



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

MEETING DATE: 11/19/2025

ITEM NO: 8

DATE: November 14, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 310 Johnson Avenue.** APN 529-39-006. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-024. Property Owner/Applicant: Sumit Ahluwalia. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8, located at 310 Johnson Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 (effective year built 1920) per County Assessor's Database
2. Bloomfield Preliminary Rating: 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? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the south side of Johnson Avenue, approximately 65 feet south of intersection with Foster Road. The County Assessor reports that the residence was constructed in 1900, with an effective year built of 1920. The Anne Bloomfield Survey does not include the property. The Sanborn Fire Insurance Maps cover the area beginning in 1891; however, the current lot configuration and existing residence is not reflected until 1928 (Attachment 1). The footprint of the residence remains consistent between the 1928 and the 1956 maps. Town records include a permit for rehabilitation in 1983 and a permit to repair/replace earthquake damage to the fireplace in 1990. Building Permits were also issued to

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Planning Manager

the applicant in 2025 for foundation replacement and an interior remodel to reconfigure the floor plan with no exterior alterations.

DISCUSSION:

The applicant submitted Letter of Justification indicating that non-original brick siding and wainscoting detached from the residence and collapsed during the permitted foundation replacement work, revealing the original wood siding beneath (Attachment 2). With the scope of the permitted project expanding to address the failed brick siding, the applicant proposes exterior alterations, including:

- Expanding the front porch;
- Relocating the front entry door; and
- New window locations.

Attachment 2 details the proposed design and materials. Additionally, the applicant provided details on proposed exterior materials (Attachment 3), existing and proposed elevations, and a proposed floor plan (Attachment 4). Staff provided an exhibit showing the existing and proposed floor plan at a consistent scale in Attachment 5.

In summary, the existing wood siding beneath the failed brick would be repaired/replaced in-kind (Attachments 4 and 5). The existing front entry door, now hidden from view, would be replaced with a window and a new entry door would be created at the center of the front façade to provide a clear entry. The existing window beneath the failed brick would be expanded into three window set to match the existing windows and detailing. The existing front porch would be expanded across the front façade, served by new entry stairs.

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.

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CONCLUSION:

The applicant is seeking a recommendation of approval from the Committee to construct exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8, located at 310 Johnson Avenue. The proposed project, if not triggering a technical demolition, would be processed through a Building Permit application. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director. If confirmed through Planning review to be in substantial conformance with the Committee's review and recommendations, the application would not return to the Committee.

ATTACHMENTS:

1. Sanborn Fire Insurance Maps Exhibit
2. Letter of Justification
3. Project Details
4. Development Plans
5. Floor Plan Exhibit
6. Repair Photos
7. Door Example
8. 1941 Tax Assessment Record
9. Neighborhood Photos

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