



don schallock

Architect AIA

don@donschallock.com

phone: 408.987.1508



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Town of Los Gatos – Community Development
Civic Center
101 E. Main Street
Los Gatos, CA 95030

Attn: Sean Mullins – Asst. Planner/Project Coordinator
Re: 445 Los Gatos Blvd.: Application for Planning Review
APN: 529-20-006

Project Description / Justification for Technical Demolition

This property is currently zoned R-1-8. Its status is “Legal, Non-Conforming Residential”. The existing house is a modest, wood framed, one story, single family residence built in 2 stages, in or around 1906. It is an example of early “California Bungalow/Folk Victorian” with minimal ornamentation or obvious architectural merit. While It does not seem to have Historical Significance, we recognize its contribution to the “Fabric” of the neighborhood and Los Gatos community.

Our intention is to add a 1,992 sq.ft. one and two-story addition to the rear of the existing 843 sq.ft. residence. An 800 sq.ft. detached garage would also be constructed in the back of the property. This project would be designed to be compatible with the neighborhood and with the needs of a modern professional family with 2 small children.

While it does not appear possible to avoid substantial replacement of the existing structural members (see Building Inspection Report, and independent Architect’s Evaluation), it is our intention to preserve the original architectural design by retaining the existing footprint and observable historical period exterior elements. The existing residence will be moved forward onto a concrete foundation (*the original structure is set directly on the earth*) at the 25’ Front Yard Setback line. Through careful attention to the existing wall heights, roof slopes, door and window trims, wall and roof materials and ornamentation, the architectural appearance of the original house will be preserved. Through careful massing and detailing our addition will complement the spirit of the original residence. Furthermore, positioning the proposed addition behind the original residence will reduce the visual impact of the newer construction while simultaneously emphasizing the visual presentation of the original architecture to the street. *The proposed second-story roof height, shape, and slope have been adjusted to better diminish the visual impact on the elevation facing Los Gatos Blvd..*

All proposed work will meet current FAR and Site Coverage requirements. Due to the “non-conforming” frontage and site area, some consideration for reduction(s) in side-yard setbacks are requested. This might be similar to the R-1D Zone standards.

Sincerely,

Don Schallock

- Architect. AIA -

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