



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

MEETING DATE: 05/22/2024

ITEM NO: 3

DATE: May 17, 2023
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Removal and Replacement In-Kind of Wood Siding on a Commercial Structure Located in the Historic Commercial District on Property Zoned C-2:LHP. **Located at 78-80 W. Main Street.** APN 529-02-007. Minor Development in a Historic District Application HS-24-019. Property Owner/Applicant: Marital Trust – Rita I Minnis, Trustee. Project Planner: Sean Mullin.

RECOMMENDATION:

Requesting approval for removal and replacement in-kind of wood siding on a commercial structure located in the Historic Commercial District on property zoned C-2:LHP, located at 78-80 W. Main Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1901 per County Assessor's Database; c. 1860s per Bloomfield Survey; 1901 per Ordinance 1843
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, Historic Commercial District
5. If yes, is it a contributor? Yes
6. Findings required? Yes
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the building located at 78-81 W. Main Street was constructed in 1901. The 1991 Bloomfield Survey estimates the construction date as the 1860s and rates the structure as historic and intact or worthy of special note (Attachment 1). Ordinance 1843, which established the Historic Commercial District, identifies the structure as a

PREPARED BY: Sean Mullin, AICP
Senior Planner

BACKGROUND (continued):

contributor to the district (Attachment 2). The Sanborn Fire Insurance Maps show that the current structure was built between 1908 and 1928 (Attachment 3).

The applicant proposes to remove the existing horizontal wood lap siding and replace it in-kind with custom milled redwood siding.

DISCUSSION:

The applicant requests approval to remove the existing horizontal wood siding and to replace it in-kind with custom-milled redwood siding to match the existing material, size, and profile. The applicant indicates that portions of the existing wood siding are damaged by rot and that full replacement is desired to avoid the need to replace any portions of remaining siding in the near future. Additionally, full replacement would allow for new waterproofing to be installed. The applicant indicates that the new matching siding would be installed, primed, and painted the same color as the existing building resulting in no change to the exterior appearance.

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. The removal and replacement of in-kind, non-repairable exterior wall covering resulting in no change to its exterior appearance or historic character is exempt from the above definition when approved by the deciding body.

The applicant is seeking a determination from the Committee that the removal and replacement in-kind of the siding is appropriate and therefore exempt from the demolition definition. Should the Committee find merit in the request, Building Permit revisions could be approved by the Town and the project would not return to the Committee. However, the property would continue to retain its historic designation and would return to the Committee if other exterior modifications are proposed in the future.

CONCLUSION:

Should the Committee find merit in the proposed project, it should make the following findings and considerations and forward a recommendation of approval to the Community Development Director. The project would be completed through a revision to the issued Building Permit and would not return to the Committee.

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:

- ☒ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Ordinance 1843
3. Sanborn Exhibit
4. Photo
5. Project Plans

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