



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

MEETING DATE: 2/28/2024

ITEM NO: 4

---

DATE: February 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Noncontributing Single-Family Residence on Property in the Almond Grove Historic District Zoned R-1D: LHP. **Located at 215 Massol Avenue.** APN 510-16-022. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review Application PHST-23-017. Property Owner: Jim and Sara McManis. Applicant: Jay Plett. Project Planner: Suray Nathan.

RECOMMENDATION:

Requesting approval for construction of exterior modifications and a new second-story addition to an existing noncontributing single-family residence on property in the Almond Grove Historic District zoned R-1D:-LHP, located at 215 Massol Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1949
2. Town of Los Gatos Historic Status Code: None
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? N/A
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the west side of Massol Avenue, approximately 145 feet north of Nicholson Avenue (Attachment 1). The County Assessor indicates that the residence at 215 Massol Avenue was constructed in 1949, and the property was not included in the Anne Bloomfield Survey. The residence does not appear on the Sanborn Fire Insurance Maps until 1956 (Attachment 2). Town records indicate that in 2002, a 75 square-foot laundry room was demolished and rebuilt into a 150 square-foot laundry room.

PREPARED BY: Suray Nathan  
Assistant Planner

BACKGROUND (continued):

On December 20, 2023, the Committee conducted a review of the proposal and provided the following feedback:

- Change the three-panel folding door on the front elevation to a set of French doors with divided lites and having a narrower opening;
- Add divided lites to the proposed French door leading to the first-floor bedroom;
- All windows shall have two-by-two divided lites;
- Chimney extension shall be fully constructed in brick or brick veneer to match the existing style;
- Provide details on any bracing required for the chimney extension; and
- The front door shall be acceptable as presented.

DISCUSSION:

A formal Minor Residential Development application was submitted on November 17, 2023, proposing the construction of exterior modifications and a new second-story addition to an existing single-family residence in the Almond Grove Historic District (Attachments 3 to 5).

The development plans show that portions of all sides of the residence would remain (Attachment 5). The existing windows at the front and left elevation will be enlarged and replaced. The three windows facing the existing porch at the front elevation will be replaced with a set of French doors with divided lites. Portions of the right side and rear elevation would be demolished for the new ground floor addition. The additions to the ground floor would expand the existing footprint of the residence along the right and rear elevations. A new second-story addition would be slightly set back from the front façade to accommodate the existing roofed front porch on the left side of the house.

The proposed additions would maintain and reinforce the existing Craftsman architectural style with exterior materials, including wood lap and stone siding, fiberglass-clad wood windows, bonderized metal gutters, and composition roof shingles (Attachment 5, Sheet A-4). The applicant proposes to replace all existing windows with Anderson fiberglass-clad wood windows. The porch at the front would remain; however, the railing will be replaced with vertical 'board-style' wood balusters, similar to the example in the photo provided by the applicant (Attachment 3).

The applicant provided additional information in response to the Committee's feedback provided under the previous review, summarized below in *italics*:

DISCUSSION (continued):

- Change the three-panel folding door on the front elevation to a set of French doors with divided lites and having a narrower opening.

*The applicant has changed the three-panel folding door to a set of French doors with divided lites on the front door elevation (A-4; Attachment 5).*

- Add divided lites to the proposed French door leading to the first-floor bedroom.

*The applicant has added divided lites to the proposed French door leading to the first-floor bedroom, as shown on Sheet A-4.*

- All windows shall have two-by-two divided lites.

*The updated design shown on Sheets A-4 and A-5 of the development plans shows that all windows have two-by-two divided lites.*

- Chimney extension shall be fully constructed in brick or brick veneer to match the existing style;

*The updated elevation plan on Sheet Sheets A-4 and A-5 shows that the chimney extension is constructed in brick, matching the existing style.*

- Provide details on any bracing required for the chimney extension and

*The updated elevation plan on Sheet A-4 shows a steel chimney tie that would match the existing chimney.*

- The front door shall be acceptable as presented.

*The applicant has retained the front door design with a single pane over a solid recessed panel.*

CONCLUSION:

The applicant requests approval for the construction of a second-story addition and exterior alterations to an existing noncontributing single-family residence on property located in the Almond Grove Historic District zoned R-1D: LHP located at 215 Massol. 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 other pertinent factors. Applications shall not be granted unless:

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

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for the construction of additions to existing residences (Attachment 6).

ATTACHMENTS:

1. Location Map
2. Sanborn Exhibit
3. Photos
4. Letter of Justification
5. Development Plans
6. Residential Design Guidelines - Section 3.9