



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

MEETING DATE: 03/26/2025

ITEM NO: 2

DATE: March 21, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of an Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. **Located at 222 University Avenue.** APN 529-04-004. Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Minor Development in an Historic District Application HS-24-055. Property Owner/Applicant: Tuyet Pham. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval for construction of an addition and exterior alterations to an existing non-contributing single-family residence located in the University-Edelen Historic District on property zoned R-1D:LHP located at 222 University Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 (effective year built 1920) per County Assessor's Database
2. Town of Los Gatos Historic Status Code: R, historic but grossly altered
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, University-Edelen
5. If yes, is it a contributor? No
6. Findings required? Yes
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the east side of University Avenue approximately 178 feet north of Miles Avenue. The property is developed with a single-story single-family residence with two attached accessory dwelling units. The County Assessor reports that the residence was constructed in 1900, with an effective year built of 1920. The Anne Bloomfield survey does not indicate an estimated age for the residence and provides a preliminary rating of "R" or historic

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but grossly altered (Attachment 1). The Sanborn Fire Insurance Maps show the property vacant in 1908 with the residence first appearing on the 1928 map (Attachment 2). The footprint of the residence remains consistent through the 1956 map, which is markedly different than the current footprint. This indicates that numerous additions were completed after 1956, likely impacting all elevations.

Town records include multiple issued Building Permits for the property in the 1940s, 70s, and 90s; however, the permits are not legible, and the scope of work cannot be determined.

At least two previous projects on the property were review by the Committee in 2008 and 2014. During these reviews, the Committee opined that demolition of the residence was supported at the time. Minutes from these meetings are included as Attachment 3.

On November 20, 2024, the Los Gatos Historic Preservation Committee continued consideration of the request, recommending that the applicant consider the following feedback (Attachment 5):

- The proposed folding doors (two-panel and three-panel) on the front elevation are too contemporary for the residence and the District;
- The existing window on the left side of the front elevation should not be replaced with a door;
- Revise the proposed sliding door on the right elevation to a French door with divided lites to be consistent with the District;
- Select a siding product with a profile that is authentic and consistent with the District;
- Any new windows that are visible from the street should be double-hung; and
- Integrate the proposed trellis on the front elevation into the design to avoid a pasted-on appearance.

DISCUSSION:

The applicant submitted revised plans in response to the Committee's direction (Attachment 6). The revised plans show that the previously proposed two-panel folding door on the right side of the front elevation has been replaced with a propose French door system with divided lites. Additionally, the previously proposed three panel folding door on the left side of the front elevation has been eliminated and the existing window would remain. The horizontal siding proposed to replace the existing mix of siding in the previous plan has been revised to wood shingle siding. Lastly, the proposed trellis on the front elevation has been enlarged and includes more substantial posts and roof framing.

The applicant proposes replacement of the existing siding, which is comprised of wood shingles, board and batten, and horizontal wood siding distributed in an unorganized fashion on each elevation (Attachments 4 and 6). The existing mixed siding materials support the history of the

residence presented above, that the residence has experienced numerous small additions across each elevation after 1956. The original footprint and exterior walls have been significantly impacted by these additions, either through removal or enclosure. The applicant proposes to remove the mixed wood siding and replace it with wood shingle siding across all elevations, resulting in a consistent aesthetic. On the surface, the siding replacement would result in a technical demolition; however, the Committee could exempt the siding replacement from the demolition calculation if it is determined that the siding being removed is not original to the pre-1941 residence based on the provided history of the residence.

FINDINGS AND CONSIDERATIONS:

A. Findings

Sec. 29.10.020. Demolition (*historic structures*)

All remaining exterior walls must be contiguous and must retain the existing exterior wall covering. No new exterior wall covering shall be permitted over the existing exterior wall covering. The following are exempt from this definition:

- a. Replacement.* The exterior wall covering may be removed if the covering is not original to the structure.
- b. Repair.* The removal and replacement of in kind non-repairable exterior wall covering (siding) resulting in no change to its exterior appearance or historic character if approved by the deciding body.
- c. Removal.* The removal of an addition(s) that is not part of the original structure and which has no historic significance, as determined by the Historic Preservation Committee. Demolition shall be determined by subsections (1) and (2) above for the original structure, where walls enclosed by additions shall be considered as exterior walls.

B. 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.

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C. 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:

The applicant is requesting approval for construction of an addition and exterior alterations to an existing non-contributing single-family residence located in the University-Edelen Historic District located at 222 University Avenue. The applicant provided revised plans responding to the Committee's feedback. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director. The project would be accomplished through a Building Permit and would not return to the Committee.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps Exhibit
3. HPC Minutes from 2008 and 2014
4. Exterior Photos
5. November 20, 2024, HPC Action Letter
6. Revised Development Plans