



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 06/25/2025

ITEM NO: 6

DATE: June 20, 2025

TO: Historic Preservation Committee (HPC)

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review to Construct a New Second-Story 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-25-011. 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 preliminary review to construct a new second-story 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.

PREPARED BY: Samina Merchant
Associate Planner

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 (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 is requesting a preliminary review by the Committee to provide feedback on the proposed second-story addition and exterior alterations to the existing home (Attachment 6).

The project proposes a 560-square-foot second-story addition located at the rear (western elevation) of the existing one-story home. First-floor improvements include an interior remodel and exterior modifications. The new second floor would accommodate two bedrooms and two bathrooms.

The existing one-story home is 14 feet two inches tall and features a low-pitched composite shingle roof. It includes overhanging eaves with the front eave line finished in barrel tiles. The proposed second story would incorporate a similar roof style, increasing the maximum building height to 24 feet one inch. Existing materials include textured stucco, double-hung windows, and composite shingles. The proposed design would match these materials and introduce clay roof tiles. Information regarding window and door materials was not provided for this preliminary review.

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.

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 7).

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CONCLUSION:

Consider a request for preliminary review to construct a new second-story addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D, located at 245 Los Gatos Boulevard. A new second-story addition, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a formal recommendation to be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process.

ATTACHMENTS:

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

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