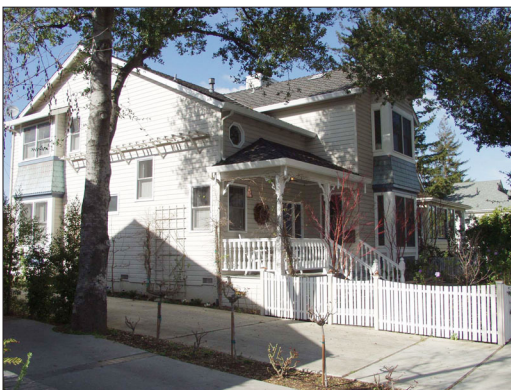


HISTORIC RESOURCES

4

EXAMPLES OF SYMPATHETIC
NEW CONSTRUCTION4.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY
UNITS

Follow the provisions set forth in Guideline 3.9 on page 33.

4.10 NEW CONSTRUCTION

This section applies only to new houses constructed within one of the Town's designated historic districts

- Replacement of an existing character-defining or historic structure with a new structure is strongly discouraged.
- New structures should be built in the same style and design of contributing structures in the district. In general, Victorian, Craftsman/Bungalow, and Mission Revival/Mediterranean styles are the contributors to Los Gatos' historic districts.
- Exact duplication is neither required or encouraged. However, a recognized architectural style and design in the district is required.
- New Victorian and Craftsman style structures must accurately replicate the traditional style, design and integrity of those contributing structures in the district.
- Replacement of a noncontributing structure is acceptable.
- The established contextual patterns and rhythms should be respected. It is perfectly acceptable that a new "style" be introduced, if it is in keeping with the neighborhood. Historically that has occurred throughout the development of the Town of Los Gatos.
- New structures should not create a false sense of the historical development of the district.
- Conform new structures to the existing and/or required setbacks, and replace the "footprint" of the original structures if any.
- Respect the established site patterns and harmonize with neighboring buildings and existing topography. Exceptions might occur at corners, or where unusual existing condition or neighboring structures create a special condition.
- Respect the street pattern created by open space.
- New construction should be in keeping with the existing neighborhood. It should be especially sensitive to the height and scale of the homes on immediately adjacent parcels. Front facades should appear similar in height to those seen historically in the block. Taller portions should be set back further on the lot.

- When a new project has more square footage than the surrounding structures, reduce the scale of the structure with sensitive design treatments. Setbacks, overhangs, bay windows, changes in roof slopes, and facade ornament are all methods for reducing the scale of a structure.
- Floor to floor heights should match the floor to floor of adjacent contributing structures.
- The proportion of window and door openings in new construction should be similar to that of the existing surrounding architecture.
- Porches on new structures should have proportions, materials and roof slopes similar to original porches in the district. They should also have depths similar to contributing structures in the district which normally allows for the placement of furniture on the porch.

4.11 NONCONTRIBUTING STRUCTURES

This section applies only to existing houses located within one of the Town's designated historic districts

4.11.1 Remodel to a Contributing Status

- Owners of noncontributing structures within the Town's historic districts are encouraged to remodel them into the style and design of a contributing structure in the district.
- Structures most suitable for this type of remodel are those that would likely have been classified as contributing structures absent previous remodel work or additions that were not sympathetic to the original architecture of the structure.
- In some cases, it may also be possible to make changes that would convert an otherwise non-descript structure into a contributing structure for the district. In general, Victorian, Craftsman/Bungalow, and Mission Revival/Mediterranean styles are the contributors to Los Gatos' historic districts.
- An applicant must produce photographs, counts, and documentation of the location of existing structures of that style in the district or reference materials indicating consistency with contributing styles in the district.
- All exterior elements subject to review should be consistent with the proposed style.
- Remove previous additions and alternations that are not consistent with the architectural style of the structure and the district.
- Carry out exterior changes to the building facades and additions using the guidelines in Section 4.8, 4.9 and 4.10.