



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

MEETING DATE: 10/23/2024

ITEM NO: 5

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DATE: October 18, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 52 Ashler Avenue.** APN 410-14-048. Minor Residential Development Application MR-24-009. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Property Owner: Joseph Ervin. Applicant: Ramin Zohoor. Project Planner: Maria Chavarin.

**BACKGROUND:**

On July 24, 2024, the Los Gatos Historic Preservation Committee considered the proposal and continued the item with the following direction to the applicant:

- Work with Town staff to facilitate review of the project by the Town's Consulting Architect;
- Revise the massing of the proposed addition to relocate a portion or all of the addition to the rear of the residence to incorporate articulation on the second-story front elevation;
- Revise the windows on the proposed addition to be symmetrical and consistent with the existing residence and Residential Design Guidelines;
- Provide the existing and proposed elevations on the same sheet to allow for easier review of the plans; and
- Provide streetscape massing studies along San Benito and Ashler Avenues.

**DISCUSSION:**

The Town's Consulting Architect reviewed the proposed residence on September 6, 2024 (Attachment 8). In the report, the Consulting Architect noted that the existing residence is located in an older established neighborhood of traditional style homes with a mix of one- and two-story structures. The Consulting Architect identified three issues and concerns and provided recommendations for changes to the original design to increase compatibility with the Residential Design Guidelines and the immediate neighborhood. The applicant's response to these recommendations is summarized in Attachment 9.

**PREPARED BY:** Maria Chavarin  
Assistant Planner

DISCUSSION (continued):

The applicant also submitted a letter summarizing the revisions made in response to the direction provided by the Committee (Attachment 10). The applicant provided revised plans (Attachment 11) showing symmetrical windows on the front elevation. The plans have been updated to provide existing and proposed elevations on the same sheets. A street massing study was incorporated in the set of plans in a photo format. The massing of the proposed addition was not relocated as directed by the Committee; however, the applicant's response to this direction is found in Attachment 10 of this report.

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 6).

CONCLUSION:

The applicant is requesting approval from the Committee for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process. The project would not return to the Committee for further consideration.

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SUBJECT: 52 Ashler Avenue/MR-24-009

DATE: October 18, 2024

ATTACHMENTS:

Previously received with the July 19, 2024, Staff Report:

1. Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps
3. Town Records
4. Development Plans
5. Property Pictures
6. Section 3.9, Residential Design Guidelines
7. Applicant's Submittal Packet

Received with this Staff Report:

8. Consulting Architect Review
9. Response Letter to the Recommendations of the Consulting Architect
10. Response Letter to the Direction of the Historic Preservation Committee
11. Development Plans

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