



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 9/23/2026

ITEM NO: 2

DATE: September 18, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct Exterior Alterations (Window and Door Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 45 Tait Avenue.** APN 510-44-003. Request for Review PHST-26-00921. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3). Property Owner: Leo and Donna Boger. Applicant: Zachary Ian Boger. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations (window and door replacement) to an existing pre-1941 single-family residence on property zoned R-1D, located at 45 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1918 per County Assessor; 1908-1923 (estimated) per Bloomfield Survey
2. Bloomfield Preliminary Rating: R, Remodeled heavily; appears built before 1942
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 45 Tait Avenue was constructed in 1899, and the 1990 Bloomfield Survey estimates the construction date to be between 1908 and 1923 (Attachment 1). The residence first appears on the Sanborn Fire Insurance Map in 1928, and the footprint of the residence remained consistent between 1928 and 1956 (Attachment 2). Town records in Attachment 3 show building permits that were issued for a bathroom remodel in 2003 and a new roof in 2007.

PREPARED BY: Jocelyn Shoopman
Senior Planner

DISCUSSION:

The applicant is requesting approval to replace all existing windows and doors in the single-family home. The applicant proposes replacing all windows with the Andersen 100 Series fibrex composite material (Attachment 6) and replacing all doors with a fiberglass material (Attachment 7). As noted by the applicant, many of the existing aluminum windows no longer function, have been painted shut, have deteriorated operating mechanisms, no longer stay open safely, and no longer provide protection from seasonal weather and temperature changes (Attachment 4).

All replacement windows and doors will match the existing windows and doors in size and location (Attachment 5).

CONCLUSION:

The applicant is requesting approval to replace all existing windows with the Andersen 100 Series fibrex composite material and all doors with a fiberglass material. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director, and the project would be completed with a Building Permit. 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.

B. Residential Design Guidelines.

Sections 4.8.3 and 4.8.4 of the Town's Residential Design Guidelines offer recommendations relative to windows and doors on historic properties (Attachment 8).

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Maps
3. Town Records

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4. Project Request
5. Development Plans
6. Proposed Window Specifications
7. Proposed Door Specifications
8. Section 4.8.3 & 4.8.4, Residential Design Guidelines

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