



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

MEETING DATE: 11/20/2024

ITEM NO: 6

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DATE: March 21, 2025  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Preliminary Review to Construct an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 333 Los Gatos Boulevard.** APN 529-22-021. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-004. Property Owner/Applicant: Nichola Palmer. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for preliminary review to construct an addition to an existing pre-1941 single-family residence on property zoned R-1D, located at 333 Los Gatos Boulevard.

PROPERTY DETAILS:

1. Date primary structure was built: 1912 (effective year built 1922) per County Assessor's Database
2. Town of Los Gatos Historic Status Code: +, historic and intact, worthy of special note
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the west side of Los Gatos Boulevard near the intersection with Harding Avenue. The County Assessor reports that the residence was constructed in 1912, with an effective year built of 1922. The Anne Bloomfield survey provides an estimated construction date of the 1900s and assigns a preliminary rating of "+" or historic and intact, worthy of special note (Attachment 1).

PREPARED BY: Sean Mullin, AICP  
Planning Manager

The Sanborn Fire Insurance Maps do not provide coverage for the property until 1928. The footprint of the residence remains consistent between the 1928 and the 1956 maps (Attachment 2). Town records include a permit to repair earthquake damage to the fireplace in 1990.

DISCUSSION:

The applicant provided a Letter of Justification for the proposed project (Attachment 3). The applicant is requesting preliminary review of a proposal to construct an addition and exterior alterations to the existing residence (Attachment 5). The addition would be constructed on the left side of the front elevation, within a portion of the existing covered porch. The approximately 65-square foot addition would accommodate a new bathroom for the residence. The addition includes wood siding to match the existing, as well as two new windows. An eight-over-one divided lite window would be located on the front elevation and a four-over-one divided lite window would be located on the left side elevation. The proposed divided lite patterns would be consistent with other existing windows on the residence. Information regarding window materials and trim profiles were not provided for this preliminary review.

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:

\_\_\_ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5).

CONCLUSION:

Consider a request for preliminary review of a proposal to construct an addition to an existing pre-1941 single-family residence on property zoned R-1D, located at 333 Los Gatos Boulevard. It appears that the project could be accomplished under a Building Permit. Once the process is

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confirmed, this application would return to the Committee for a recommendation to be forwarded to the Community Development Director.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps Exhibit
3. Letter of Justification
4. Section 3.9, Residential Design Guidelines
5. Development Plans

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