



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 1/28/2026

ITEM NO: 3

DATE: January 23, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct a New Second-Story Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 34 Pleasant Street.** APN 529-26-018. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-25-003. Property Owner: Michael Hyman. Applicant: Maia Gendreau. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval to construct a new second-story addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D located at 34 Pleasant Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1920 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: + rating, historic and intact or 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 Santa Clara County's Accessors Database lists a construction date of 1920 for the residence. According to the Sanborn Fire Insurance Maps, the property was vacant until the 1928-1944 map update. The footprint on the 1928-1944 and 1928-1956 maps shows the house in its current condition (Attachment 1 of Attachment 1).

PREPARED BY: Ryan Safty
Associate Planner

The property is included in the 1991 Anne Bloomfield Historic Survey (Attachment 2 of Attachment 1), which estimates that the bungalow style residence was constructed in 1920 and has a preliminary rating of "historic and intact or worthy of special note." Town records only show a re-roof permit from 1982. The applicant provided a summary of the property research (Attachment 4 of Attachment 1, December 18, 2024, Historic Preservation Committee Staff Report), as well as photographs of the property and surrounding neighborhood (Attachment 5 of Attachment 1, December 18, 2024, Historic Preservation Committee Staff Report).

At the December 18, 2024, meeting, the Historic Preservation Committee (Committee) conducted a preliminary review of a proposal for a single-story addition and remodel and a new two-story addition at the rear. The Committee reviewed the areas of interest outlined in the staff report dated December 13, 2024 (Attachment 1), evaluated the proposal, and provided feedback for the applicant to incorporate into a revised design (Attachments 2 and 3).

DISCUSSION:

The applicant has returned to the Committee requesting a formal recommendation for the project. The applicant's Project Description letter (Attachment 4) outlines the existing site conditions; the historic context of the property; the proposed single-story and second-story additions; and the project's historic compatibility. The applicant's response letter addresses the Committee's feedback from the December 18, 2024, meeting (Attachment 5). The revised development plans are included in Attachment 6.

The project includes an internal remodel to the rear of the existing 1,060-square-foot single-story residence, a 523-square foot single-story addition to the rear, and a new 717-square foot second-story addition. The second-story addition would be pushed to the rear of the residence to preserve the historic street front appearance. The project complies with all applicable floor area, setback, and building height standards and is being processed as a Minor Residential Development application. The project also includes demolition of the existing detached garage and construction of a new detached garage with an attached second-story accessory dwelling unit (ADU) located toward the rear of the site. Consistent with state law, the proposed ADU will be processed ministerially and is not within the Committee's purview.

The existing one-story residence is approximately 14 feet, nine inches tall with two front gables. The existing residence has stucco siding, wood frame windows, and a membrane roof. The proposed residence would be 24 feet, six inches tall and would maintain the stucco siding. The entire existing front façade would be maintained with this proposed project. The roof would be composition shingle, and the windows would be replaced throughout the home with new aluminum-clad wood windows. The existing residence would also be lifted to accommodate a new cellar, with brick wainscot siding used for exposed walls of the cellar area.

The applicant submitted a detailed response letter, addressing each of the Committee's previous recommendations (Attachment 5). The revised plans address several of the Committee's recommendations, and the applicant has justified those that were not addressed through design changes. The following aspects of the proposal address Committee comments:

- The second-story front-facing gable was enlarged to replicate the existing gable;
- The window locations on the side and rear elevations were revised for better balancing;
- The existing window lugs are replicated in the new windows;
- The handrail was enlarged and revised to a wrought iron design; and
- A different siding material (brick) is shown for the walls of the cellar that project above grade.

There were also Committee recommendations that were not addressed but were justified in Attachment 5.

- The Committee recommended fiberglass clad windows instead of fiberglass frame windows, as originally proposed. Alternatively, the applicant proposes aluminum-clad wood windows, noting that aluminum cladding is a very thin layer and that their manufacturer only makes the ogee lug windows with metal cladding.
- The Committee noted that although pushing the second-story addition to the rear is consistent with the Town's Residential Design Guidelines, some members recommended that the addition be pushed closer to the front façade to better integrate with the existing residence. The applicant noted that they disagree with this recommendation as the existing house has a low sloped roof, and bringing the addition forward will overwhelm the front façade. They also note the structural issues with this recommendation.
- The Committee recommended that the applicant look for strategies to differentiate the new second story from the existing first story, including different exterior materials and ensuring architectural consistency. The applicant states that the idea of differentiating an addition comes from the Secretary of the Interior's Standards, and this property is not subject to those standards. Instead, they have replicated the roof forms, window forms, fenestration patterns, outriggers, and wood vents in the gables to be consistent with the existing structure, per Residential Design Guideline Sections 3.9 and 4.8.1 (Attachment 7).

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

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 7).

CONCLUSION:

Consider a request for approval to construct a new second-story addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D located at 34 Pleasant Street.

The applicant is seeking a recommendation of approval from the Committee for a request for to construct a new second-story addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D located at 34 Pleasant Street.

The application is being processed through a Minor Residential Development Permit application. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director. If confirmed through Planning review to be in substantial conformance with the Committee's review and recommendations, the application would not return to the Committee.

ATTACHMENTS:

1. December 18, 2024, Historic Preservation Committee Staff Report
2. December 18, 2024, Historic Preservation Committee Action Letter
3. December 18, 2024, Historic Preservation Committee Meeting Minutes
4. Project Description Letter
5. Committee Response Letter
6. Revised Development Plans
7. Residential Design Guidelines Sections 3.9 and 4.8.1