



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

MEETING DATE: 10/23/2024

ITEM NO: 3

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DATE: October 18, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located on 145 Tait Avenue.** APN 510-18-029. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-24-010. Property Owner: Jennifer McNellis. Applicant: Eric Beckstrom. Project Planner: Erin Walters.

**BACKGROUND:**

On September 11, 2024, the Committee considered a request for approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence located at 145 Tait Avenue. The Committee opened the public hearing and received a presentation from the applicant and public testimony. Following discussion, the Committee voted 3-1, with one member recused, to continue consideration of the request to allow review by the Town's Consulting Architect on Committee referral, requesting specific feedback regarding:

- Proposed window types/material;
- Modifications/additions to the bay window on the right-side elevation; and
- Front elevation massing in relation to the proposed second-story addition.

On September 19, 2024, the applicant submitted a request for reconsideration under Town Council Policy 2-01 (the Policy) regarding Town Agenda Format and Rules, which includes a provision allowing applicants to request reconsideration of prior Council actions. Through the Town Attorney, reconsideration may be requested of the Council as well as any commission, committee, or board. On September 25, 2024, the Committee opened the public hearing and received a presentation from the applicant. Following discussion, the Committee voted 2-2 on the request, with one member recused. The motion failed, and no action was taken.

**PREPARED BY:** Erin Walters  
Associate Planner

DISCUSSION:

Per direction of the Historic Preservation Committee, the Town's Consulting Architect reviewed the attached development plans (Attachment 1). The Town's Consulting Architect provided a report and five recommendations (Attachment 2). The applicant has provided a response letter addressing how each recommendation has been addressed in the revised development plans (Attachment 3 and 4). The Town's Consulting Architect's recommendations are summarized, and the applicant's responses are listed in *italics* below:

1. Maintain the subordinate character of the second-floor additions by maintaining the existing dormer roof ridge height and eliminate its extension to the opposite side of the structure.

*Applicant's Response: The updated plans have been modified to address this recommendation.*

2. Replace the large new windows which are inconsistent with the existing windows on the house with ones that match the size and proportions of existing windows.

*Applicant's Response: See updated plans. All existing windows are 1996 Anderson windows. There are no original/existing windows from when the house was first built. Locations and sizes have been altered before the current owners purchased the house. The updated plans show more mutins/dividers and the two picture windows have been removed. The current house has a variety of window sizes and layouts.*

3. Match the garage addition's door height to that of the existing garage.

*Applicant's Response: The updated plans have been modified to address this recommendation.*

4. The proposed Marvin Ultimate wood clad windows are appropriate for the proposed project.

*Applicant's Response: Acknowledged. Historic projects use Marvin Ultimate wood clad windows. Most jurisdictions recommend Marvin, especially with the 5/8" SDL's.*

5. Provide a minimum one-foot setback of the Family Room wall adjacent to the existing bay window.

*Applicant's Response: The updated plans have been modified to address this recommendation.*

CONCLUSION:

The applicant is requesting approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence located at 145 Tait Avenue. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process. The project would not return to the Committee.

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.

CONSIDERATIONS (continued):

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).

ATTACHMENTS:

1. Development Plans, received September 25, 2024
2. Consulting Architect's Report
3. Revised Development Plans, received October 17, 2024
4. Applicant's Response Letter
5. Section 3.9, Residential Design Guidelines

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