



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

MEETING DATE: 07/24/2024

ITEM NO: 6

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DATE: July 19, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of an Addition to an Existing Accessory Structure Located in the Almond Grove Historic District on Property Zoned R-1D: LHP. **Located at 142 Massol Avenue.** APN 510-18-048. Minor Development in a Historic District Application HS-24-038. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner/Applicant: David Zicovich. Project Planner: Suray Nathan.

RECOMMENDATION:

Requesting approval for construction of an addition to an existing accessory structure located in the Almond Grove Historic District on Property Zoned R-1D: LHP located at 142 Massol Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1910 per County Assessor's Database; 19<sup>th</sup> century per Bloomfield Survey
2. Town of Los Gatos Historic Status Code (residence): R or ✓, Historic but grossly altered, or historic and some altered but still contributor to district if there is one
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? No
6. Findings required? N/A
7. Considerations required? Yes

PREPARED BY: Suray Nathan  
Assistant Planner

BACKGROUND:

The subject property is located on the east side of Massol Avenue, approximately 185 feet south of Nicholson Avenue. The County Assessor indicates that the residence at 142 Massol Avenue was constructed in 1910, and the 1991 Bloomfield Survey estimates the construction date as 19<sup>th</sup> Century (Attachment 1). The residence does not appear on the Sanborn Fire Insurance Maps until 1891 (Attachment 2).

The 1895, 1904, and 1908 Sanborn maps show two detached accessory structures at the rear of the lot; however, the 1928 and 1956 maps show only one detached accessory structure. In 1991, the Town approved the demolition of the rear detached accessory structure and the construction of the current accessory structure, which includes a garage and a study.

DISCUSSION:

The applicant is proposing to make exterior modifications to the existing, non-historic accessory structure at the rear of the property. Included in the scope of the project is expansion and exterior modifications to the garage portion of the structure, and interior and exterior modifications to the study portion to legalize it as an accessory dwelling unit. The modifications involved with legalizing the ADU must be processed through a ministerial action pursuant to State law and are not the purview of the Committee.

The applicant is proposing to make exterior modifications to the existing, non-historic accessory structure, including construction of an 80-square-foot addition on the front elevation, expanding the garage portion of the structure (Attachment 5). New sliding doors would be installed in the addition. The hip roof above the garage on the left elevation would be replaced with a double gable-end roof. The applicant also indicates that termite damaged siding would be replaced with redwood siding to match existing (Attachment 3). All new siding, trim, and aluminum-clad wood windows would match existing (Attachment 5). These proposed changes would not be visible from Massol Avenue.

All other exterior modifications are located on the ADU and are not part of this review.

The primary residence at the front of the lot is to remain untouched. As the property is a contributor to the historic district, all structures on the property are deemed historic, and changes to any of the structures require review by the Historic Preservation Committee.

CONSIDERATIONS:

A. Considerations – related to the request for approval of detached accessory structure in an Historic District.

X 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:

2. 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.

CONCLUSION:

The applicant is requesting a review of a proposal for construction of an addition to an existing accessory structure located in the Almond Grove Historic District. Should the Committee find merit in the request, a recommendation would be forwarded to the Community Development Director and the project would be completed with a Building Permit. The project would not return to the Committee.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Map
3. Letter of Justification
4. Photos
5. Development Plans

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