



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 03/25/2026

ITEM NO: 8

DATE: March 20, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Preliminary Review to Demolish an Existing Attached Garage and Construct a New Deck and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. Located at **312 W. Main Street**. APN 510-44-012. Request for Review Application PHST-26-008. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Applicant: Chelsea Bedard. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting preliminary review to demolish an existing attached garage and construct a new deck and exterior alterations to an existing pre-1941 single-family residence on a property zoned R-1D located at 312 W. Main Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1970 per County Assessor's Database (remodel)
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County Assessor's database indicates that the residence was constructed in the 1970s; however, the 1990 Anne Bloomfield Survey provides an estimated construction date of 1891–1895 and assigns the property a preliminary rating of "historic," noting that it has been somewhat altered but could still contribute to a historic district if one were established (Attachment 1). Sanborn Fire Insurance Maps from 1895, 1904, 1908, 1928, 1944, and 1956

PREPARED BY: Erin M. Walters
Senior Planner

depict the residence without the attached garage, which was constructed as a carport in 1970. The maps show a footprint consistent with the existing residence (Attachment 2).

Town records indicate that substantial interior and exterior renovations were completed in 1970 (Attachment 3). The front porch balustrades were salvaged from the former porch of the Lyndon Hotel, which was demolished in 1961.

The Queen Anne-style single-family residence is not located within a designated historic district. The applicant has provided a request letter (Attachment 4), photographs (Attachment 5), and development plans (Attachment 6).

DISCUSSION:

The subject property at 312 W. Main Street is located on the southeast corner of Bayview Avenue and W. Main Street. The applicant is requesting a preliminary review by the Committee to obtain feedback regarding the proposed removal of the attached garage, construction of a new deck, and exterior alterations to the existing two-story residence.

The project proposes demolition of the existing attached garage structure, originally constructed as a carport with a roof deck feature in 1970. According to the scope of work provided by the applicant (Attachment 4), the existing attached garage structure would be removed and replaced with a new decking system. No changes are proposed to the materials on the rear elevation of the residence.

C. Town's Residential Design Guidelines

The Committee should consider Section 3.9 of the Town's Residential Design Guidelines, which provides recommendations for construction of additions to existing residences (Attachment 7). Including but not limited to the following recommendations:

- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape, and location as the original, and should utilize the same materials as the existing protected exterior elements.
- Deck additions should be placed to the rear of the structure only, and should be subordinate in terms of scale and detailing.

CONCLUSION:

The applicant is requesting a preliminary review by the Committee to provide feedback on the removal of the existing attached garage and construction of a new deck and exterior alterations to an existing pre-1941 single-family residence at 312 W. Main Street.

This application would return to the Committee for a recommendation to be forwarded to the Community Development Director and the application would continue through the Architecture and Site application process.

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 7).

ATTACHMENTS:

1. Bloomfield Survey
2. Sanborn Maps
3. Permit History
4. Request Letter
5. Photographs
6. Development Plans
7. Section 3.9, Residential Design Guidelines

*This Page
Intentionally
Left Blank*