

HISTORIC RESOURCES

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PRE-DESIGN RESEARCH

Prior to commencement of work the existing conditions of a structure or a neighborhood should be investigated to determine the following:

- **Is the building or neighborhood historically significant?**
- **What are the character-defining features of the structure?** *(See sidebar on facing page)*



Porch columns are often one of a structure's character-defining features in Los Gatos

- **Which building elements are original?**
- **Are previous modifications or additions to the structure appropriate to the architectural style?**
- **If previous modifications are inappropriate, can they be reversed or redesigned to better complement the original design?**

Inventories have been prepared which document most Town historic buildings. This inventory includes information on the architectural style and historical facts regarding the structure or site. Especially significant buildings or sites have been designated Landmarks, and historic neighborhoods and commercial areas have been designated Preservation Districts.

Historic Preservation Committee

The Historic Preservation Committee consists of five members who are all Los Gatos residents. Three are members of the public who are appointed by the Town Council. The other two members are from the Planning Commission who are appointed by the Planning Commission Chair. The Committee is composed of professional and lay members with demonstrated interest, competence or knowledge in historic preservation.

Historic Resources Advantages to Property Owners

Owners of historic properties enjoy a number of advantages:

- **State Historic Building Code**
Owners of identified historic buildings can utilize the State Historic Building Code in lieu of the Uniform Building Code. Use of the Historic Code allows some flexibility and can result in a minimum of 10% cost savings.
- **Federal Income Tax Credits**
From time to time, historic buildings may be eligible for federal income tax credits based on their rehabilitation costs. At the present time, income producing buildings listed on the National Register of Historic Places may be eligible. Single-family residences may become eligible in the future. For more information, please consult the State Office of Historic Preservation or your tax advisor.
- **Technical Assistance**
Routine maintenance, extensive restoration or rehabilitation and additions must be done carefully to ensure that the architectural character and therefore the value of the building is not diminished. The Community Development Department and the Historic Preservation Committee can assist you with historic preservation technical assistance.
- **Property Values**
Landmark status carries with it a certain amount of prestige which can lead to an increase in property value.
- **Neighborhood Protection Plan**
Historic designation generally controls the size, quality and scale of new construction and also restricts demolition, thus protecting the character and quality of the neighborhood.
- **Official Recognition**
A historic designation means that your property or neighborhood is recognized by the Town as a key component of the community's architectural heritage.

4.3 APPROVAL PROCESS FOR HISTORIC RESOURCE ALTERATIONS

Applicants of historic properties are only charged fees applicable to non-historic properties. There are no additional fees applied to applications for historic properties.

Applicants are encouraged to first consult with Community Development planners prior to the formal submittal of a building permit or a development application to ensure the work proposed meets Town Code requirements and policies.

MINOR REPAIR

If minor repair work is proposed and the materials will be replaced in kind, only a building permit will be required.

MINOR EXTERIOR CHANGES

The following process is for sites that are within an historic district or have a Landmark Designation.

Minor exterior changes include:

- Residential first floor addition (excluding additions not visible from the street that do not exceed 15% of the existing floor area of the house [excluding cellars] or 400 sq. ft. of the gross floor area, whichever is less).
- Residential addition less than 100 square feet to an existing second story which is visible from the street(s) in the immediate neighborhood.
- Residential accessory structure 450 square feet or less which is visible from the street(s) in the immediate neighborhood or Victory Lane.
- Residential exterior modification.

Application:

An application for Minor Development in an Historic District is required.

Review:

Town staff will review the application to ensure it meets Town Code. The application will then be scheduled for review by the Historic Preservation Committee.

Action:

The Historic Preservation Committee will consider the matter at a public meeting and can either approve, deny or continue the matter. There is a ten day appeal period on all final actions taken by the Committee. Appeals will be considered by the Planning Commission.

MINOR RESIDENTIAL DEVELOPMENT

The following process is for any historic structure.

Minor residential development for historic properties include:

- New second story.
- Second story additions exceeding 100 square feet.
- Accessory structure exceeding 450 square feet.
- Reduction of side or rear yard setbacks for accessory structures that are visible from the street or Victory Lane.

CHARACTER-DEFINING FEATURES

Rather than focusing on specific historic architectural styles, these guidelines address *character-defining features* because actual historic buildings hardly ever conform exactly to styles, and each structure should be respected and treated on its own merits.

Before planning alterations to a historic building, look at it carefully and analyze what contributes to its character. You will probably find some or all of the following, and more:

- Siting, height, and setbacks
- Materials
- Ornamentation
- Roof shape and coverings
- Projections: dormers, bay windows, porches, stairs
- Indentations, porches, side jogs
- Windows: size, proportions, method of opening, sash materials, trim
- Porches: size, relation to main roof shape and design of posts, design of railing, height above ground.
- Entry: relation to main house wall, door design, trim
- Stairs: location, direction, design of railing, materials
- Chimney: height, location, materials brick work or stone work: color, size, and texture of units; profile, color and composition of mortar
- Foundation or basement: difference (if any) in treatment from main house walls
- Garage and its relation to the house

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DEMOLITIONS**Demolition (historic structures) means:**

(1) Removal of more than 25% of the wall(s) facing a public street(s) (or a street facing elevation if the parcel is a corridor lot or is landlocked) or 50% of all exterior walls; or

(2) Enclosure or alteration (i.e.: new window and or window relocation) of more than twenty-five percent of the walls facing a public street (or a street facing elevation if the parcel is a corridor lot or is landlocked) or fifty (50) percent of the exterior walls so that they no longer function as exterior walls; or

All remaining exterior walls must be contiguous and must retain the existing exterior wall covering. No new exterior wall covering shall be permitted over the existing exterior wall covering. The following are exempt from this definition:

a. Replacement. The exterior wall covering may be removed if the covering is not original to the structure.

b. Repair. The removal and replacement of in kind non-repairable exterior wall covering resulting in no change to its exterior appearance or historic character if approved by the Town or deciding body.

c. Removal. The removal of an addition(s) that is not part of the original structure and which has no historic significance, as determined by the Historic Preservation Committee. Demolition shall be determined by subsections (1) and (2) above for the original structure, where walls enclosed by additions shall be considered as exterior walls.

Demolition (non-historic structures) means:

Removal of more than 50% of the exterior walls. The remaining exterior walls must be contiguous and must maintain either the existing interior or existing exterior wall covering.

- Reconstruction of a portion of a single family or two family dwelling with a nonconforming setback.

Application:

An application for Minor Residential Development is required.

Review:

The Town's Historic Resources Inventory contains surveys of the majority of Los Gatos' Pre-1941 structures. Each structure surveyed was rated and assigned a status code which reflects the historic status of the structure. The rating was based on codes established by the State Office of Historic Preservation at the time the inventory was taken (Appendix E).

Applications for Pre-1941 structures with a rating above 7S shall be reviewed by the Town staff and the Historic Preservation Committee. Applications for Pre-1941 structures with a rating 7S or under that do not have an LHP Overlay Zone shall be reviewed by Town staff.

Town staff will review the application to ensure it meets Town Code. If required, the application will then be scheduled for review by the Historic Preservation Committee. The Historic Preservation Committee will consider the matter at a public meeting and will either recommend approval or denial of the application or continue the matter.

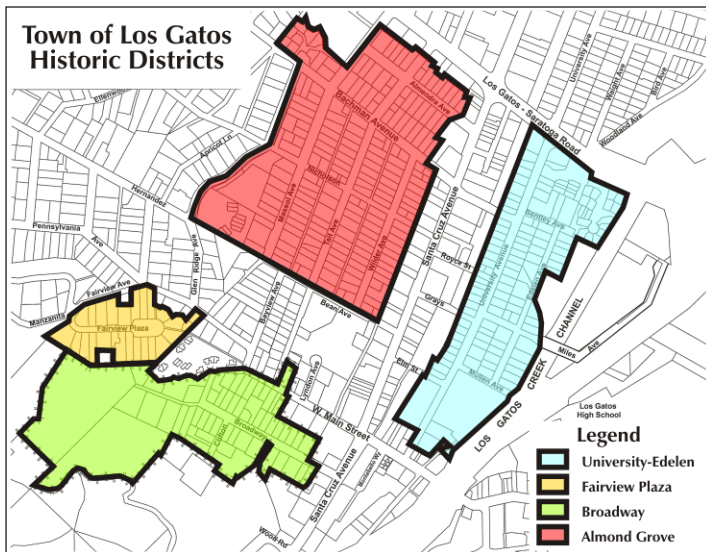
Action:

If the application can be approved by the Director of Community Development, a "Notice of Intent to Approve" will be mailed to the neighboring residents and property owners. If no opposition is received, the application is approved. If opposition is received and the matter cannot be resolved, the matter will be forwarded to the Planning Commission for consideration.

4.4 HISTORIC DISTRICTS

The Town of Los Gatos has four designated residential historic districts. Their general locations are shown below. A larger map is included in Appendix B.

- Almond Grove Historic District
- Broadway Historic District
- Fairview Plaza Historic District
- University-Edelen Historic District



4.5 DEMOLITIONS

Demolition of any contributing structure in historic districts is forbidden absent a cataclysmic event or upon determination by the Deciding Body that demolition is necessary for the proper restoration of the structure. In the event of demolition as a result of a cataclysmic event, the structure shall be reconstructed to match the structure existing immediately prior to the cataclysmic event or a previous structure on that site. Additions, alterations, and removal of non historic additions may be approved as part of the reconstruction process, provided the contributing historic elements of the structure are maintained, and the changes and/or additions could have been approved if the structure had not been damaged.

Note that "Demolition" is defined differently for historic structures and non-historic structures as described in the sidebar to the left on page 42.

BUILDING CLASSIFICATIONS

Structures within the historic districts are individually classified as to their relative contribution to the historic character and quality of the district.

• Contributing Structures

The structures identified as contributors to the district have been determined to be historically, architecturally or culturally significant. Great care and scrutiny is required to properly remodel or add on to any of the contributing structures so that the structure's historic or architectural integrity is preserved and not destroyed or damaged in the remodeling or addition process.

See Appendix B for a list of Contributing structures in the Town's four residential historic districts.

• Noncontributing Structures

These structures are those which are not historical in terms of their design or have been so modified over time as to no longer meet the criteria for Contributing status. Owners of noncontributing structures are encouraged to remodel them to better support the scale and character of the historic district. A noncontributing structure, if not rehabilitated into a contributing style or design, should be remodeled or expanded consistent with its existing architectural style and design. Introduction of entirely new architectural styles (i.e., other than Victorian, Craftsman/Bungalow, Mission Revival/Mediterranean) is prohibited.

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HISTORIC DISTRICT RESIDENCES

BROADWAY HISTORIC DISTRICT



ALMOND GROVE HISTORIC DISTRICT



HISTORIC DISTRICT RESIDENCES

UNIVERSITY-EDELEN HISTORIC DISTRICT



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FAIRVIEW PLAZA HISTORIC DISTRICT



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PROTECTED EXTERIOR ELEMENTS SUBJECT TO REVIEW

All elements on the building's facades and roof, including but not limited to:

- doors
- windows
- glass
- porches
- posts
- railings
- stairways
- cupolas
- gables
- bay windows
- widows' walks
- arbors/pergolas
- siding
- chimneys
- towers
- turrets
- trim
- mouldings
- corbels
- plaster features
- rock walls
- picket fences
- shingles
- roof lines
- eaves and overhangs
- colors
- gingerbread
- shingle siding
- tiles
- wrought iron and other decorative materials

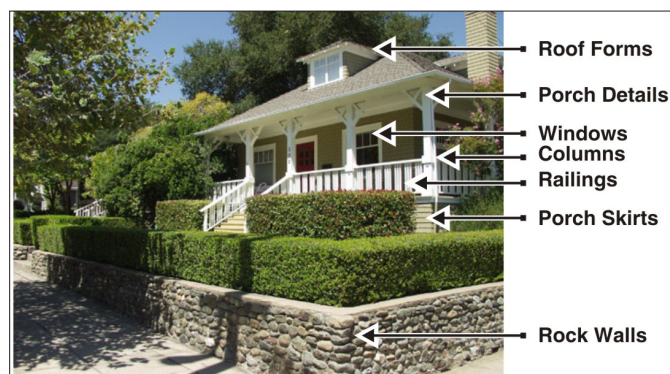
4.6 PRE-1941 STRUCTURES

Pre-1941 structures have the potential to be historically significant, but not all will necessarily be classified as historic. Applications for removal, remodeling, or additions to structures constructed prior to 1941 will be reviewed by staff to determine their historic merit and contribution to the surrounding neighborhood. An initial evaluation will be made utilizing the *1991 Historical Resources Survey Project for Los Gatos*. Staff may, at the discretion of the Community Development Director, refer a project application to the Historic Preservation Committee for its input and recommendations.

Demolition of structures deemed to have special merit or contribution to the surrounding neighborhood may not be permitted. Proposed changes to existing structures will be carefully reviewed to ensure their compatibility with the original structure and the surrounding area.

4.7 PROTECTED EXTERIOR ELEMENTS

- The protected exterior elements of a structure include all elements on all of a building's elevations and roof.
- Protected exterior elements are defined to include, but are not limited to, those elements outlined in the sidebar to the left.
- Other exterior elements of a particular building may be protected as determined by the Deciding Body.



Examples of some character-defining elements

4.8 RESTORATION / REHABILITATION / RECONSTRUCTION

The *restoration* of a historic resource involves the return of a structure to its original form and appearance by means of the removal of features from other periods in its history and the reconstruction of missing features from the original design.

The *rehabilitation* of a historic resource involves repairs, alterations, and additions to the original structure while preserving those portions or features that convey its historic, cultural, or architectural values. For additions to a historic resource, applicants should also refer to Section 4.9: Additions to Structures below.

The *reconstruction* of a historic resource is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

4.8.1 General Guidelines

- The mass and scale of building expansions of contributing structures should be subordinate to the historically significant elements of the original structure.
- The Neighborhood Pattern standards contained in Section 2 and the Building Design standards in Section 3 apply to historically significant structures unless in conflict with more restrictive standards contained in this Historic Resources section.
- All protected elements of the existing exterior facade should be retained and, if necessary, repaired.
- When a remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and should utilize the same materials as the existing protected exterior elements.
- Any alteration of an existing structure should incorporate and continue the form, architectural style, materials, and details of the existing structure.
- All exterior elements including, but not limited to, roof lines, porches, doorways, windows, trim and siding should be consistent with and continue the architectural style and design of the original structure.

4.8.2 Building Materials

- Use natural/original construction materials (e.g., real wood siding, rock, brick, shingles, plaster) which match and are consistent with the existing materials of the structure. The use of faux rocks or stone is prohibited.

GUIDELINES OVERVIEW

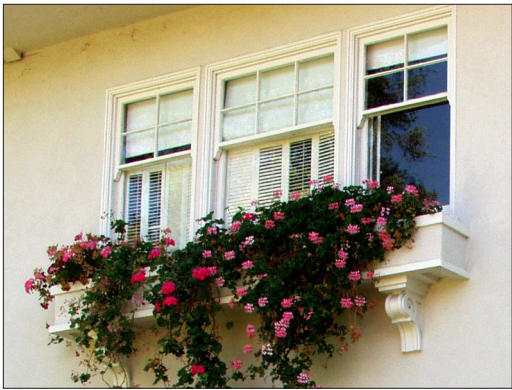
- The design guidelines do not prescribe specific architectural styles. Rather they encourage property owners to determine the special character and features which are inherent in their particular residence and neighborhood.
- Numerous appropriate design solutions exist for established neighborhoods.
- The primary consideration is that a proposed design consciously reflect the scale, rhythm, and continuity of the existing neighborhood to create a harmonious fit that will enhance the quality of the neighborhood.
- In general, additions to existing structures should match, but be subordinate to, the original building.
- Materials for all restoration, rehabilitation, reconstruction and new construction should be authentic and match, to the maximum degree possible, those originally used in the historical architectural style. Faux stone, vinyl windows, and manufactured siding are prohibited.
- Professional consultation is recommended for existing structures and for development within sensitive areas to ensure an appropriately designed and detailed building.
- Complete build out to the maximum boundaries of existing zoning requirements may not necessarily be acceptable in some cases.

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Original doors and windows should be retained and repaired



True divided lite windows are encouraged when appropriate to the original structure



Simulated divided lite windows may be considered on a case-by-case basis

- New materials should identically match original materials in shape, size, dimension, texture and pattern. Metal used as flashing, screening, gutters, and utility services and other traditional elements are acceptable.
- Composite, synthetic, metal, vinyl, plastic or fabricated/imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision making body determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.
- The decision making body may approve an acceptable alternative to the original building material if use of the original material is not feasible due to unreasonable cost and commercial availability, or health and safety considerations.

4.8.3 Doors

- Original doors should be retained and restored.
- New replacement doors for Victorians should not be flush, but of raised or flat panel design.
- Front doors generally should be painted, not stained.
Not applicable to Mission Revival/Mediterranean style structures.
- Screened doors should be real wood framed of simple design unless patterns can be shown to fit the existing style.

4.8.4 Windows and Glass in doors

- Original windows, glass and window decorations should be retained and restored.
- Replacement of only the deteriorated portions of the windows is recommended rather than the replacement of the entire window.
- New or replacement windows should be wood-sashed and muntined if applicable.
- Sills, lintels, frames, sashes, muntins, and all decorations should be identically replaced.
- All elements of new windows should be identical in size, shape, proportion, and dimensions as the original windows of the building, or consistent with traditional sizes, proportions and dimensions of buildings of the same architectural style, design and era.
- Windows should be constructed of real glass, and window

frames should be constructed of real wood - not vinyl, metal or plastic. Wood sashes may be vinyl or metal clad if the window frame and dressing is designed consistent with the historic context of the building.

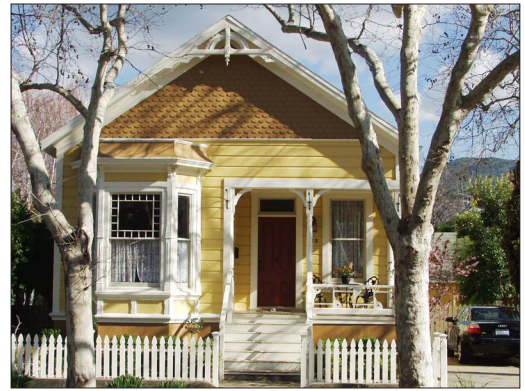
- All lites (panes of glass) should be true divided lite, not artificial or snap-in grids. Simulated Divided Lite windows are permitted when the details of the window provide projecting muntin elements on the exterior and interior of the window along with a spacer muntin between the panes of glass (See example to the left).
- New arched, angled, and/or octagonal windows are discouraged.
- Large expanses of blank exterior walls without windows are discouraged.

4.8.5 Bay Windows

- Size, shape, proportion, dimension, type of foundation, and, roof material and style of bay windows, whether restored or of new construction, should be identical to the original or existing bay windows of the structure.
- New bay windows may be added to the building in locations where no bay windows previously existed. These new bay windows should be identical to and replicate the style, design, size, shape and proportion, type of foundation and roof of other bay windows existing on structure. If there are no existing bay windows on the structure, new bay windows should be built in the same size, shape, dimension, proportions, material and type of foundation and roof typical of the architectural style. Metal frame kitchen garden windows are prohibited.
- Generally, traditional architectural styles will require either a foundation to the ground or substantial supporting brackets below a bay window. Floating windows without support, as shown for the bow bay window example to the right, are rarely appropriate.
- New bay windows are permitted only when the applicant proves to the Deciding Body that they are consistent with existing style, design and character of the structure.

4.8.6 Chimneys

- Wood-framed chimneys are prohibited unless their exteriors are covered with brick or river rock veneers. Masonry veneers may be used. However, they should be detailed exactly as the solid construction that they are emulating.
- Stucco Mission Revival or Mediterranean style houses may have stucco covered chimneys.



Match bay windows to the architectural style of the house



Some window styles, such as this bow bay window, would have very limited applicability for use on a historic resource structure



Wood clad chimneys are prohibited



Masonry and stucco chimneys are preferred

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Restore porches to their original form and detail whether simple, as above, or decorative as below.



- Painted metal stove pipe projections of less than four feet are permitted in less visible locations of the structure.
- The size, shape, dimensions, design and patterns of new and reconstructed chimneys should match those features of the existing structure.
- Chimneys should not be cantilevered and stone or stucco chimneys should be narrower at the top than at the base.
- Chimneys should have clay, slate or stone caps. Metal caps may be acceptable if they are not readily visible.
- Chimneys appropriate to the structure and architectural style, as described above, should be provided at new gas fireplaces even when a full height chimney is not required for the functioning of the fireplace.

4.8.7 Porches

- Existing front porches, railings, posts, corbels, roof coverings, ceilings, floors, steps, mouldings, trim, gingerbread, and other decorative features should be retained and restored using original materials, or identical material of same size, shape, proportion, pattern and in the same locations.
- Removal or enclosure of porches is inappropriate.
- Construction of new porches should consist of materials of the same size, shape, dimension and pattern as contributing structures of similar style and design in the district or neighborhood. New porches should be in appropriate locations on the structure.
- Additional porch or decorative elements (e.g., gingerbread brackets) should not be added if they did not exist historically.
- Painted wooden steps and flooring should usually be used on a wooden porch. Brick or poured concrete steps and floor surface should be used on a brick or stucco porch. New concrete or masonry porch floors are prohibited on Victorians or Craftsman/Bungalow style houses.
- The design and materials for porch skirts (the vertical face between the porch floor and grade) should be consistent with the main structure and the architectural style.
- Minor alternations of existing porches are permitted on *contributing structures* only when the applicant proves to the Deciding Body that the alteration is consistent with the existing style, design and character of the structure.

4.8.8 Roofs, Gables, Eaves and Overhangs

- Roofs should maintain their original size, shape and pitch.
- Any changes in roof area, roof line, roof coverings, eave depth or materials should be consistent with the existing structure.
- In general, original gables should be retained. Restore brackets and decorative details that were original to the structure, but avoid adding elements that were not integral to the original design.
- New gables may be added only where consistent with the existing style and design and approved by the Deciding Body. In general, gable ends should be symmetrical.
- Eaves and fascias should be constructed of wood.
- For original roofs with wood shingles or shakes, coverings of fireproof composition materials and dark colors in a heavy profile are acceptable where they are made to resemble wood, if they are compatible with the architectural style of the building.
- Mission Revival or Mediterranean style structures should have tile roofs of a color, texture, thickness and shape to look like the original clay roof tile.
- Clay and concrete tiles should be avoided on structures with wood or shingle siding.
- Plastic and modern style tiles are prohibited.

4.8.9 Siding (General)

- Siding materials and placement on the structure should be appropriate to the existing style and design.
- All existing siding should be restored and retained wherever possible.

4.8.10 Wood siding (Victorian/Craftsman)

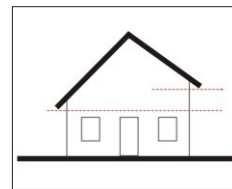
- Siding should be real wood and not a composite, synthetic or fabricated wood product. Finger jointed wood siding is acceptable.
- Metal and vinyl siding products are prohibited.
- New siding should identically match the existing siding in size, depth, width, pattern, and should match the existing cut or bevel in siding in angle, slope, type width and depth of cut, if any.
- Old deteriorated shingles may be replaced. However, new shingles should match existing shingles in size, shape, dimension and pattern.



Heavy profile fireproof composition shingles may be used as a replacement for wood single and wood shake roofs



Restore gable and eave details, but don't add features that were not original to the house



Avoid asymmetrical gable ends like this



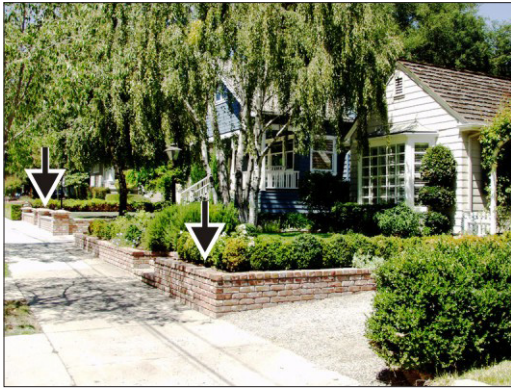
Maintain the siding scale and patterns of the original structure

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Traditional wood picket fences and arbor gateways are common features in many Los Gatos neighborhoods



Brick and stone retaining walls, common in many Los Gatos neighborhoods, should be retained and restored



Decorative features should be retained

- Siding material should run from the foundation to the roof, unless existing pattern of the house varies, in which case it must match the existing pattern.

4.8.11 Stucco Siding (Mission Revival/Mediterranean/ Craftsman)

- Stucco and stucco patterns should be retained and duplicated to identically match the existing.
- Stucco should be sand textured, finished and colored to match the existing, or to match other contributing structures of the same style in the district or neighborhood.

4.8.12 Fences and Walls

- All existing picket and ornate wire fences, rock walls and front yard concrete walls should be repaired and retained.
- Replacement or newly constructed fences or walls should match those existing on the property, or should match those of other contributing properties on that block. Plastic fencing is prohibited.
- Introduction of new rock wall patterns or new types of rocks or veneers in walls, not already existing in the district or neighborhood, is prohibited.
- Mortar should also match existing in color, texture, joint width and profile.
- New fencing within the front setback should be of open design, constructed of wood, ornate wire (does not include chain link) or wrought iron and should be consistent with those existing in the district or neighborhood.
- Covered gateways and arbors are permitted pursuant to Town Code. Side and rear yard fencing should be of traditional construction and materials and should be consistent with prevalent fencing in the district or neighborhood.

4.8.13 Decorative Trim/Mouldings/Gingerbread

- All existing decorative trim, mouldings and details should be repaired and retained.
- Replacements should match the existing in materials, size, shape, dimension, location and pattern.
- Addition of new trim, moulding, and gingerbread on new construction should be located and continued in the existing pattern around the exterior of the structure in order to maintain consistency with the original style and design.
- Excessive or inappropriate use of gingerbread or other decorative materials is prohibited.
- The addition of new trim, moulding, and gingerbread on areas where they did not previously exist is discouraged.

4.8.14 Colors

- For Victorians, traditional three or four color painting patterns are encouraged.
- For Craftsman, traditional colors are encouraged.
- For Mission Revival/Mediterranean, the traditional use of earth tones and red-hued roofing materials is encouraged.

4.8.15 Garages

- Style, roof pitch, proportions, and the overall design of the garage or carriage house, as well as building materials and architectural details, should be consistent with those of the era of the house.
- Exterior features of garages which are more modern or contemporary than the style of the house for which the garage is being built are discouraged. This includes features such as aluminum or roll up doors, aluminum frame windows, and other elements.
- Garages should be detached and set back behind the front facade of the house. They may be connected to the house with a breezeway. If garages cannot be detached due to unique site conditions, the garage should be located behind the house or recessed as far as possible from the plane of the front facade, and shall not exceed 50% of the combined house and garage frontage.

4.8.16 Solar Panels

- Design solar panels and any piping to be an integral part of the architecture.
- Install solar panels so that they do not damage or obscure character defining features of the house.

4.8.17 Interior Features

- If an owner desires to take advantage of federal tax incentives for preservation, they should retain original material, architectural features, hardware, original paint colors, plaster, wallpaper, and other historical elements, wherever possible.
- The tax incentives can total 20 percent of the rehabilitation costs. The structure must be historic as certified by the National Park Service, must be income producing (apartments, retail, etc.), and must conform to the rehabilitation standards set by the Department of the Interior. The program is administered by the National Park Service, the IRS, and individual state historic preservation offices.
- Repair and restore original materials wherever possible or, replace with identical, replicated materials.



Victorian Style houses often utilize a three or four color painting scheme



Earth colors and red tile roofs are encouraged for Mission Revival and Mediterranean Styles



Garage form, materials and details should be consistent with the main structure

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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.

HISTORIC RESOURCES

4

RESEARCH RESOURCES

The following books, documents and web sites may be useful in finding out more about your house and the best means of making sensitive changes to it:

- *A Field Guide to American Houses*
Virginia & Lee McAlester
Alfred A. Knopfs 2000
- *The Abrams Guide to American House Styles*
William Morgan with Photography
by Radek Kurzaj
Harry N. Abrams, Inc. 2004
- *Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600 to 1940*
Steven J. Phillips
John Wiley & Sons, Inc 1994
- *Traditional Construction Patterns: Design & Detail Rules of Thumb*
Stephen M Henderson
McGraw-Hill 2004
- *Los Gatos Observed: The Architecture & History of Los Gatos, California*
Alastair Dallas with Photography
by Peter S. Conrad
infospect press 1999
- *Secretary of the Interior's Standards for the Treatment of Historic Properties*
www.cr.nps.gov
- Office of Historic Preservation
California Department of Parks and Recreation
1416 9th Street Room 1442-7
Sacramento, CA 95814
(916) 653-6624
www.ohp.parks.ca.gov

4.11.2 Remodel to a less than Contributing Status

- Owners not wishing or unable to remodel to the extent necessary to bring a structure up to contributing structure status are never-the-less encouraged to make changes that are sensitive and supportive of the integrity of the historic district.
- Additions or alterations to noncontributing structures should not disrupt the prevailing rhythm of setbacks on the block.
- The front of the house should be oriented toward the street and the front entry clearly identified.
- Additions to noncontributing structures should have a similar mass to the surrounding neighborhood. For example, the addition of a second floor on a noncontributing structure in a largely one story neighborhood would be strongly discouraged.
- Front elevations should be similar in scale to those seen traditionally in the district.
- Simple gable or hipped roofs with a pitch similar to those in the district are generally appropriate. Complex or unusual roof forms are strongly discouraged.
- Window and door types, sizes, and proportions should be similar to the contributing structures in the district. The number of window types on a structure should be limited. Window and door trim should also be similar in material and size.
- Building materials and finishes should be similar to those of contributing structures in the district. Large amounts of glazing or the use of metal materials is discouraged. Roofing materials should also be similar to those used on nearby contributing structures.
- Exercise restraint on the use of decorative details on non-contributing structures.

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