



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

MEETING DATE: 6/26/2024

ITEM NO: 2

DATE: June 21, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 52 Ashler Avenue.** APN 410-14-048. Minor Residential Development Application MR-24-009. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Property Owner: Joseph Ervin. Applicant: Ramin Zohoor. Project Planner: Maria Chavarin.

RECOMMENDATION:

Requesting approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence on property zone R-1D located at 52 Ashler Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1915 per County Assessor's Database; 1920s/1980s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: R, historic but grossly altered.
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? Yes
7. Considerations required? No

BACKGROUND:

The County Assessor indicates that the residence located at 52 Ashler Avenue was constructed in 1915, and the 1991 Bloomfield Survey estimates the construction date as the 1920s/1980s and providing a rating of "historic but grossly altered" (Attachment 1). The Sanborn Fire Insurance Maps show a consistent building footprint from 1928-1955 (Attachment 2).

PREPARED BY: Maria Chavarin
Assistant Planner

BACKGROUND (continued):

The 1991 Anne Bloomfield Survey noted as an alteration a second-story addition (Attachment 1). The following alterations are reflected in the Town's permit records included as Attachment 3:

- 2000 replacement of all windows (B00-000744);
- 1999 construction of a porte cochere addition (P7409);
- 1997 replacement of sheetrock and kitchen remodel (B23872);
- 1995 re-roof (B95-000254);
- 1975 construction of a 750 square foot addition (B2267); and
- 1953 remodel of a bathroom and porch (1011)

The applicant provided a summary of the records researched (Attachment 4), as well as property pictures (Attachment 5).

DISCUSSION:

Minor Residential Development Application MR-24-009 was submitted on May 2, 2024, proposing construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence. The project includes a second-story addition of 262 square feet and replacement of an existing window with a door on the rear elevation (Attachment 7).

The proposed materials of the addition consist of wood siding (white color) to match the existing materials and finishes of the residence. All doors and windows consist of wood trim (white color) to match the residence. The roof material consists of composition shingles to match the residence. The addition will follow the same style of roof (gable roof) with a proposed height to match the existing roof ridge (approximately 29 feet 2 inches).

CONCLUSION:

The applicant is requesting approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process. The project would not return to the Committee.

FINDINGS:

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:

- 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 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 6).

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps
3. Town Records
4. Applicant's Submittal Packet
5. Property Pictures
6. Section 3.9, Residential Design Guidelines
7. Development Plans

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