



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

MEETING DATE: 09/24/2024

ITEM NO: 2

DATE: September 19, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval 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-25-018. Property Owner/Applicant: Nichola Palmer. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval 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. Bloomfield Preliminary Rating: +, 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

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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.

On March 26, 2025, the Los Gatos Historic Preservation Committee provided preliminary feedback on the proposal, including:

- Supportive of the addition as it is appropriate given the width of the porch and is contained within the porch overhang;
- Supportive of removing the two windows on the left side elevation;
- Revise the width of the new window on the front elevation to match the width of the other windows on the front elevation to remain;
- Consider modifying the arrangement of the bathroom to allow the window on the front elevation to maintain sill heights consistent with the other windows on the front elevation to remain;
- Incorporate columns/pillars on the sides of the addition to continue the pattern of the columns/pillars on the porch; and
- Consider reuse of the existing window on the front elevation proposed for removal.

DISCUSSION:

The applicant submitted an application for a Building Permit for the project and requests a formal recommendation from the Committee. The proposed 79-square foot addition is located on the left side of the front elevation, within a portion of the existing covered porch (Attachment 4). The addition would accommodate a new bathroom for the residence and includes wood siding to match the existing, as well as two windows. The addition includes reuse of the existing wood sash of the window on the front elevation and a new vinyl window on the left side elevation. The proposed new single-hung window would include a top sash with simulated divided lites in a three-over-one configuration to match the existing windows. Both windows in the addition would be trimmed to match the detailing of existing windows. Residential Design Guidelines Section 4.8.4 notes that new windows should be constructed of real glass, and window frames should be constructed of real wood - not vinyl, metal or plastic. Wood sashes may be vinyl or metal clad if the window frame and dressing is designed consistent with the historic context of the building.

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:

X 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 3).

CONCLUSION:

The applicant is requesting approval to construct an addition to an existing pre-1941 single-family residence on property zoned R-1D, located at 333 Los Gatos Boulevard. The project can be completed with a Building Permit, which is currently under review. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director and the project would not return to the Committee.

ATTACHMENTS:

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

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