



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 08/27/2025

ITEM NO: 2

DATE: August 22, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP. **Located at 68 Broadway.** APN 510-45-085. Request for Review HS-25-035. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Marc Dubresson. Project Planner: Samina Merchant.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations to an existing contributing single-family residence in the Broadway Historic District on property zoned R-1D:LHP, located at 68 Broadway.

PROPERTY DETAILS:

1. Date primary structure was built: 1935 per County Assessor; 1920s per Anne Bloomfield Survey
2. Bloomfield Preliminary Rating: "+" Historic and intact or worthy of special note
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Broadway Historic District
5. If yes, is it a contributor? Yes
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County Assessor's Database lists a construction date of 1935 for the existing residence. The 1990 Anne Bloomfield Survey describes the residence as being built in the 'Hansel & Gretel' 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 show that the footprint of the residence remained consistent

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between 1928 and 1956 (Attachment 2). The applicant submitted documents based on their findings from the research worksheet, which are included in Attachments 3 and 4.

The following is a summary of the Town Records in Attachment 5:

1. 1984: M-84-22 – Subdivision and Lot Line Adjustment resulting in four separate lots seen today as 72 and 68 Broadway and 305 and 307 W Main Street;
2. 1988: S-88-22 – Living area expansion on right side;
3. 1989 – Earthquake damage repairs included remodeling the home with a larger kitchen, master suite, traditional staircase, reuse of fallen brick for patio and walkways, a new pool, and cellar;
4. 1992 - HPC approval to construct a carport; and
5. 2011: HS-11-035 - HPC approved renovations to the front elevation to remove an existing door and replace it with a window to match the existing.

On June 25, 2025, the Committee was unable to make the required considerations pursuant to Section 29.80.290 of the Town Code and recommended denial of the request to construct exterior alterations to an existing contributing single-family residence in the Broadway Historic District to the Community Development Director. The request was denied by the Community Development Director on June 26, 2025.

DISCUSSION:

On June 25, 2025, the Committee reviewed a request to construct exterior alterations, including replacing the existing aluminum sliding door on the rear elevation with a new 16-foot-wide folding door system. The Committee opined that the proposed door's style and scale differed from the style of the existing windows, and that the proposed work would adversely affect the exterior architectural characteristics or other features of the property. The Committee recommended exploring custom door manufacturers that offer options with divided lites to give the door proportionality and compatibility with the existing facade while still providing the open light panel view. A denial of the proposal, as submitted, was recommended.

The applicant subsequently submitted revised project plans and a justification letter with the same general scope, requesting to remodel a portion of the first-floor area within the existing building footprint, but featuring a different rear door in response to the Committee's recommendations (Attachments 3 and 7). The updated proposal includes replacing the existing aluminum sliding door on the rear elevation with a new 16-foot-wide folding door system from Bend River Sash and Door Company (Attachment 8, Sheet D.2). The proposed wood door features divided lites and would be painted to match the existing doors and windows to remain and the existing trellis at the rear patio. On the northwest (left side) elevation, two existing windows would be removed and replaced with one new wood window to match the existing windows in style and color (Attachment 8, Sheet D.1). All trims would match the original style, and the existing stucco siding and horizontal brick veneer would remain in place.

CONCLUSION:

The applicant is requesting approval to construct exterior alterations to an existing contributing single-family residence in the Broadway Historic District on property zoned R-1D:LHP. Should the Committee find 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.

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 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.

B. Residential Design Guidelines.

Sections 4.8.3 and 4.8.4 of the Town's Residential Design Guidelines offer recommendations relative to windows and doors located in Historic Districts and/or on historic properties (Attachment 7).

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Maps
3. Justification Letter
4. Applicant's Research
5. Town Planning & Building Records
6. Existing Exterior Elevation Photo
7. Section 4.8.3 & 4.8.4, Residential Design Guidelines
8. Proposed Plans

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