



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

MEETING DATE: 02/26/2025

ITEM NO: 4

DATE: February 21, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request to Construct Exterior Alterations (Siding Replacement) to an Existing Accessory Structure (Garage) Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 123 Wilder Avenue.** APN 510-18-008. Architecture and Site Application S-23-039. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Bogusla Marcinkowski and Brygida Sas-Marcinkowski. Applicant: Jose De La O. Project Planner: Sean Mullin.

RECOMMENDATION: *(Should match the subject)*

Consider a request to construct exterior alterations (siding replacement) to an existing accessory structure (garage) located in the Almond Grove Historic District on Property Zoned R-1D:LHP located at 123 Wilder Avenue

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database, with an effective year built date of 1970; 1910s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: +- Historic and Intact or worthy of special note
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? Yes
6. Findings required? Yes
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County Assessor's Database lists a construction date for the primary residence as 1900, and an effective year built of 1970, typically indicating that substantial construction occurred around that time. The 1990 Anne Bloomfield Survey indicates that the residence was constructed in the 1910's and assigned a preliminary rating of "historic and intact" (Attachment 1). The Sanborn Fire Insurance maps show that the detached garage was present in its current location by 1904 (Attachment 2). An addition to the garage was completed between 1908 and

PREPARED BY: Sean Mullin, AICP
Planning Manager

1928. The footprint of the garage remained consistent through the 1956 map and appears consistent with the current footprint.

DISCUSSION:

The applicant requests approval to replace the existing board and batten siding on the detached garage with wood cedar shingle siding to match the residence (Attachment 3). The applicant indicates that the board and batten siding is rotten and termite damaged and provided photos showing the damage (Attachment 4).

Section 4.9 of the Residential Design Guidelines refers to Section 3.9 when considering work on an accessory structure. The relevant points from this section are provided as possible discussion points for the Committee:

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

- 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.
- 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.
- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, and decorative elements, they should be carefully removed and reused in the addition where possible.
- The character of any addition or alteration should be in keeping with and subordinate to the integrity of the original structure.
- New outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials and details which are similar to the main structure.
- Garages should generally be located to the rear of the lot behind the rear wall of the residence. One car wide access driveways should be utilized.

Town Code Section 29.10.020 clarifies that demolition of a historic structure means removal of more than twenty-five percent of the wall(s) facing a public street or fifty percent of all exterior walls. When approved by the deciding body, the following is exempt from the demolition 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.

Based on the applicant's photos, the existing siding is not repairable and requires replacement. The applicant is seeking a determination from the Committee that the removal of the board and batten siding and replacement with wood shingle siding to match the residence is appropriate. Staff notes that exemption b above requires in-kind replacement of the siding in order for the exemption to be made.

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:

- ___ On landmark sites, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the landmark (and, where specified in the designating ordinance for a publicly owned landmark, its major interior

PAGE 4 OF 4

SUBJECT: 123 Wilder Avenue/HS-25-009

DATE: February 26, 2025

architectural features) nor adversely affect the character of historical, architectural or aesthetic interest or value of the landmark and its site.

CONCLUSION:

The applicant is requesting approval for exterior alterations (siding replacement) to an existing accessory structure (garage) located in the Almond Grove Historic District. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director and the project would be completed with a Building Permit. The project would not return to the Committee.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Letter of Justification
4. Photos from Applicant