



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

MEETING DATE: 11/19/2025

ITEM NO: 5

DATE: November 14, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 245 Los Gatos Boulevard.** APN 529-24-024. Request for Review Application PHST-25-023. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Phung. Applicant: Andres Johnson. Project Planner: Samina Merchant.

RECOMMENDATION:

Consider a request for approval to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D, located at 245 Los Gatos Boulevard.

PROPERTY DETAILS:

1. Date primary structure was built: 1924 per County Assessor's Database; 1920s per Anne Bloomfield Survey
2. Bloomfield Preliminary Rating: "+" Historic and intact or worthy of special note
3. Does the property have an LHP Overlay? No
4. Is the 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 west side of Los Gatos Boulevard, north of the intersection at Simons Way. The County Assessor reports that the residence was constructed in 1924. The 1990 Anne Bloomfield Survey describes the residence as being built in a Bungalow style with an estimated construction date of the 1920s (Attachment 1). The Bloomfield Survey rates the residence as historic and intact or worthy of special note.

The Sanborn Fire Insurance Maps do not provide coverage for the property until 1928. The footprint of the residence remains consistent between the 1928 and the 1956 maps

PREPARED BY: Samina Merchant
Associate Planner

(Attachment 2). Town records include a 2022 Building Permit for the demolition of unpermitted and permitted areas, construction of a new addition, and exterior remodel (Attachment 3).

DISCUSSION:

The applicant provided a Letter of Justification for the proposed project and photos of the existing residence (Attachments 4 and 5). The applicant requests review and a recommendation of approval by the Committee for the proposed single-story additions and exterior alterations to the existing home (Attachment 7).

The project proposes a 135-square-foot addition to the existing one-story residence. The addition is positioned along the side elevation, set back from the front façade, and screened by existing landscaping and fencing to minimize visibility from the street.

Exterior materials will match the current home's white stucco finish. The proposed windows are double-hung, prairie-style to match the proportions, muntin patterns, and trim details of the existing windows.

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.

B. Residential Design Guidelines

Sections 3.9, 4.8.3, and 4.8.4 of the Town's Residential Design Guidelines provide recommendations for additions to existing residences, as well as for the design and placement of windows and doors located in Historic Districts and/or on historic properties (Attachment 6).

CONCLUSION:

The applicant is requesting approval to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D. Should the Committee find

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merit in the request, a recommendation of approval would be forwarded to the Community Development Director. The application would continue through the Building Permit process and would not return to the Committee.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Maps
3. Town Building Permit Record
4. Letter of Justification
5. Photographs
6. Section 3.9, 4.8.3, and 4.8.4 Residential Design Guidelines
7. Development Plans

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