



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 08/27/2025

ITEM NO: 5

DATE: August 22, 2025
TO: Historic Preservation Committee
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.

DISCUSSION:

On June 25, 2025, the Committee considered proposed exterior alterations and additions to an existing pre-1941 single-family residence (Attachment 1). The Committee provided the following feedback:

- Reposition the second-story addition closer to the front and create a balanced massing with the existing single-story residence to achieve a unified overall appearance; and
- Incorporate additional embellishments to support the architectural style.

The applicant submitted revised plans and a letter summarizing their response to the Committee's direction (Attachment 2). The revised plans include the following modifications:

- Forward shift of the second-story addition to improve massing and integration with the existing residence while retaining the original façade; and
- Addition of Spanish/Mission Revival features: roofline articulation (including corbels and clay roof tiles), tile vents, colonial-style windows, decorative ironwork, and stucco finishes.

PREPARED BY: Samina Merchant
Associate Planner

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 of Exhibit 1, June 25, 2025 Historic Preservation Committee Staff Report).

CONCLUSION:

The applicant requests a 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, would be processed under a future 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.

EXHIBITS:

1. June 25, 2025, Historic Preservation Committee Staff Report
2. Response Letter
3. Revised Development Plans