



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 12/17/2025

ITEM NO: 2

DATE: December 12, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Construct a New Second-Story Addition to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 310 Tait Avenue.** APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-25-016. Property Owner/Applicant: Santiago Allende. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting approval to construct a new first- and second-story addition and exterior alterations to an existing pre-1941 non-contributing single-family residence located in the Almond Grove Historic District on property zoned R-1D:LHP located at 310 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1918 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County Assessor's Database lists a construction date of 1918 for the residence. The property is not included in the 1991 Anne Bloomfield Historic Survey and is identified as a non-contributor within the Almond Grove Historic District. Town records indicate prior building permits for the replacement of windows to match the existing aesthetics and originality of the

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home and for a reroof completed in 2007 (Attachment 1). The applicant provided a summary of the property research and photographs (Attachment 1).

At the December 18, 2024, meeting, the Historic Preservation Committee conducted a preliminary review of a proposal for a single-story addition and a new two-story addition, including exterior alterations to the pre-1941 single-family residence. The Committee reviewed the areas of interest outlined in the staff report dated September 19, 2025 (Attachment 1), evaluated the proposal, and provided feedback for the applicant to incorporate into a revised design.

At the May 28, 2025, meeting, the applicant returned with a revised design addressing the Committee's recommendations from the December 18, 2024, meeting (Attachment 1). The Committee deliberated on the proposed revisions and provided additional feedback for refinement of the design (Attachments 2 and 3).

DISCUSSION:

The applicant has returned to the Committee requesting a formal recommendation for the project. The applicant's project description and Letter of Justification (Attachment 4) outline the existing site conditions; the proposed single-story and second-story additions; the project's historic and architectural compatibility; and the surrounding neighborhood context. The applicant's response letter addresses the Committee's feedback from the May 28, 2024, meeting (Attachment 5). The development plans are included in Attachment 6.

The development plans propose a single-story side addition to the existing 731-square-foot residence, including a 368-square-foot accessory dwelling unit (ADU) that replaces 113 square feet of the first floor. A 415-square-foot second-story addition is also proposed, resulting in a total residence size of 1,401 square feet. The addition and remodel have been reduced in size and massing to maintain the character of the original home and ensure compliance with FAR requirements. The second story has been shifted back to provide a 15-foot setback from both the front and rear property lines. The project complies with all applicable floor area, setback, and building height standards and will be processed as a Minor Residential Development application. The ADU is subject to ministerial review and is not within the Committee's purview.

The exterior modifications include first- and second-story additions designed to preserve the historic character of the home through the use of matching window and door trim, wood siding, the existing front door, scalloped gable siding, the brick chimney, and compatible roof forms. The existing wood windows will be replaced with brown aluminum-clad wood windows. The new roof forms—a combination of gable and hip—will match the existing composite shingle roofing. Proposed horizontal wood siding and a board-and-batten skirt will also match existing materials. All new exterior materials are proposed to match the existing.

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 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 7 of Attachment 1, December 18, 2024, Historic Preservation Committee Staff Report).

CONCLUSION:

The applicant is seeking a recommendation of approval from the Committee for the construction of first- and second-story additions and exterior alterations to an existing non-contributing single-family residence located in the Almond Grove Historic District on property Zoned R-1D:LHP, located at 310 Tait Avenue.

The application is being processed through a Minor Residential Development Permit application. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director. If confirmed through Planning review to be in substantial conformance with the Committee's review and recommendations, the application would not return to the Committee.

ATTACHMENTS:

1. May 28, 2025, Historic Preservation Committee Staff Report
2. May 28, 2025, Historic Preservation Committee Action Letter
3. May 28, 2025, Historic Preservation Committee Meeting Minutes
4. Letter of Justification
5. Response Letter
6. Revised Development Plans

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