



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

MEETING DATE: 09/11/2024

ITEM NO: 5

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DATE: August 23, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Preliminary Review for Exterior Alterations and Construction of a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 311 Johnson Avenue.** APN 532-28-017. Request for Review Application PHST-24-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Nishita Biddala. Applicant: Abhay Reddy. Project Planner: Suray Nathan.

**RECOMMENDATION:**

Preliminary review for exterior alterations and construction of a new second-story addition to an existing pre-1941 single-family residence located at 311 Johnson Avenue.

**PROPERTY DETAILS:**

1. Date primary structure was built: 1900 per County Assessor's Database; 1920s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: ✓, historic and some altered but still contributor to the district if there is one
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? N/A
7. Considerations required? Yes

**BACKGROUND:**

The County Assessor indicates that the residence located at 311 Johnson Avenue was constructed in 1900, and the 1991 Bloomfield Survey estimates the construction date to be the

**PREPARED BY:** Suray Nathan  
Assistant Planner

BACKGROUND (continued):

1920s (Attachment 1). The residence appears on the Sanborn Fire Insurance Map in 1891, and the detached accessory structure first appears in 1928. The residence's footprint remained consistent between 1928 and 1956 (Attachment 2).

The 1991 Anne Bloomfield Survey rates the residence as historic, with some alterations but still contributing to the district if there is one (Attachment 1). This rating suggests that, at the time of the survey in 1991, the minor alteration did not diminish the historic fabric of the house.

Town permit records are limited, including a 1954 plumbing permit to relocate the kitchen to the rear of the residence and a 2000 reroof permit with composite shingles. The Sanborn Map shows the rear addition was expanded or rebuilt sometime between 1908 and 1928. The applicant provided research on the property's limited history (Attachment 3) and proposes to demolish the rear portions of the residence and construct additions to the residence, including a new second story (Attachments 6).

At the July 24, 2024, meeting, the Historic Preservation Committee deliberated on a preliminary review for a single-story addition to the rear of the residence and expressed their support for the project. The applicant is returning to the Committee for preliminary review of a revised project.

DISCUSSION:

The applicant is requesting a preliminary review by the Committee for exterior alterations and construction of a new second-story addition to the residence (Attachment 6). The property is located on the west side of Johnson Avenue, between Los Gatos Boulevard and Cypress Way. The existing house is a Folk Victorian-style cottage with a front and rear porch, wood lap siding, and wood framed windows without any divided lite. There are no records of the rear addition in the Town's records; however, the Sanborn Map shows the rear addition was expanded or rebuilt sometime between 1908 and 1928. The existing approximately 240-square foot rear portion looks distinct from the rest of the house. The rear portion has a shed roof and smaller windows; however, the horizontal wood lap siding matches the house in material and the size of the lap siding.

The applicant proposes to demolish the rear portion of the residence, including removal of walls on the rear, left, and right elevations and the existing rear porch (Attachment 6). A 239 square-foot addition would extend the rear portion of the residence and a new 515-square-foot second-story addition would be made above the rear portion of the residence, setback approximately 24 feet from the existing front façade. The new roof on the proposed addition would extend the existing hip roof style to the new second-story addition and finished to match. The addition includes a tri-fold door, four single-hung windows, two casement windows

DISCUSSION (continued):

at the rear elevation, and two at the right elevation. The proposed exterior materials at the addition would match the existing exterior materials, which include horizontal lap siding; single-hung and casement wood windows, and a composition roof. No alteration or changes are proposed for the rest of the existing house.

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:

- \_\_\_ 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 5).

CONCLUSION:

The applicant is requesting a preliminary review by the Committee for exterior alterations and construction of new second-story addition to an existing pre-1941 residence located at 311 Johnson Avenue. The new second-story addition will be processed under a Minor Residential Development application. This application will return to the Committee for a formal recommendation at a future meeting.

ATTACHMENTS:

1. 1991 Anne Bloomfield Survey
2. Sanborn Exhibit
3. Letter of Justification
4. Photos
5. Section 3.9, Residential Design Guidelines
6. Development Plans

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