

BACKGROUND (continued):

MR-17-006 was approved by the Town on August 21, 2017. The project revisions were incorporated into the active Building Permit issued for the project.

On January 4, 2021, the property owner contacted staff to schedule a final inspection from Planning. Upon inspection, staff noted several deviations from the approved plans, including:

1. The deck and front porch column details do not match the approved plans;
2. The windows on the approved plans show divided light details which are not reflected in the windows that were installed;
3. Windows on the front, right, and left elevations have been moved/reconfigured;
4. The beam and eave/facia detail modifications on the front porch and gables do not match the approved plans; and
5. The garage doors do not match the approved plans.

On June 22, 2022, the Committee reviewed a request for modification of the previously approved project, seeking approval of the deviations described above. At this meeting, the Committee approved the request with the conditions that the windows be revised to match the divided light windows included in the approved plans and that the garage doors be revised to match the carriage style doors included on the approved plans (Exhibits 4, 5, and 6).

On July 1, 2022, the property owner appealed the decision of the Committee (Exhibit 7).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located 460 feet from the intersection of Broadway and W. Main Street in the Broadway Historic District (Exhibit 1). The surrounding properties are single-family residential and open space/recreation uses.

B. Project Summary

The property owner is appealing the Conditions of Approval included in the Historic Preservation Committee's decision to approve the request for modifications of the previously approved project (Exhibit 7).

DISCUSSION:

A. Appeal to Planning Commission

The decision of the Committee was appealed by the property owner, Heidi Bigge, on July 1, 2022 (Exhibit 7).

Pursuant to Section 29.20.258 of the Town Code, the decision of the Historic Preservation Committee may be appealed to the Planning Commission by any interested party as defined by Section 29.10.020 within 10 days of the decision. For residential projects an interested person is defined as, “a person or entity who owns property or resides within 1,000 feet of a property for which a decision has been rendered and can demonstrate that their property will be injured by the decision.” The property owner/appellant meets the requirements.

Pursuant to Town Code Section 29.20.265, the appeal shall be set for the first regular meeting of the Planning Commission in which the business of Planning Commission will permit, more than five (5) days after the date of filing the appeal. The Planning Commission may hear the matter anew and render a new decision in the matter.

The appellant states that the appeal should be granted on the basis that the newly remodeled residence, including the modifications to the approved windows and garage doors, is consistent with the residences in the Broadway Historic District, the upgraded residence should increase the value of the surrounding residences, and the residence is not visible from any public location (Exhibit 1). The nine points made in support of their appeal are listed below followed by staff’s analysis in *italic font*.

1. Appellant: While 198 Broadway is in an historic district of Los Gatos, the house itself has never been considered a house of any historic value.

The Residential Design Guidelines states that the Town recognizes a historic resource as any structure/site located within a historic district, recognizing that all structures within a historic district support the scale and character of the district regardless of their contributing status. While the property is not identified as a Contributor to the Broadway Historic District in Appendix B of the Residential Design Guidelines, the residence was included in the Project Bellringer list (Exhibit 4, Attachment 3).

On January 26, 2011, the Committee reviewed a request from a previous property owner for a determination of significance. At this meeting, the Committee made no determination and requested additional information from the applicant (Exhibit 4, Attachment 1). The requested information was never provided to the Committee and the request for a determination of significance was not pursued further. The property was later sold to the current owner.

DISCUSSION (continued):

Appellant: The windows are consistent with over 60% of the homes located on Broadway. Specifically, of the 33 homes (not including ours) on Broadway, 20 have no divided-lights, the majority of which are double-hung, and nearly identical to the windows used in our remodel. Only 15% of the homes have divided-light windows. The remaining 24% of homes have a combination of window types. Changing the windows is financially prohibitive and would make the property less consistent with the balance of the homes in the neighborhood.

The Historic Preservation Committee did not find this was a compelling argument to support deviation from the approved plans, see additional response under item 4 below.

2. Appellant: The garage face is constructed from re-claimed wood from the floors of the carriage house (which had to be demolished in order to bring the driveway up to code). The use of reclaimed wood maintains the historic character of the property better than the artist sketch from 2015. Reverting to one artist's sketch from 2015 would be cost prohibitive and the home's appearance would be less consistent with the balance of the homes in the neighborhood.

The Historic Preservation Committee did not find this was a compelling argument to support deviation from the approved plans, see additional response under item 4 below.

3. Appellant: At significant cost, we remodeled the original house and maintained the original character of the property by integrating reclaimed materials, using the same footprint, and keeping most of the architectural details (such as the front 2nd porch dormers, shingles, and double-hung windows). It would have been much lower cost to tear down the old property and build a more modern design. We chose to remodel the home based on our desire to build a home which builds on the historic nature of Los Gatos in general and Broadway specifically.

The Committee approved the project with divided-light windows and carriage style garage doors on September 26, 2012, and June 28, 2017. The approved divided-light windows are consistent with the majority of the windows present on the original residence as shown in the pictures included as Exhibit 4, Attachment 3. Additionally, both the approved Architecture and Site application (S-12-097) and the subsequent Minor Residential Development application (MR-17-006) included the following Condition of Approval:

APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation

DISCUSSION (continued):

shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.

The Conditions of Approval were included as the first page of the plans issued for the Building Permit. The plans also included the divided-light window details and the carriage style garage doors. On June 22, 2022, the Committee did not approve the change to the windows and garage doors as reflected in their conditions included with the approval (Exhibit 5). The Planning Commission may hear the matter anew and render a new decision if merit is found in the appeal.

4. Appellant: It is not possible to view the home, to include the windows and garage, unless someone enters the property (see attached 'Street View of Homes' pdf). It is not possible to see the house from the street. It is also not possible to see other homes from our home. As a result, the home has no aesthetic impact on the neighborhood.

The residence is not visible from the end of Broadway. The isolated nature of the property and the existing trees likely screen views of the residence from neighboring properties. The property is located in the Broadway Historic District. As discussed above, all properties, regardless of their contributing status, support the Broadway Historic District.

5. Appellant: All inspections by the building department have passed – the technical requirements and standards are all up to code.

To date, all required inspections by the Building Division have been completed. The final inspection by the Building Division and issuance of a Certificate of Occupancy remain outstanding and may be requested upon approval of a final Planning inspection.

6. Appellant: The historic committee seemed to approve of some of the changes we made as they were not even brought up in the meeting of 6/22/22. The beam and eave/facia detail on the front porch and gables were not even a topic of discussion, so one must assume they had no problem with that change. We added more sawtooth detail, and a bit more architectural interest in those areas, again, consistent with homes on Broadway (and in the Almond Grove district).

The minutes of the June 22, 2022, Historic Preservation Committee meeting are included as Exhibit 6. The Committee approved all design modifications summarized in the Staff Report for this meeting except for the revised windows and garage doors (Exhibit 4).

7. Appellant: We submitted our response to the Town on April 6th, 2021. The response I received from Mr. Paulson was an out of office response (see 'Joel Paulson Auto-Reply'),

DISCUSSION (continued):

to which he never followed up, hence we assumed everything was approved (see attachment).

Planning staff conducted an inspection on January 13, 2021, and identified multiple changes from the approved plans. Staff contacted the property owner on January 21, 2021, and requested a response to each of the design changes to determine if further review by the Committee would be required. Staff received the response to the design changes on April 6, 2021. Staff feedback on the property owner's response was unintentionally delayed until the property owner requested an update in their email of May 16, 2022. Staff provided the determination that review by the Committee would be necessary on May 25, 2022. The request was then forwarded to the Committee at the next available meeting on June 22, 2022.

8. Appellant: We love our windows, and we love our garage doors. We respectfully and strongly disagree with the Historical Committee's Action Letter. We feel the slight deviations from the plans have no significant impact on the essence and aesthetic of the home as built. Consistent feedback from neighbors is our home contributes to the inventory of 'homes with character' in Los Gatos.

The minutes of the June 22, 2022, Historic Preservation Committee meeting are included as Exhibit 6. The Committee approved all design modifications summarized in the Staff Report for this meeting except for the revised windows and garage doors (Exhibit 5). The Planning Commission may hear the matter anew and render a new decision if merit is found in the appeal.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 500 feet of the subject property. Public comments received by 11:00 a.m., Friday, August 5, 2022, are included as Exhibit 8.

ENVIRONMENTAL REVIEW:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

CONCLUSION:

A. Summary

The property owner is requesting that the Planning Commission reconsider the Committee's Conditions of Approval included in their approval of the request for modifications of the previously approved project.

B. Recommendation

Based on the analysis provided in this report, staff recommends that the Planning Commission deny the appeal and uphold the Conditions of Approval included in the decision of the Historic Preservation Committee to approve the request for modifications of the previously approved project as included in Exhibit 3.

C. Alternatives

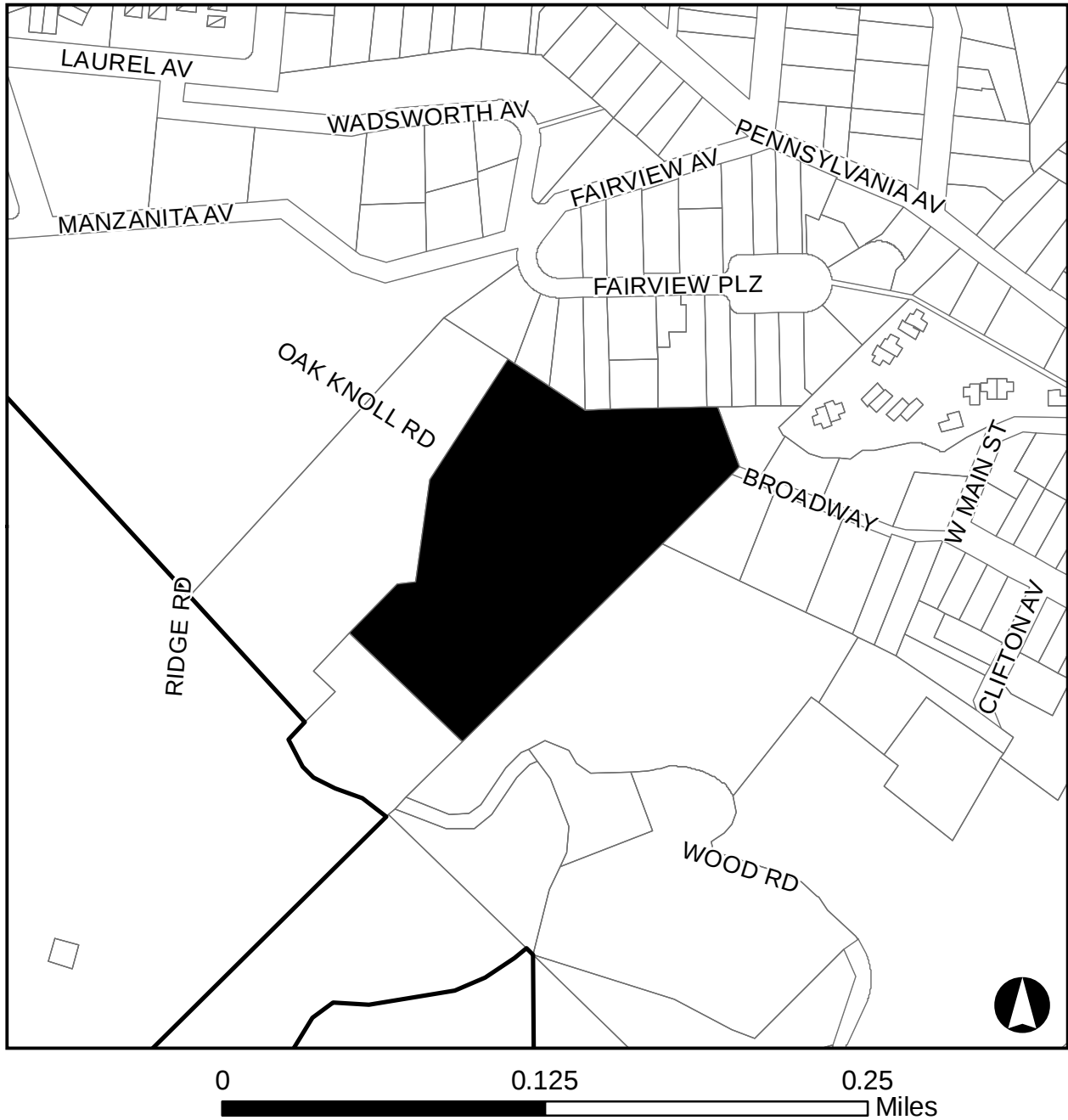
Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Grant the appeal and remove the Conditions of Approval included in the Historic Preservation Committee's approval of the request for modifications of the previously approved project, making the Considerations provided in Exhibit 2; or
3. Remand the appeal to the Historic Preservation Committee with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Draft Conditions of Approval
4. Historic Preservation Committee Staff Report and Attachments, June 22, 2022
5. Historic Preservation Committee Action Letter, June 22, 2022
6. Historic Preservation Committee Meeting Minutes for June 22, 2022
7. Appeal of the Historic Preservation Committee, received July 1, 2022
8. Public Comments received prior to 11:00 a.m., Friday, August 5, 2022

198 Broadway



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PLANNING COMMISSION – August 10, 2022
REQUIRED FINDINGS AND CONSIDERATIONS:

198 Broadway

Minor Development in a Historic District Application HS-22-028.

Consider an Appeal of the Historic Preservation Committee Decision to Approve a Request for Modification of a Previously Approved Project on an Existing Non-Contributing Single-Family Residence in the Broadway Historic District on Property Zoned HR-5:LHP. APN 510-43-001.

PROPERTY OWNER/APPELLANT: Heidi Bigge
PROJECT PLANNER: Sean Mullin

FINDINGS

Required finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

CONSIDERATIONS

Required considerations in review of Minor Development in a Historic District applications:

- As required by Section 29.80.290 of the Town Code, with regards to the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors, the proposed work in a Historic District will neither adversely affect the exterior architectural characteristics or other features of the property, which is the subject of 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.

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PLANNING COMMISSION – August 10, 2022
CONDITIONS OF APPROVAL

198 Broadway

Minor Development in a Historic District Application HS-22-028

Consider an Appeal of the Historic Preservation Committee Decision to Approve a Request for Modification of a Previously Approved Project on an Existing Non-Contributing Single-Family Residence in the Broadway Historic District on Property Zoned HR-5:LHP

PROPERTY OWNER/APPELLANT: Heidi Bigge
PROJECT PLANNER: Sean Mullin

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. **WINDOWS:** Prior to final inspection by Planning, revise the windows to match the divided-light windows included in the development plans approved under Building Permit B15-0179.
2. **GARAGE DOORS:** Prior to final inspection by Planning, revise the garage doors to match the carriage-style doors included in the development plans approved under Building Permit B15-0179.

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

MEETING DATE: 06/22/2022

ITEM NO: 4

DATE: June 17, 2022
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Modification of a Previously Approved Project on an Existing Non-Contributing Single-Family Residence in the Broadway Historic District on Property Zoned HR-5:LHP. **Located at 198 Broadway.** APN 510-43-001. Minor Development in a Historic District Application HS-22-028.
PROPERTY OWNER/APPLICANT: Heidi Bigge. PROJECT PLANNER: Sean Mullin.

RECOMMENDATION:

Consider a request for approval for modification of a previously approved project on an existing non-contributing single-family residence in the Broadway Historic District on property zoned HR-5:LHP located at 198 Broadway.

PROPERTY DETAILS:

1. Date primary structure was built: 1890-1900
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 Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

On January 26, 2011, the Historic Preservation Committee reviewed a request from a previous property owner for a determination of significance. At this meeting, the Committee made no determination and requested additional information from the applicant (Attachment 1). On September 26, 2012, following the sale of the property to the current owner, the Committee reviewed a request to construct one- and two-story additions to the residence. At this meeting, the Committee recommended that the plans be approved (Attachment 2). A subsequent

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

BACKGROUND (continued):

Architecture and Site application (S-12-097) for the project was approved by the Development Review Committee on July 29, 2014; and Building permits were approved and issued on March 16, 2016. Previously submitted research on the property is included as Attachment 3.

On June 28, 2017, the Committee reviewed a request for construction of a second-story addition above the previously approved garage, connecting to the existing second story of the residence, then under construction (MR-17-006). Other project modifications included a request to remove and replace in-kind the shingle siding on the existing portion of the residence due to rot/termite damage, insufficient sheathing, and concerns related to waterproofing as reasons for the replacement. The Committee recommended approval of the project revisions (Attachment 4) and the Minor Residential Development application was approved by the Town on August 21, 2017. The project revisions were incorporated into the active Building Permit issued for the project (B15-0179).

On January 4, 2021, the property owner contacted staff to schedule a final inspection from Planning. Upon inspection, staff noted several deviations from the approved plans, as outlined below:

1. The deck and front porch column details do not match the approved plans;
2. The windows on the approved plans show divided light details which are not reflected in the windows that were installed;
3. Windows on the front, right, and left elevations have been moved/reconfigured;
4. the beam and eave/facia detail modifications on the front porch and gables do not match the approved plans; and
5. The garage doors do not match the approved plans.

DISCUSSION:

The property owner is requesting approval for modification of a previously approved project. As outlined above, the request includes changes to the column design and detailing, elimination of the divided lites on the windows and doors, window and door reconfiguration, changes to the eave and facial detail, and a design change to the garage doors. The property owner a provided written response to each item, photos of the residence, and photos of other homes in the neighborhood to support their justification (Attachment 5). Staff has assembled these items along with excerpts of the approved plans in a single exhibit to aid in the Committee's review (Attachment 6).

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 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 property owner requests approval for modification of a previously approved project on an existing non-contributing single-family residence in the Broadway Historic District on property zoned R-1D:LHP located at 198 Broadway. Should the Committee find merit in the request the active Building Permit would receive a passing inspection from the Planning Division and the project would not return to the Committee.

ATTACHMENTS:

1. Minutes, January 26, 2011, Historic Preservation Committee
2. Minutes, September 26, 2012, Historic Preservation Committee
3. Supporting documents and research, previously submitted
4. Minutes, June 28, 2017, Historic Preservation Committee
5. Justification images from the property owner
6. Project revisions exhibit

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~~Jane Ogle commented that Opa has a completely different design and material. The restaurant opening should be centered, the pony wall lowered, and there should be full plate glass windows in the openings.~~

~~Patrick O'Day commented that the suggestions may work.~~

~~Kathy Janoff commented that the sushi restaurant's door has an awkward un-centered location that creates a narrow space.~~

~~Jane Ogle commented the proposed door location could also create confusion with the next door restaurant.~~

~~Bob Cowan commented that the materials between the proposed project and adjacent businesses are completely different.~~

~~Pete Jillo commented that everything is old.~~

~~Kathy Janoff suggested the use of different tiles to be more similar to adjacent spaces.~~

~~Len Pacheco commented that it is an important part of downtown. The project should come back with revisions prior to going to the Planning Commission.~~

~~Len Pacheco made a motion to continue the item to February 2nd if the applicant can get revisions and proper material samples turned in. Kathy Janoff seconded and the motion passed unanimously.~~

~~Pete Jillo commented that they could use a larger tile, but he would prefer not to move the door.~~

~~Len Pacheco departed from the meeting.~~

ITEM 5 198 BROADWAY

Benjamin Guilardi, sale representative, and *Sandy Dement*, attorney for trustee, were present for this item.

Charles Erikson clarified that the property is on the boundary of an historic district. There may be some reason to include the property within the boundary. Staff distributed additional information regarding the subject property.

Sandy Dement commented that the request for demolition may not be the correct request, but perhaps the Committee could consider the lack of historic significance and support the demolition of the structure. She does not believe the building is not historic, but the structure is

in disrepair. They are not always comfortable going into the structure. It has been vacant since 2006. The intent of the request is to get comments from the Committee to give buyers the comfort that they could demolish the structures.

Charles Erekson commented that he is reluctant for the Committee to approve the request. He would want, perhaps, to speak with the Town Council before allowing a demolition to occur.

Sandy Dement commented that are there two parts, engineering and historic. Is there anything in that that gives the Committee reservations about the demolition?

Jane Ogle commented that she would like more information.

Kathy Janoff commented that she is inclined to separate the property and structure. She believes the property should remain in the historic district.

Jane Ogle would like to know why it was included in the historic district and requested more information on the structure.

Staff clarified that the information passed out noted the structure is a Bellringer home.

Bob Cowan asked about historical character and architectural integrity. Perhaps additions remove historical significance. He would like the Town Engineer or Building Official to look at it. Any older home could have dry rot.

Charles Erekson clarified that anyone could have a home in despair from negligence.

Kathy Janoff stated that the Coggeshall Mansion and Thrash House had non-historic modifications removed and were in disrepair, yet these structures were able to be rehabilitated.

Charles Erekson commented that perhaps the owner should submit a formal application for demolition only.

Benjamin Guilardi commented the house was moved to this site and added on to multiple times. They believe the structure is a hazard. He is not allowed to show the property because of the hazard and believes there is no feasible way to rehab the structure.

Bob Cowan commented that more historical data is needed, such as who lived there, what their significance to the Town's history is, and the structural condition status. He would like to see evidence that it cannot be realistically restored. And architectural integrity should include site plan/diagram of house showing original structure with additions. Photographs are helpful.

Kathy Janoff recommended the applicant go through the process and receive a formal decision.

Benjamin Guilardi suggests that the Committee members visit the site.

The Committee stated that could be possible.

Benjamin Guilardi commented that the cost to restore the house caused a potential buyer to walk away.

Kathy Janoff emphasized again the house on Los Gatos Boulevard was vacant since 1985 and had significant need to be restored. So the argument that the structure is in disrepair does not necessarily give justification for demolition.

Charles Erektion commented that the Committee does not want to make a decision that could adversely affect a structure that contributes to the Town.

Bob Cowan stated that the existing engineer report seems superficial. *Bob Cowan* and *Kathy Janoff* agreed that a more substantial report is required.

ITEM 7 — ADJOURNMENT

~~The meeting was adjourned at 6:05 p.m. The next regular meeting is scheduled for February 23, 2011.~~

Prepared by: _____ Approved by: _____

Jennifer Savage, AICP
Associate Planner

Charles Erektion
Chair

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TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

**SUMMARY MINUTES OF REGULAR MEETING OF THE HISTORIC PRESERVATION
COMMITTEE OF THE TOWN OF LOS GATOS FOR SEPTEMBER 26, 2012, HELD IN
THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.**

The meeting was called to order at 4:00 P.M. by Chair Charles Erikson.

ATTENDANCE

Members Present: Bob Cowan, Charles Erikson, Kathryn Janoff, Len Pacheco

Members Absent: Margaret Smith

Staff Present: Suzanne Avila, Senior Planner

Others present: Dale Drumm, Athena Pugliese, Omid Shakeri, Heidi Bigge, Brad Anzalone,
Mike Candeaux, Maryam Taba

VERBAL COMMUNICATIONS

None

ITEM 1 APPROVAL OF MINUTES – AUGUST 22, 2012

Bob Cowan made a motion to approve the minutes of August 22, 2012, as submitted. The motion was seconded by *Len Pacheco* and passed unanimously.

ITEM 2 44 BROADWAY

Dale Drumm was present for this item.

Dale Drumm commented that the owner was unable to attend. Two alternative designs were provided based on the owner's desire to have the garage better match the house and the Committee's direction from the last meeting.

Len Pacheco asked how the roof element would be attached to the garage and how far it would extend out. *Dale Drumm* explained how the roof would be attached and clarified that it would extend out three feet.

Len Pacheco commented that the brackets should be a little larger. *Dale Drumm* said the brackets could be widened.

ATTACHMENT 2

ITEM 4 198 BROADWAY

Matt and Heidi Bigge and Chris Spaulding, Architect, were present for this item.

Chris Spaulding commented that the house will be saved, a new foundation added and a garage wing added.

Len Pacheco commented that the service entrance to the house could be jazzier and the balusters should be proportionate.

Heidi Bigge noted that the house cannot be seen until you come up the driveway.

Bob Cowan commented that the building shape is appropriate. He quite likes the plans; it ties together very well.

Len Pacheco commented that he likes the plan a lot. The sawtooth shingle cut is typical of the style. Conceptually it is a very nice plan and what is being kept is appropriate to maintain.

Kathryn Janoff commented that she is happy that the house will be saved and that she likes the plans. If the balusters are really from the Lyndon Hotel perhaps they could be salvaged.

Bob Cowan made a motion to recommend that the plans be approved as proposed with the following condition:

1. The balusters should be modified to a simpler style as shown in the Field Guide, page 291.

The motion was seconded by Kathryn Janoff and passed unanimously.

ITEM 5 327 UNIVERSITY AVENUE

No one was present for this item and it was continued to the next regular meeting.

ITEM 6 202 TAIT AVENUE

Bob Cowan recused himself from this item since he lives within 500 feet of the property.

Steve Anzalone was present for this item.

Steve Anzalone commented that the windows are installed and the work on the house is done.

Law Offices of Sandra H. DeMent

99 Almaden Boulevard, Suite 740
San Jose, CA 95113

Tel: (408) 998-1444
Fax: (408) 998-1449
Email: sandy@dementlaw.net

December 7, 2010

RECEIVED

DEC - 9 2010

TOWN OF LOS GATOS
PLANNING DIVISION

Jennifer Savage, AICP
Associate Planner, Community Development Dept.
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95031

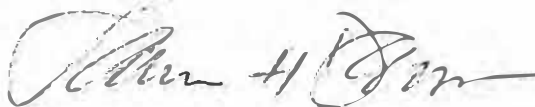
Re: Historic Preservation Committee Calendar
Regarding 198 Broadway, Los Gatos
APN: 510 43 01

Dear Ms. Savage:

I represent Paige Morehouse, who is the court-appointed conservator of her mother, Jeanne Partridge Gamble, age 93, and is currently serving as the trustee of her mother's Partridge Living Trust. The Partridge Investment Co., LLC (of which Paige Morehouse is the General Manager and the Trust is a majority owner) is the owner of the above-referenced property, which has been vacant since July 2005.

The property is located within the Broadway Historic District but is not itself a historic building. Ms. Morehouse has recently placed the nearly seven acre estate for sale. However, potential buyers are making the mistaken assumption that the structure must be restored. Ms. Morehouse is requesting a determination confirming that the building is not of historical significance. To that end, I am asking that you place her request on the appropriate calendar of the Historical Preservation Committee. I attach a summary of the arguments in support of this request.

Sincerely,



Sandra H. DeMent

SHD:hof
Enclosures
cc: Client

**Facts in Support of Request for Determination That
198 Broadway, Los Gatos, Is Not of Historical Significance**

Assessors Parcel No.: 510-43-01

Zoned: HR-5:LHP

Correct zoning of property ymm

Parcel Not Assembled Until After 1914

The legal description for 198 Broadway makes clear that the parcel was assembled from a number of smaller parcels, including a portion of the Rancho de Rinconada de Los Gatos, and land outside the Rancho owned by A.W. and Ida Pattiani. The legal description references the Map of the Oak Knoll Tract, which was not filed until May 16, 1914.

Partridge Purchase in 1949

Harold and Jeanne Partridge, then of Modesto, purchased the property in 1949 from Ruth A. Greaney, a widow living in San Jose. The property was then referred to as the "W.R. Greaney property," so it may be inferred that Mrs. Greaney, who had owned the property since 1944, had owned it with her husband or father prior to 1944. The property at the time of purchase included a "big house" and the "small house," both tenant occupied.

Partridge Improvements

At the time the Partridge's moved into their home, their daughter, Paige Partridge Morehouse, was six years old. She recalls the home as being "rustic" in nature. In particular, she recalls that the fireplace in the living room was composed of large river rock, which the Partridges had removed and replaced with a more "Victorian" fireplace mantel.

Another of the major changes to the building was the addition of a balcony with wooden balustrades over the porch, extending across the entire north side of the house, accessed by a new door, formerly a window, in the north bedroom. It is the balcony that gives the Victorian appearance to the house when viewed from a distance. All of the exterior siding and decorative woodwork that gave it the Victorian look favored by Mrs. Partridge was added in the five years after its purchase. The woodwork, including the balustrades over the porch, was brought in pieces from Modesto, where a home there was slated for demolition.

There apparently was a carriage house at the first turn in the driveway which was torn down. Mrs. Partridge, who was by profession a decorator, bought the concrete cats that adorn the long stairway going up to the main house, and had them cemented to the top of stone columns flanking the bottom of the stairway, in approximately 1980.

The patio east of the house and retaining walls behind both the main house and the cottage, were added or rebuilt by the Partridges. They also paved the driveway.

Historical Report and Structural Inspection

A Historical Report prepared by Beth Wymen is attached. In relevant part, she concludes, “This many-times modified and long-neglected structure retains very little of its original useable material. The cost of replacing or restoring it to an actual original would undoubtedly be cost-prohibitive.”

Similarly, The Structural Inspection prepared by Roca3Engineering concludes that the main house has no foundation, is unsafe for occupancy, and “seismic retrofitting is not a viable solution due to the extensive scope of work involved...” They recommend the residence be demolished.

**HISTORICAL REPORT FOR PROPERTY LOCATED AT
198 Broadway Road
Los Gatos, CA 92030**

Description of Property:

The two-story, 1902 sq. ft., 5 bedroom, 2 bath house is a simple, modified Queen Anne style structure with a composition cross gable roof and two prominent front dormers. Curiously, one of the dormers has a hexagonal roof while the other is topped by a cross-gable roof. Possibly one of them was replaced. It is located at 198 Broadway Road Extension in the Town of Los Gatos on 7 acres of wooded, hillside land. Additional structures include a detached garage and a guest house. The structure was re-modeled or "renovated" in 1952 by the owners who had access to material and fixtures from another historic house. Reportedly, these included a mahogany stair case, a fire place, marble basins and moldings and spindles. The front porch spindles came from the old Lyndon Hotel in Los Gatos. At that time the front porch was enclosed.

Two indigenous stone pillars mark the original entrance to the property. Atop each of these is a stone sculpture of a mountain lion in keeping with the town's name, Los Gatos, which means "the cats" in Spanish

History of the Property:

The property was acquired on August 21, 1899 by A. W. and Ida Pattiani by Deed from F. H. and Mary E. McCullagh and recorded January 8, 1900 in Santa Clara County Book 227 of Deeds page 78. Pattiani was reportedly an architect/contractor and, according to his eldest daughter, built the house in 1890. See attached copy of 1887 map of Los Gatos. The house number was originally 140 but was changed to 198 in the 1930s.

Subsequent owners include W. R. and Ruth Greaney in 1942 and Harold and Jeanne Partridge in 1950.

The 1947 City Directory listed W. R. Greaney and J. F. Bays living at the 198 Broadway address.

The most recent transaction of the property described as 198 Broadway Road, Los Gatos was recorded on November 11, 2007 as a Grant Deed from Grantor Paige Morehouse, Trustee of the Jeanne Partridge Living Trust, to the Partridge Investment Company, LLC,

To summarize my review of the structure, I believe that although the property at 198 Broadway Road, Los Gatos can be identified as "historic" because of the date of construction and its period style, this many-times modified and long-neglected structure retains very little of its useable original material. The cost of replacing or restoring it to an actual original would undoubtedly be cost-prohibitive. In addition, the property has never been included as a contributor to the town's Broadway Historic District.

Beth Wymen

Information Sources:

People:

Mardi Gualtieri Bennett Brick, former Los Gatos Mayor, Historian
2395 Delaware Avenue #59
Santa Cruz, CA 95060-5721
831/459-9459

Ms. Mary Durham, former LG resident, Historian, Known as the "Mayor of Broadway"
5685 Lemonmint Lane
Prescott, AZ 98605-3818
928/442-1141

Gabriel Graziadei, Guest House occupant
198 5 Broadway
Los Gatos, CA 95030
408/694-8626

Los Gatos Historical Museum
408/558-8085

Bill Wulf, Los Gatos Historian
Santa Clara, CA 95050
408/249-0655

Documents:

Assessment Roll Information for APN: 510-43-001

Transfer Date: 11/30/2007
198 Broadway, Los Gatos, CA
Billing Address:
Paige Partridge Morehouse, Trustee
670 Loring Drive NW
Salem, OR 97304

County of Santa Clara Assessor's Map

Book 510 Page 43
198 Broadway
Los Gatos, CA 95030

City Directories 1890 – 1940

Martin Luther King Library – California Room
San Jose State University
One Washington Square
San Jose, CA 95192-0001

No record was found of the names Pattiani, Greaney or Partridge.

Grant Deed

October 3, 1949

Ruth A. Greaney to Harold A. and Jeanne Partridge, joint tenants

Grant Deed

November 21, 2007

Transfer between a Revocable Trust and a Legal Entity for

198 Broadway Road, Los Gatos, CA

APN 510-43-001

Grantor: Paige Morehouse

Trustee of the Jeanne Partridge Living Trust dated November 6, 1984

Grantee: Partridge Investment Company, LLC, a California limited liability company

Grant Deed – Book “O”, pages 50 and 51 at SCCo Archives

Map of the Oak Knoll Tract, Ranch Rinconada de Los Gatos by F. A. Herriman dated May 16, 1914

Los Gatos Museum Association Historic Home Survey (no date)

198 Broadway

Los Gatos, CA 95050

Title of Ownership:

1890, Mr. Pattiani (authenticated by his daughter, Viola Pattiani Mace)

1942, W. R. and Ruth A. Greaney

1950, Harold and Jeanne Partridge

1946, W. R. Greaney and James F. Bays

Mapquest Map: 09/09/10

198 Broadway

Los Gatos, CA 95030

Quitclaim Deed/Trust Transfer

From: Mrs. Jeanne Partridge

PO Box 477

Los Gatos, CA 95050 (sic)

To: Jeanne Partridge, Trustee for Jeanne Partridge Living Trust

November 6, 1984

Filed November 13, 1984 for:

Douglas P. Barnes, Notary Public

1999 South Bascom Avenue, Suite 515

Campbell, CA 95008

Appendix B: Historic Districts

Town of Los Gatos Residential Design Guidelines

Broadway Historic District page 81

Books/Articles/Websites:

Bennett, Mardi. *Images of Long Ago. Photos, Postcards and "Pen Pictures of the Garden of the World". Los Gatos, Saratoga and Monte Sereno,*
Marben Associates, 1987.

Bruntz, George G. *History of Los Gatos. Gem of the Foothills.* Valley Publications, 1971.

Boutelle, Sarah. *Julia Morgan, Architect,* Abbeville Press Pub, New York, 1988.

Conway, Peggy. *Images of America. Los Gatos Generations.* Arcadia Publications, 2007

County of Santa Clara. *Santa Clara County Heritage Resource Inventory,*

SCCo Historic Heritage Commission, San Jose, CA, 1999.

San Jose Mercury. *Sunshine, Fruit, Flowers. Santa Clara County, California,*

San Jose Mercury Souvenir, 1895.

Sawyer, Eugene T. *History of Santa Clara County,*

Historic Record Company, Los Angeles, 1922.

"*Hooked on Los Gatos*" – film made of Los Gatos, CA History, 2007.

"*Remodel Inc. by Jeanne*", San Jose Mercury News, Sunday, March 9, 1952.

An article about the remodel/renovation of historic house at 198 Broadway by new owners, Mr. and Mrs. Harold Partridge, using decorative items taken from other historic structures.



**ROCA3 ENGINEERING
STRUCTURAL DESIGN**

88 So. Park Victoria Drive, PMB# 145, Milpitas, CA 95035
Mobile: (408) 821-1335 Fax: (408) 934-1322

e-mail: Roca3@ymail.com

November 4, 2010

Mr. Benjamin Guilardi
Alain Pinel Realtors
bguilard@apr.com

Re: Structural Inspection - 198 Broadway, Los Gatos, CA

Dear Benjamin:

In accordance with your authorization, we have surveyed the condition of the existing two story residence for the above project address. The object of the survey was to examine the structural components of the existing structural system and determine its serviceability. The following are our findings and recommendations subsequent to our field survey dated October 18, 2010.

The subject residence is a two-story wood-framed, single family residence on the hillside lot located in the Town of Los Gatos. The residence is a Victorian-era home built in 1900. The residence has lightweight composition roofing and wood siding exterior finish. The house rests on the flat section of the lot except for the upper and lower wood decks of the front elevation which is located at the downhill side of the property. The corner rear side of the residence is on an uphill steep slope retained with maximum 3 foot high masonry wall. The roof has skip sheathing with 2x4 rafters with no collar ties. The existing floor framing consists of 2x floor joists and 4x girders. No foundation was observed around the perimeter of the house within the flat section of the property. The foundation system at the front section of the deck consists of masonry blocks with cripple walls. The house has been vacant for several years and it is evident that no continued maintenance has been undertaken to keep the property in better condition.



**ROCA3 ENGINEERING
STRUCTURAL DESIGN**

88 So. Park Victoria Drive, PMB# 145, Milpitas, CA 95035
Mobile: (408) 821-1335 Fax: (408) 934-1322

e-mail: Roca3@ymail.com

Most of the structure is concealed behind plaster walls, ceilings and flooring preventing direct measurement of structural framing or inspection. Our observation included only areas visible at the time of our inspection. Observations of identified problems and questionable construction are as follows:

1. We observed extensive cracks at interior finish and signs of distress, typical throughout. Several door and window openings were out-of-plumb (not square), typical throughout. It appears that movement has occurred and continues to occur. We observed signs of vertical settlement as well as horizontal settlement known as "creep".
2. The first floor framing was attached to the mudsill resting directly on the ground without concrete foundation or any other support system.
3. At first floor framing, we observed signs of moisture (efflorescence), dry rot and water intrusion typical throughout.
4. The second and first floor appears to be not level, typical throughout
5. The upper and lower decks has deteriorated severely and are generally in poor condition. These areas are not considered to be safe.
6. At the exterior slab near the sloped front edge of the property, we observed settlement cracks which may be due to ongoing differential settlement typical to this kind of sloped site conditions.

After completion of the above reference site visit, and review of our observations and findings, it is our opinion that the structure's current overall support systems are not serviceable and not safe for occupancy. We believe that the imminent threat to the overall serviceability of the residence at this time is the significant deficiency of the existing structure's foundation system coupled with the seismic site hazards of the topography and location of the residence. These two primary concerns and soil creep or instability could make the structure fail under an expected seismic event.



**ROCA3 ENGINEERING
STRUCTURAL DESIGN**

88 So. Park Victoria Drive, PMB# 145, Milpitas, CA 95035
Mobile: (408) 821-1335 Fax: (408) 934-1322

e-mail: Roca3@ymail.com

Retrofitting works to seismically upgrade the existing residence is not a viable solution due to the extensive scope of works involved and costs associated with the construction in restoring the structure. It is also difficult to determine the capacity of the unforeseen existing structural elements and will create a big challenge in the re-design. We recommend that the existing non-conforming residence be demolished to pave way to a new residence that will be engineered to comply with current building codes.

The information and opinions contained herein are based upon the limited observation described at the beginning of this report. No warranties are expressed or implied regarding the existence of other unknown conditions not specifically addressed. Our work is in accordance with generally accepted engineering standards and is not intended to be relied upon or transferred to individuals other than the addressee. Should information or conditions become known which differ from the discussion herein, they may alter the opinions and conclusions of the undersigned.

We trust the above discussion will be of help in the future use of the subject property. If you have any questions, or if we may be of further assistance, please do not hesitate to call.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Joey G. Roca III", written over a circular stamp.

Joey G. Roca III, P.E.,
Roca3 Engineering



Matt & Heidi Bigge

September 12, 2012

Town of Los Gatos
Historic Preservation Committee
110 E. Main Street
Los Gatos, CA 95030

RECEIVED

SEP 12 2012

TOWN OF LOS GATOS
PLANNING DIVISION

HS-12-079

Re: 198 Broadway Project Review

Dear Committee Members:

A little over a year ago, we bought the property at the very end of Broadway, 198 Broadway (the former Patridge property). We fell in love with the land, house, views and proximity to town, and realized there would be a lot of work to do in order to restore the home and property.

Over the past year, we have been working with Chris Spaulding to come up with the best plan for renovating the house while maintaining the historic character, and at the same time making it safe and secure for years to come (the house doesn't have a proper foundation).

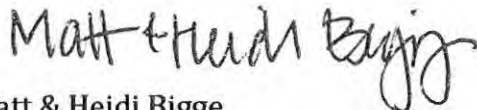
Our project consists of the following:

- Renovate and remodel the existing historic house
- Add a basement
- Re-build the damaged porch
- Add a new entry porch and one dormer
- Add a garage wing

Would you please place our project on your next committee agenda (Wednesday, September 26, 2012)?

Thank you very much for your time. We look forward to hearing from you.

Kind regards,



Matt & Heidi Bigge

198 Broadway * Los Gatos, CA 95030 * (408) 202-8484 * bigge@bigge.ca



















A P P L I C A N T S

354-1838	1.	Mrs. Louise Stubing	138 Alpine Avenue
		(contact: Mr. Bill Polk)	
4-5825	2.	M&M Spencer Anderson	328 Bachman Avenue
867-0202	3.	" Thomas J. Pashos	256 Bachman Avenue (15041 Piedmont, Saratoga)
354-4285	4.	" D. Lloyd Smith	212 Bean Avenue
4-9250	5.	" Joseph M. Mayer	212 Bella Vista Avenue
6-3668	6.	Mr. Thomas R. Conklin	316 Bella Vista Avenue
4-2344	7.	" Peter Carter	45 Broadway
4-7156	8.	" Raymond Macabee	62 Broadway
4-9945	9.	E&M Daniel Krag	64 Broadway (15075 Lancaster Rd., Saratoga)
4-8578	10.	M&M Patrick Boner	81 Broadway
354-3306	11.	Mr. Paul Biber	84 Broadway
4-4632	12.	Mrs. Bruce Berryman	89 Broadway
4-8703	13.	M&M Bernard LaCasse	107 Broadway
4-7832	14.	" Arthur Strawn	115 Broadway
4-4266	15.	Mrs. Stanley Swanson	131 Broadway
4-2075	16.	M&M Harold Partridge	198 Broadway
4-3105	17.	Mrs. J.A. Bocci	42 Central
4-3134	18.	M&M John Hellingensen	64 Central
4-7681	19.	Mrs. Verle Waters Tabor	14 Chestnut
4-9527	20.	M&M Robert Brouwer	56 Cleland
354-7007	21.	Mr. Robert H. Schumacher	90 Cleland
4-7822	22.	M&M Jack B. Wytman	126 Cleland
4-4519	23.	" James Farwell	113 Edelen
4-2957	24.	Mrs. Eva Small	121 Edelen
4-3006	25.	M&M Elmer Rhoades	255 Edelen
4-3980	26.	" Gary Ruble	52 Fairview Plaza
4-1889	27.	" Ronald Plescia	63 Fairview Plaza
4-4362	28.	Ms. Jane Hinchliffe	87 Fairview Plaza
4-3000	29.	M&M William Cotton	14 Glenridge
4-8724	30.	" Philip DiNapoli	19 Glenridge
354-6903	31.	M&M Gary Hart	20 Glenridge
4-2177	32.	" Steve Sporleder	22 Glenridge
4-3298	33.	" A.F. Rodrigues	25 Glenridge
4-4321	34.	" Andre Libante	33 Glenridge
4-5721	35.	" Robert Brusca	216 Glenridge
4-5028	36.	" Richard Kline	19 Hernandez
4-4527	37.	Mr. Gerald W. Clark	124 Hernandez
4-3479	38.	M&M Gordon D. Langlois	130 Hernandez
4-2257	39.	" James Lawrie	145 Johnson Avenue
4-3086	40.	" Robert W. Allen	333 Johnson Avenue

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 198 Broadway
City Los Gatos Zip 95030 County Santa Clara
4. Parcel number: 510-43-1
5. Present Owner: Jeane Partridge - Campbell Address: 198 Broadway
City Los Gatos Zip 95030 Ownership is: Public _____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

- 7a. Architectural style: Eastern shingle cottage
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The residence is in good condition. Exterior materials consist of wood shingle siding, wood windows and trim and a composition shingle roof. There are some hand-carved features on the sides of the structure (front and rear elevations).



TOWN of LOS GATOS
P.O. BOX 949
LOS GATOS, CALIFORNIA 95031

PLANNING

8. Construction date:
Estimated _____ Factual 1890
9. Architect ?
10. Builder ?
11. Approx. property size (in feet)
Frontage 25' Depth 640-800
or approx. acreage 6.69 ac.
(irregular shaped parcel)
12. Date(s) of enclosed photograph(s)
10-88

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: none, except change in roofing materials
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: secondary dwelling unit (detached)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Representative sample of prominent architectural style, and of a pre-1900 structure. The residence is located within the original Town limits, and is a Bellringer Home.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

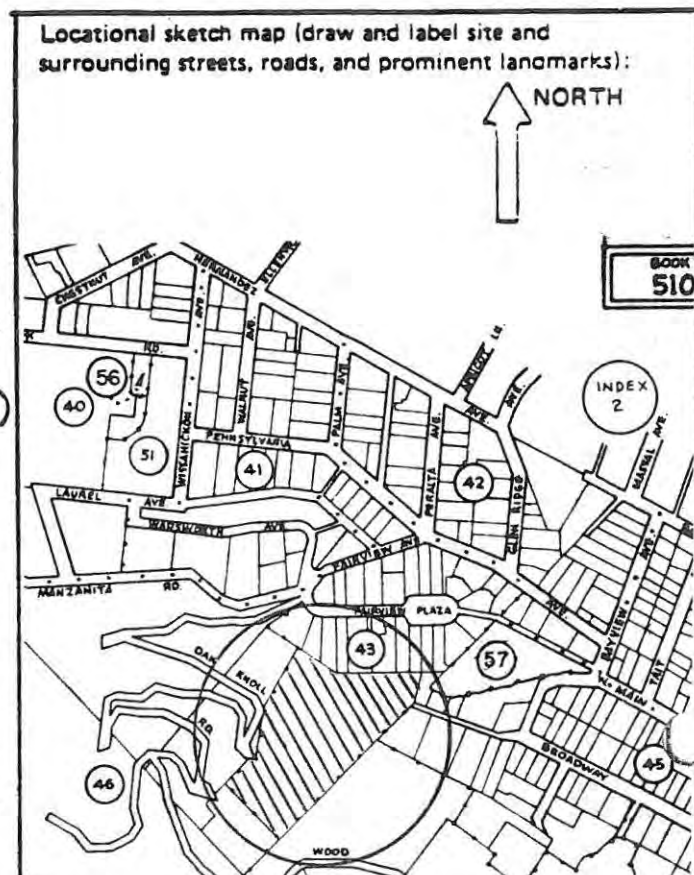
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

a. Jean^{ne} Partridge - Campbell (owner)
b. Sanborn maps
c. County Assessor's map

22. Date form prepared October 20, 1988
By (name) Suzanne Gyorey
Organization Town of Los Gatos
Address: 110 E. Main Street
City Los Gatos Zip 95032
Phone: 354-6872

d. L.G. Museum Assoc. Historic Home Survey
Project Bellringer file



[PLEASE PRINT]

Las Gatos Museum Association
Historic Home Survey

Street:

BROADWAY

Informant:

M. Gualtieri

House number:

Phone: 4-1943

198

Present owners: M&M HAROLD Partridge

Phone: 4-2075

Estimated construction date: KNOWN: 1890 (authenticated by Viola Pattiani Mace)

Builder:

Ownership:

Mr. Pattiani

Original: Mr. Pattiani

Occupation: Alameda architect

19__:

" "

(year of purchase)

19__:

" "

19__:

" "

1942:

W. R. & () Greaney

" "

(Present owner)

1950:

Harold & Jeane Partridge

Husband: Machine distributor

Wife: Interior Decorator

Occupants:

19__:

Occupation:

19__:

" "

19__:

" "

C.D.&T.D.

46

W.R.Greaney & James F. Bays

" "

19__:

History: (Please identify information source.)

i.e. J. Partridge & Hazel Campbell: (Ella) Viola Mace was the youngest daughter of the Pattianis and one of six children. She and husband, Sydney (whose father was San Francisco Internist, Dr. Lewis Sayre Mace) retired to LG to the Mace family home at 19 Clifton Ave. where she lived until her demise in the mid'1950s.

Return to:

Alpine Ave.

Las Gatos, Ca.

Remodeling: (Please identify information source and year of change.)

i.e. J. Partridge: "At the time we purchased 198 Broadway, we also bought the "Turner House" in Modesto, Ca. (built 1875) that was being razed. Mouldings, mahogany staircase, fireplace face, spindles, posts, marble basins, etc. were trucked to LG. Mr. Partridge, with the help of local artesans, installed these in the house at 198 Broadway.

The decorative fence prefacing the guest cottage, are the "spindles" from the Hotel Lyndon porch, purchased at the time the hotel was razed.

Outside shutters on the house are from the first City Hall of Modesto."



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
JUNE 28, 2017**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on June 28, 2017 at 4:00 p.m.

ROLL CALL

Present: Vice Chair Nancy Derham, Committee Member Robert Cowan, Committee Member Matthew Hudes, Committee Member Thomas O'Donnell

Absent: Chair Leonard Pacheco

MEETING CALLED TO ORDER AT 4:00 P.M.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – May 24, 2017

MOTION: Motion by Committee Member Robert Cowan to approve the consent calendar. Seconded by Committee Member Thomas O'Donnell.

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

3. 198 Broadway (HEARD OF OUT OF ORDER)

Requesting approval of an application for a minor residential development for an addition greater than 100 square feet to an existing second story to a single-family home in the Broadway District on property zoned HR-5:LHP. APN 510-43-001.

PROPERTY OWNER/APPLICANT: Matthew and Heidi Bigge

PROJECT PLANNER: Sean Mullin

Opened and closed Public Comment.

Commissioners discussed the matter.

SUBJECT: **MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF
JUNE 28, 2017**

MOTION: Motion by Committee Member Robert Cowan to recommend approval of the request. Seconded by Committee Member Matthew Hudes.

VOTE: Motion passed unanimously.

2. 115 University Avenue

Requesting approval of an application for a minor residential development in a historic district for an exterior modification to a contributing single-family home in the University-Edelen District on property zoned R-1D:LHP. APN 529-03-008.

PROPERTY OWNER: Larry Vertin

APPLICANT: Kohlsaat & Associates, Inc.

PROJECT PLANNER: Jocelyn Puga

Continued from 5/24/2017

Opened and closed Public Comment.

Commissioners discussed the matter.

MOTION: Motion by Committee Member Robert Cowan to approve Plan B of the request. Seconded by Committee Member Thomas O'Donnell.

VOTE: Motion passed 3-1-1, Committee Member Matthew Hudes – nay and Chair Leonard Pacheco absent.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 4:34 p.m.

APPROVED AS TO FORM:



Sally Zarnowtiz
Planning Manager

Prepared by



Sylvie Roussel
Administrative Technician

Garage door and outside lights



Sawtooth Detail



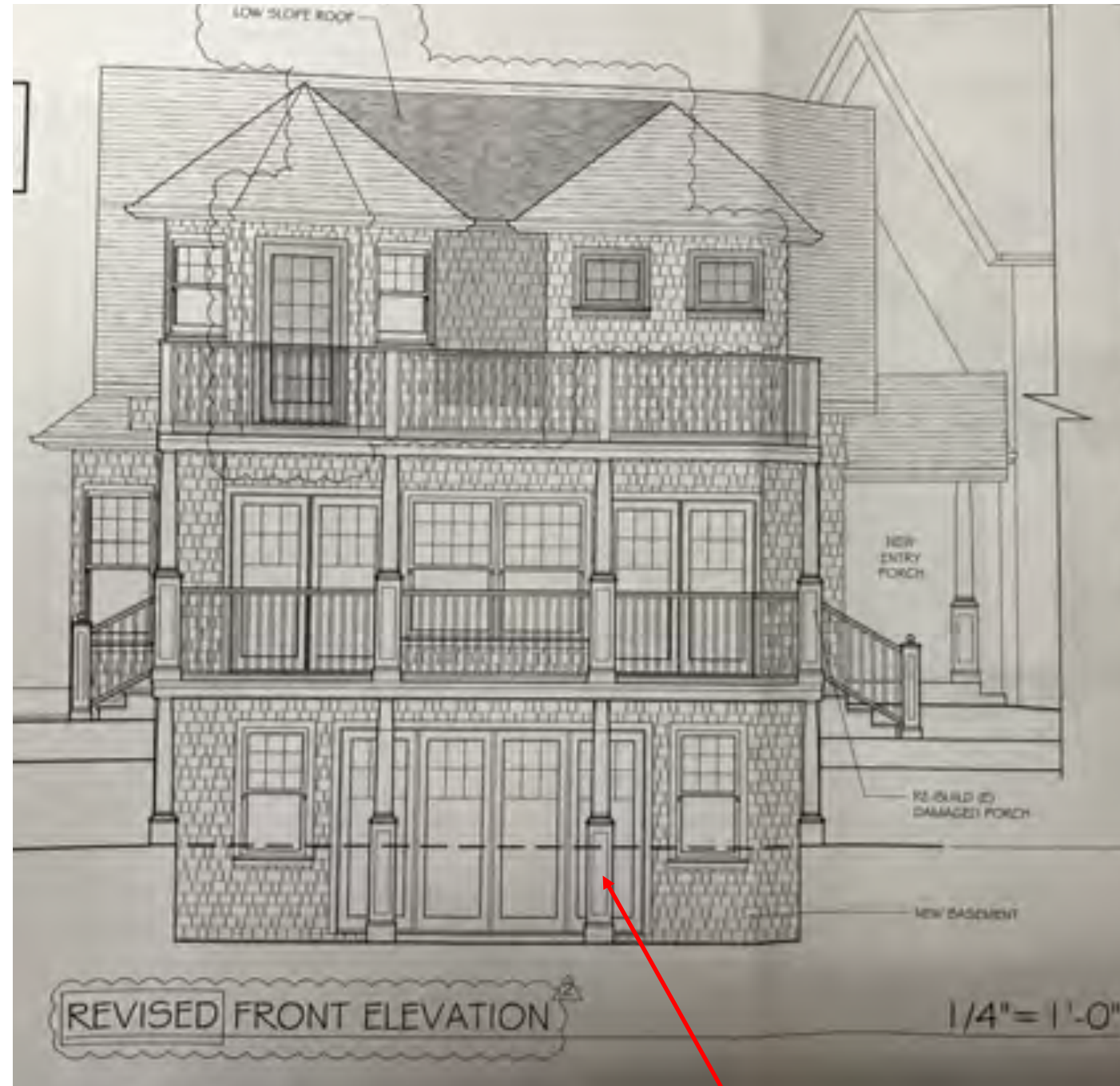
landscaped area



Examples of homes in the neighborhood (Broadway, Fairview, Bay, other Almond Grove homes) with double hung windows, no lights in glass; squared columns; eave/fascia detail



APPROVED PLANS



Round, tapered columns atop a square base.

AS-BUILT PHOTO



Square columns with simple cap and base.

DESIGN CHANGE ISSUE AND APPLICANT'S RESPONSE IN RED:

1. The deck and front porch column details do not match the approved plans.

You are correct, and they look different because the supports for the deck and front porch are square iron beams. It was nearly impossible to wrap them in something that matched the detail on the drawings (rounded columns), so I chose these instead. Design-wise, I feel these columns actually look better with the house and I am quite happy with them. There is a lot going on with the pattern of the shingles, and I felt a simpler, less ornate column would look and fit the design of the house better. I don't feel it's much of a design change, and if anything, I think it's an improvement! The columns on the plan are more Victorian, and the style of this house, as one member of the historic committee referenced is 'shingle style'

APPROVED PLANS



AS-BUILT PHOTOS

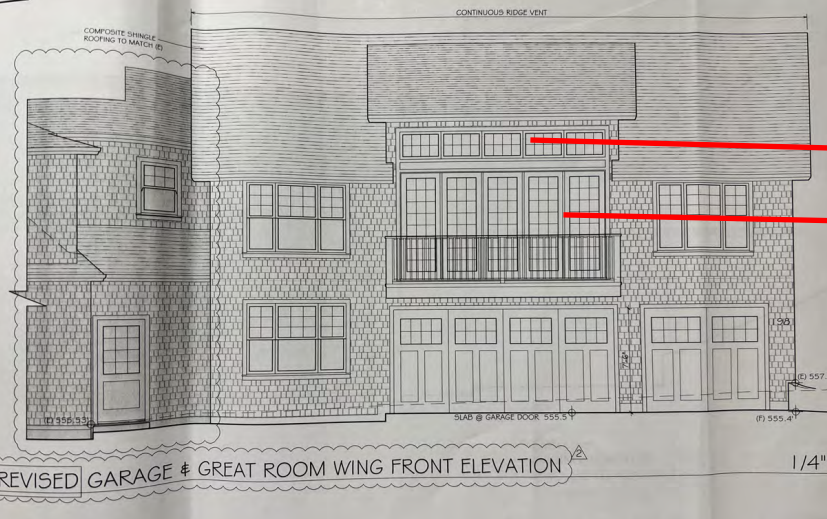


DESIGN CHANGE ISSUE AND APPLICANT’S RESPONSE IN RED:

2. The windows on the approved plans show divided light details which are not reflected in the windows that were installed.

You are correct. I did not consider the change to be material. I realized that when I was inside looking outside, I wanted to see more of outside and not have my vision be distracted by the lines in the windows. Plus, they are easier to clean! The windows are all double-hung, however, which is consistent any of the other historic homes on Broadway, and in the Almond Grove district of Los Gatos (see attached photos)

APPROVED PLANS



AS-BUILT PHOTOS

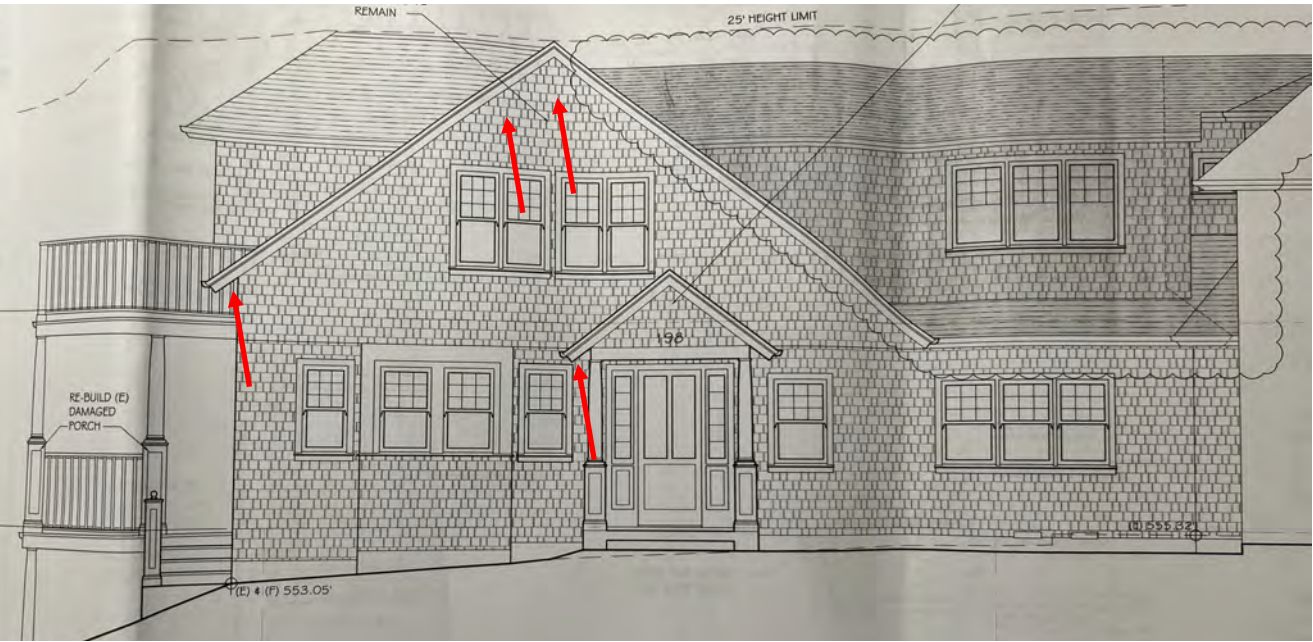


DESIGN CHANGE ISSUE AND APPLICANT’S RESPONSE IN RED:

3. Windows on the front, right, and left elevations have been moved/reconfigured. Was a revision approved for these window modifications?

did - per the revisions from 2017

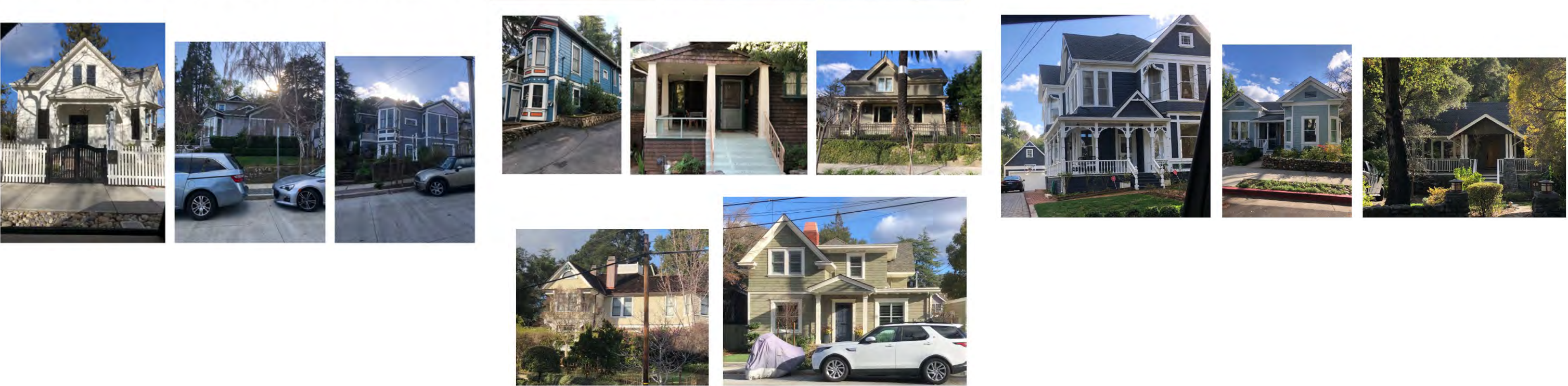
APPROVED PLANS



AS-BUILT PHOTO



Examples of homes in the neighborhood (Broadway, Fairview, Bay, other Almond Grove homes) with double hung windows, no lights in glass; squared columns; eave/fascia detail



DESIGN CHANGE ISSUE AND APPLICANT’S RESPONSE IN RED:

4. Was a revision approved for the beam and eave/facia detail modifications on the front porch and gables?

No, I didn't realize I needed this, and I'm not quite sure what you're talking about? If you are talking about the little squared-off landing platform, I thought it looked better and added a bit more architectural detail, and also is in keeping with the historic nature of many of the homes in the area. (see attached from neighborhood). If you're talking about the sawtooth detail, I was trying to match the detail of the original house (see attached photos).

APPROVED PLANS



AS-BUILT PHOTO



DESIGN CHANGE ISSUE AND APPLICANT'S RESPONSE IN RED:

5. Was a revision approved for the garage door modification?

There was not. The garage door now matches the front door - which has been made out of salvaged/reclaimed lumber from the floor boards of the carriage house that we had to demolish in order to make room for the new driveway that we had to widen/modify in order to be brought up to code. Due to this, we've had a hard time getting the carpenter here to finish this up.

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TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

June 23, 2022

Heidi Bigge
198 Broadway
Los Gatos, CA 95030
Via email

RE: 198 Broadway
Minor Development in a Historic District HS-22-028

Requesting Approval for Modification of a Previously Approved Project on an Existing Non-Contributing Single-Family Residence in the Broadway Historic District on Property Zoned HR-5:LHP. APN 510-43-001.

PROPERTY OWNER/APPLICANT: Heidi Bigge

PROJECT PLANNER: Sean Mullin

On June 22, 2022, the Los Gatos Historic Preservation Committee approved the above request with the condition that the windows and garage doors be revised to match the approved plans for Building Permit B15-0179.

PLEASE NOTE: Pursuant to Sections 29.20.258 and 29.20.260 of the Town Code, this approval may be appealed to the Planning Commission within 10 days of the date the approval is granted. Therefore, this action for approval should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, I can be contacted by phone at (408) 354-6823 or by email at smullin@losgatosca.gov.

Sincerely,

Sean Mullin, AICP
Senior Planner

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

MEETING DATE: 07/27/2022

ITEM: 1

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
JUNE 22, 2022**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on June 22, 2022 at 4:00 p.m.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Town Council Policy 2-01 entitled Town Agenda Format and Rules and Town Resolution. In accordance with Town Policy and Resolution, the public may only view the meeting online and not in the Council Chamber.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Timothy Lundell, Vice Chair Barry Cheskin, Planning Commissioner Kylie Clark, and Planning Commissioner Steve Raspe.

Absent: None.

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – May 25, 2022

MOTION: **Motion by Chair Lundell to approve the Consent Calendar. Seconded by Commissioner Raspe.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 106 Royce Avenue

Minor Development in a Historic District Application HS-22-023

Requesting Approval for Construction of Exterior Alterations to an Existing Non-Contributing Commercial Building in the University-Edelen Historic District on Property Zoned C-2:LHP. APN 529-04-025.

PROPERTY OWNER: Rosa Family LLC

APPLICANT: Todd Bayless

PROJECT PLANNER: Savannah Van Akin

Continued from 5/25/2022

Savannah Van Akin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Todd Bayless, Applicant

- 106 Royce Ave is a modernist style building. Though it is in the University Edelen district, it is a non-contributing structure. Based off this and the details outlined in the documents provided in your attachments, this project should be reviewed based on its merits alone. This project proposes a modest exterior remodel, involving mostly tenant improvements.

Closed Public Comment.

Committee members discussed the matter.

- Non-historic commercial buildings and downtown parking lots are directly adjacent to this subject property. The buildings placement and unique design make it difficult to apply the specific guidelines developed for historic districts. Applying the Edelen Historic District standards to this property may not be appropriate in this unique case.
- Committee members are largely supportive of the project.
- Members discussed how the existing modern style building stands alone in the neighborhood, and how its presence is not necessarily negative.
- Committee members like and support the design. The work proposed visually improves the existing building while maintaining its modernist structure.

MOTION:

Motion by Vice Chair Cheskin to Approve the Request for Construction of Exterior Alterations to an Existing Non-Contributing Commercial Building in the University-Edelen Historic District on Property Zoned C-2:LHP.

Seconded by Commissioner Clark.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

3. 327 University Avenue
Minor Development in a Historic District Application HS-22-025

Requesting Approval 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 529-04-060.

PROPERTY OWNER: Johan Back and Vibha Rao

APPLICANT: Greenberg Design Gallery

PROJECT PLANNER: Sean Mullin

Continued from 5/25/2022

Sean Mullin, Senior Planner, presented the staff report.

Committee asked questions of Staff

Opened Public Comment.

Enrique Eckhouse, Project Designer, presented the project.

- They are keeping the chimneys. They have changed the sliding doors to French doors.

Closed Public Comment.

Committee members discussed the matter.

- The applicant addressed all our concerns.
- We asked the applicant to provide structural justification and they have gone beyond by keeping the chimneys.
- We appreciate that the applicant listened.
- The revised design is very attractive and meets all our concerns.

MOTION: **Motion by Commissioner Clark** to Approve the Request 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. Located at 327 University Avenue. **Seconded by Vice Chair Cheskin**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

4. 198 Broadway

Minor Development in a Historic District HS-22-028

Requesting Approval for Modification of a Previously Approved Project on an Existing Non-Contributing Single-Family Residence in the Broadway Historic District on Property Zoned HR-5:LHP. APN 510-43-001.

PROPERTY OWNERS/APPLICANT: Heidi Bigge

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Committee asked questions of Staff

Opened Public Comment.

Applicant presented the project.

Heidi Bigge, Owner

- They made some changes but didn't realize it would be an issue. Maintained 100% and improved upon the character of the house.
They wanted to see outside so deleted the lites in the windows
- Six-inch square beams wrapped in curvilinear Victorian didn't seem to work.

Committee members asked questions of the applicant.

Heidi Bigge, Owner

- Though the lites are missing from the windows, they are double hung. Match other houses in the area. The garage doors and front door are made of wood taken from the original carriage house.
- The changes were a combination of aesthetics and structural. The light in the top window was for aesthetics. Some of the windows were moved due to the framing of the house and other windows were moved to balance the house.

Susan Burnett, Resident

- The house looks very different. The left and right side look different. The biggest problem are the windows and garage doors. We would like to see more lites put in the windows garage doors. There's no comparison to what it looked like before.

Heidi Bigge, Owner

- Though the lites are missing from the windows, they are double hung. They match other houses in the area. The garage doors and front door were made of wood taken from the original carriage house.

Closed Public Comment.

Committee members discussed the matter.

- I feel uncomfortable with approving these changes when clear direction was given in the past. The changes were not requested or approved. I'm concerned about setting precedent in approving construction that did not conform to the original approved design.
- The window design is important to the committee. It is a big jump from installing windows with divided lites to big panes of glass. The window and garage door are too different.
- It is difficult to remedy. Not require the applicant to redo all the work. The columns are okay, and the window locations are okay. But counsel the applicant to make those two sets of changes.
- Columns are alright. Window location is okay. Remedy the garage doors and the lites in the windows.
- Even though made from old wood, the new garage doors don't look historic. Would like to see them changed.
- Ask the applicant to go back and look at the columns and see what can be done.

MOTION: **Motion by Chair Lundell** to forward a recommendation of approval of the above request to the Community Development Director with direction to add the divided lites to the windows and revise the garage doors to be consistent with the approved plans.
Seconded by Commissioner Raspe.

VOTE: **Motion passed (3-1). Vice Chair Cheskin opposed.**

Appeal rights were recited.

5. 44 Bayview Avenue
Request for Review PHST-22-011

Requesting Approval to Modify the Previously Approved Window Materials on a New Single-Family Residence on Property Zoned R-1D. APN 510-44-020.

PROPERTY OWNER/APPLICANT: David Ladan Ralston

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Committee members asked questions of staff.

Opened Public Comment.

Applicant presented the project.

David Ladan Ralston, Owner/Applicant

- The goal is to do like for like replacement. The wood window has Fibrex as the cladding material and is paintable. We're not proposing changes to the divided lights or window appearance. It is for energy efficiency and maintenance. If approved, happy to have you all over to see what it looks like.

Committee members asked questions of the applicant.

David Ladan Ralston, Owner/Applicant

- Yes, it is fully paintable.

Susan Burnett, Resident

- She has a comment about the windows. New guidelines come about as times change. She was at the Argonaut window store. The new windows involve the sash, framing and exterior look of the window. The exterior look can also be replicated by the contractor and not just when the window is bought. It depends on how the window is finished up. Particular attention should be paid to how to use the new material to make it appealing from the street. Jay Plett could provide good guidelines.

David Ladan Ralston, Owner/Applicant

- Yes, we are already working with Jay Plett to incorporate his insights into our design.

Closed Public Comment.

Committee members discussed the matter.

- In favor of the new product if the windows are paintable, look like wood, and are energy efficient.
- Approve the project since it's a like for like change.
- Thank you to the applicant for bringing it to the committee and.

MOTION: **Motion by Commissioner Raspe** to recommend approval to the Community Development Director to Modify the Previously Approved Window Materials on a New Single-Family Residence on Property Zoned R-1D. **Seconded by Vice Chair Cheskin.**

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

6. 64 Fairview Plaza

Request for Review PHST-22-0012

Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. APN 510-43-008.

Property Owner: Ben Cohen and Helen Clark

Applicant: Jay Plett, Architect

PROJECT PLANNER: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect Applicant

- The 1888 map shows nothing. The 1928 map shows a home up front. The 1944 map shows a home up front. Currently there is not a home but an apartment building up front with a house behind. They both have an inconsistent mix of detailing.

Committee members asked questions of the applicant.

Jay Plett, Architect Applicant

- Yes, If the siding was replaced it is considered technically demolished. That's one of the criteria for preserving a historic house.
- It's a steep lot. It is doubtful that it was moved there. It would have been cheaper to build a new house.
- Even if historic, there is nothing of merit. There is Victorian railing on a folk house. the railing is ornate and was installed, instead of at the historic height of 24 inches, it is at the current code height of 36 inches.

Closed Public Comment.

Committee members discussed the matter.

- The home was not at its current location in 1941.
- It was newly built vs transported.
- Later there was a technical demo when siding was replaced.

MOTION: **Motion by Vice Chair Cheskin** to Approve the Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. Located at 64 Fairview Plaza.

Seconded by Commissioner Clark.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

7. 68 Fairview Plaza

Architecture and Site Application S-22-007

Requesting Approval for Construction of an Addition to an Existing Single-Family Residence Located in the Fairview Plaza Historic District on Property Zoned R-1D:LHP. APN 510-43-009.

PROPERTY OWNER: Jan and Irena Blom

APPLICANT: Jay Plett

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect Applicant

- This is a new house built in 2001. It's a good example of new home in a historic district. It fits on the site and is not ostentatious. It is a non-conforming lot of only 5000 square feet in an 8000 square feet district. The materials used on the addition will match the house. The door and window design will be the same as the house. The addition will not be visible from the street.

Committee members asked questions of the applicant.

Jay Plett, Architect Applicant

- Yes, they will use sliders on the addition. There are sliding doors elsewhere. There is an existing door leading to the patio that they may salvage and reuse in the front.

Closed Public Comment.

Committee members discussed the matter.

- Addition isn't visible from the street.
- Original and modified plans are acceptable.

MOTION: **Motion by Commissioner Clark** to forward a recommendation of approval of the above request to the Community Development Director.
Seconded by Commissioner Raspe.

VOTE: **Motion passed unanimously.**

Appeal rights were recited.

8. 15950 Stephenie Lane

Historic Review Request PHST-22-010

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 523-25-051.

Property Owner: David Alves

Applicant: Payman Farzaneh

PROJECT PLANNER: Ryan Safty

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

David Alves, Owner

- The property was originally part of the county. It was split up several times. Existing parcel number does not show any permits. Original home built in 1940 was 1,627 square feet. It was significantly remodeled in 1970 and 1999. Doubled in square footage. Satellite photos show the change in size and shape. It's been remodeled quite a bit. It doesn't exhibit any special character, architectural interest, or value. Photos show unremarkable exterior. Now have the permits from the county that show the 1970 and 1999 remodels.

Payman Farzaneh, Applicant

- He is part of the design team. Only Interior renovations except for a few window locations.

Closed Public Comment.

Committee members discussed the matter.

- The house doubled in size over the years.
- Significant alterations make it a likely candidate for removal from the inventory.

MOTION:

Motion by Vice Chair Cheskin to Approve a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. Located at 15950 Stephenie Lane. **Seconded by Commissioner Clark**

VOTE:

Motion passed unanimously.

Appeal rights were recited.

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

None.

ADJOURNMENT

The meeting adjourned at 5:19 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 22, 2022 meeting as approved by the Historic Preservation Committee.

Jennifer Armer, AICP, Planning Manager



**TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT**

110 E. Main Street
Los Gatos, CA 95030

**APPEAL OF THE DECISION OF
HISTORIC PRESERVATION COMMITTEE**

PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the HISTORIC PRESERVATION COMMITTEE as follows:

DATE OF DECISION: 22 June 2022

PROJECT/APPLICATION: HS-22-028

LOCATION: 198 Broadway

Pursuant to the Town Code, any interested person as defined in Section 29.10.020 may appeal to the Planning Commission any decision of the Historic Preservation Committee.

Interested person means:

1. *Residential projects.* Any person or persons or entity or entities who own property or reside within 1,000 feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision.
2. *Non-residential and mixed-use projects.* Any person or persons or entity or entities who can demonstrate that their property will be injured by the decision.

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:
please see attached

IMPORTANT:

1. Appeal must be filed not more than ten (10) days after the decision is rendered by the Historic Preservation Committee. If the tenth (10th) day is a Saturday, Sunday, or Town holiday, then the appeal may be filed on the workday immediately following the tenth (10th) day, usually a Monday. Appeals are due by 4:00 P.M.
2. The appeal shall be set for the first regular meeting of the Planning Commission which the business of the Planning Commission will permit, more than five (5) after the date of the filing of the appeal. The Planning Commission may hear the matter a new and render a new decision in the matter.
3. You will be notified, in writing, of the appeal date.
4. Contact the project planner to determine what material is required to be submitted for the public hearing.

RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: Heidi Bigge SIGNATURE: 

DATE: 1 July 2022 ADDRESS: 198 Broadway

PHONE: EMAIL:

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

COMMISSION ACTION:	1. _____	DATE: _____
	2. _____	DATE: _____
	3. _____	DATE: _____

Bigge Appeal to Historic Preservation Committee Action Items of 6/22/22

In 2016 we broke ground on a remodel of the home located at 198 Broadway. When we purchased the property in 2011, the existing structure was deemed unlivable by structural engineers. The home lacked a proper foundation, most of the exterior wood, windows and porch were rotting and in general state of disrepair. The home lacked proper heating and cooling and had one functioning bathroom. Over the past six years, we conducted a remodel which has resulted in a beautiful home which leveraged the use of reclaimed materials and is designed consistent with other homes in the neighborhood. We love our home and respectfully appeal the Historic committee determination of June 22, 2022. Reviewing the before and after photos of the property clearly show three key characteristics: 1) the remodeled structure is stylistically consistent with the other homes on Broadway; 2) the home is much nicer and generally should increase the value of the homes proximate to the property; and 3) the home is tastefully private and not viewable from any public location (see attached Street Views of Homes on Broadway). The list below highlights what we believe are key data points as the committee allows us to close out our permits and obtain the final documentation.

1. While 198 Broadway is in an historic district of Los Gatos, the house itself has never been considered a house of any historic value.
2. The windows are consistent with over 60% of the homes located on Broadway. Specifically, of the 33 homes (not including ours) on Broadway, 20 have no divided-lights, the majority of which are double-hung, and nearly identical to the windows used in our remodel. Only 15% of the homes have divided-light windows. The remaining 24% of homes have a combination of window types. Changing the windows is financially prohibitive and would make the property less consistent with the balance of the homes in the neighborhood.
3. The garage face is constructed from re-claimed wood from the floors of the carriage house (which had to be demolished in order to bring the driveway up to code). The use of reclaimed wood maintains the historic character of the property better than the artist sketch from 2015. Reverting to one artist's sketch from 2015 would be cost prohibitive and the home's appearance would be less consistent with the balance of the homes in the neighborhood.
4. At significant cost, we remodeled the original house and maintained the original character of the property by integrating reclaimed materials, using the same footprint, and keeping most of the architectural details (such as the front 2nd porch dormers, shingles, and double-hung windows). It would have been much lower cost to tear down the old property and build a more modern design. We chose to remodel the home based on our desire to build a home which builds on the historic nature of Los Gatos in general and Broadway specifically.
5. It is not possible to view the home, to include the windows and garage, unless someone enters the property (see attached 'Street View of Homes' pdf). It is not possible to see the house from the street. It is also not possible to see other homes from our home. As a result, the home has no aesthetic impact on the neighborhood.
6. All inspections by the building department have passed – the technical requirements and standards are all up to code.
7. The historic committee seemed to approve of some of the changes we made as they were not even brought up in the meeting of 6/22/22. The beam and eave/facia detail on the front porch and gables were not even a topic of discussion, so one must assume they had no problem with that change. We added more sawtooth detail, and a bit more architectural interest in those areas, again, consistent with homes on Broadway (and in the Almond Grove district)
8. We submitted our response to the town on April 6th, 2021. The response I received from Mr. Paulson was an out of office response (see 'Joel Paulson Auto-Reply'), to which he never followed up, hence we assumed everything was approved (see attachment).
9. We love our windows, and we love our garage doors. We respectfully and strongly disagree with the Historical Committee's Action Letter. We feel the slight deviations from the plans have no

Bigge Appeal to Historic Preservation Committee Action Items of 6/22/22

significant impact on the essence and aesthetic of the home as built. Consistent feedback from neighbors is our home contributes to the inventory of 'homes with character' in Los Gatos.

We have been diligent working with the town for the past six years. Our submission for approval took over two years to be evaluated. While we recognize the impact of COVID on the town's operations, it is time to provide final approvals of a beautiful home which is consistent with the rules, regulations and historic district style. We appreciate the time and effort of the committee and look forward to a speedy approval.

Respectfully,

Matt & Heidi Bigge
198 Broadway



Heidi Bigge <hbigge@gmail.com>

Automatic reply: 198 Broadway- Permit B15-0179 - Final Approval/Inspection

Joel Paulson <jpaulson@losgatosca.gov>
To: Heidi Bigge <hbigge@gmail.com>

Tue, Apr 6, 2021 at 1:59 PM

Thank you for emailing the Town of Los Gatos Community Development Department.

I will be out of the office until Monday April 12, 2021. If you have a question another staff member may be able to help you with please email Planning@losgatosca.gov otherwise I will get back to you when I return.

Thank you.

Street views of homes on Broadway

198 Broadway

view from the street



¼ up our driveway



¾ up our driveway - remodeled view



¾ the way up our driveway - pre-remodel



Broadway Extension Homes (neighbors)

132 Broadway – plain windows



131 Broadway – plain windows



117 Broadway – plain windows



115 Broadway – combo divided lights, plain



107 Broadway - plain



100 Broadway - plain



Lower Broadway (working down the street
towards the post office)

93 Broadway - plain



85 Broadway - plain



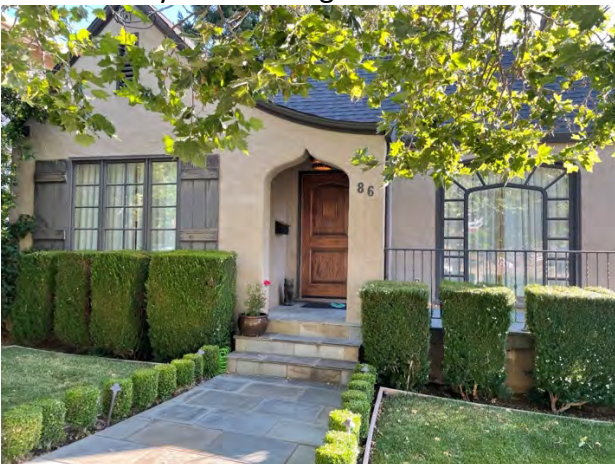
89 Broadway – plain windows



84 Broadway - plain



86 Broadway – divided lights



81 Broadway – combo



80 Broadway – plain windows



72 Broadway – plain



77 Broadway – combo plain divided lights



71 Broadway – combo divided



74 Broadway - plain



69 Broadway – craftsman divided lights



68 Broadway – plain



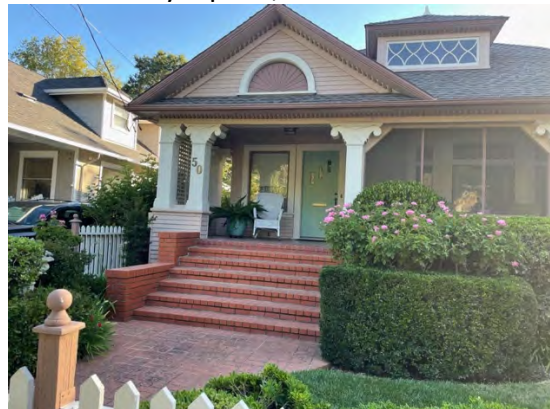
56 Broadway - plain



65 Broadway – divided lights



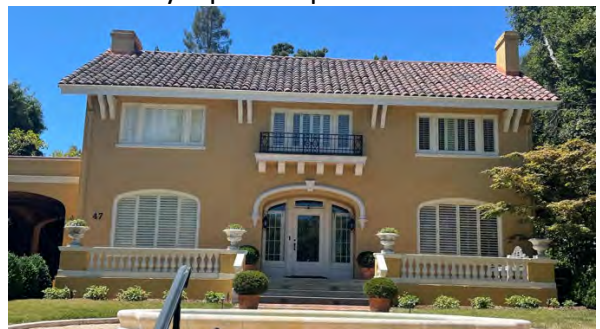
50 Broadway – plain, w 1 decorative



64 Broadway - plain



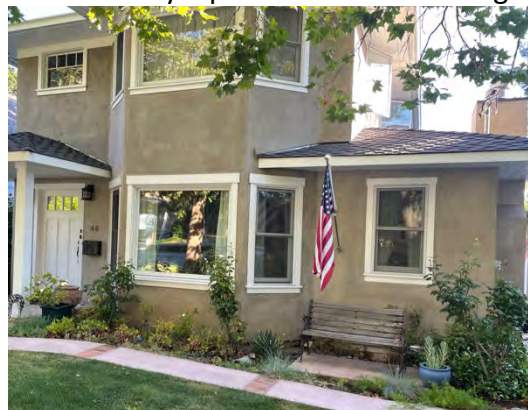
47 Broadway – plain w plantation shutters



62 Broadway - plain



46 Broadway – plain w 1 decorative light



45 Broadway – plain



29 Broadway – plain



44 Broadway - plain



25 Broadway - plain



42 Broadway – combo plain and divided glass



30 Broadway – divided lights



37 Broadway - plain



From: Irving MITSUNAGA [REDACTED]
Sent: Saturday, July 30, 2022 11:00 AM
To: Planning Comment <PlanningComment@losgatosca.gov>
Subject: 198 Broadway

EXTERNAL SENDER

TO the Planning Commission:

We live at [REDACTED] and are neighbors of Matt and Heidi Bigge at 198 Broadway. We support the Bigge's in their Appeal of the Historic Preservation Committee Decision regarding modifications to their remodel.

They have been diligent in their consideration of the community and immediate neighbors during their entire remodel, and deserve final approval.

Irving & Evelyn Mitsunaga
[REDACTED]
[REDACTED]

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