



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

MEETING DATE: 5/22/2024

ITEM NO: 2

DATE: May 17, 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 Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 16488 Bonnie Lane.** APN 532-02-014. Minor Residential Development Application MR-24-007. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owner: Mai of Tran 2020 Trust. Applicant: Vu-Ngan Tran. Project Planner: Maria Chavarin.

BACKGROUND:

On April 24, 2024, the Committee considered the proposal and continued the item with the following direction to the applicant:

- Revise the floor plan on the proposed second-floor addition specifically, the angled exterior walls on the master bath to make the design compatible to the existing residence;
- Revise the angle of the roof line; and
- Revise the extent of the deck to eliminate visual weight on the design.

DISCUSSION:

The applicant submitted a letter of justification summarizing the revisions made in response to the direction provided by the Committee (Attachment 7). In addition, the applicant submitted revised plans showing the following changes:

- The angled exterior walls at the proposed second-floor bath have been replaced with a rectangular box bay, in keeping with the traditional design of the existing residence;
- The angled roof line at the proposed second-floor addition has been changed to a more traditional roof line reflecting the revised addition; and
- A portion of the proposed second-story deck on the south elevation was eliminated and redesigned to limit the deck to the east elevation (Attachment 8).

PREPARED BY: Maria Chavarin
Assistant Planner

DISCUSSION (continued):

In addition to the revisions summarized above, the applicant's letter of justification dated September 27, 2023, is specific to the proposed window materials of fiberglass clad wood window. However, the property owner is considering replacement of all windows with a vinyl clad wood material.

The Residential Design Guidelines provides the following recommendations related to window materials:

3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance.

4.8.2 Building Materials

- 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.

4.8.4 Windows and Glass in doors

- 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.

The property owner is still considering their options for new windows and is open to suggestions the Committee finds appropriate.

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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 on property zoned R-1:8. 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.

ATTACHMENTS:

Previously received with the April 24, 2024, Staff Report:

1. Anne Bloomfield Survey
2. Town Records
3. Applicant's Submittal Packet
4. Property Pictures
5. Development Plans
6. Section 3.9, Residential Design Guidelines

Received with this Staff Report:

7. Response Letter
8. Revised Development Plans

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