



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

MEETING DATE: 05/23/2024

ITEM NO: 5

DATE: May 28, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct Exterior Alterations to a Non-Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 109 Tait Avenue.** APN 510-18-037. Minor Development in a Historic District Application HS-25-009. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Howard Labe and Jill Nakamura. Applicant: Terry J. Martin, AIA. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations to a non-contributing single-family residence in the Almond Grove Historic District on property zoned R-1D:LHP, located at 109 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1920 per County Assessor; 1940's per Bloomfield Survey
2. Bloomfield Preliminary Rating: 'N' – New, probably built since 1950
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 County Assessor indicates that the residence was constructed in 1920, and the 1990 Anne Bloomfield Survey indicates a construction date of the 1940's (Attachment 1). The property is included in the Sanborn Fire Insurance Maps having a consistent footprint between 1928 and 1956 (Attachment 2). Town records provide a permit history including a remodel with rough

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framing, new roof, new siding, new foundation, and electrical completed in 1961 (Attachment 3). Records include plumbing, lighting, and mechanical permits for a kitchen remodel and reroof completed in 1995. The applicant provided a request letter including photographs of the property (Attachment 4), a summary of the property research (Attachment 1), and project plans (Attachment 6)

DISCUSSION:

The subject property at 109 Tait Avenue is located on the northwest side of Tait Avenue, approximately 70 feet northeast of the intersection with Bean Avenue. The property is developed with a single-story main residence and a detached garage and accessory dwelling unit. The applicant is requesting approval to construct a new covered porch and exterior modifications to the main residence (Attachment 6). The proposed modifications include the following:

- Reconfiguration and simplification of the existing multiple roof pitches at the rear and side elevations;
- Construction of a new 354-square foot rounded covered rear porch and deck with wood posts and guard rails;
- The addition of five new low-profile sun tunnels on the reconfigured roof; and
- Reconfiguration of door and windows at rear and left side elevations to accommodate the porch access.

New materials, composition roofing, wood trim, wood windows with painted mullions, vertical wood siding and all architectural characteristics will match the existing materials and architectural style. The proposed roof reconfiguration and rear porch addition will be located at the rear of the residence and will not impact the elevations visible from the street (Attachment 6).

The proposed project appears to fall below the Town's demolition thresholds for historic residences. Staff will verify this under review of the Building Permit.

Town's Residential Design Guidelines

The Committee should consider Section 3.9 of the Town's Residential Design Guidelines, which provides recommendations for construction of additions to existing residences (Attachment 5). Including but not limited to the following recommendations:

- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.

- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape, and location as the original, and should utilize the same materials as the existing protected exterior elements.

CONCLUSION:

The applicant is requesting approval to construct a new covered rear porch and exterior modifications to an existing pre-1941 non-contributing single-family residence on property zoned R-1D:LHP in the Almond Grove Historic District located at 109 Tait Avenue. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community development Director. Once approved by the director, the project would be accomplished through a Building Permit and 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

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5).

ATTACHMENTS:

1. Property Research
2. Sanborn Fire Insurance Maps
3. Building Permit Records
4. Request Letter and Photos
5. Section 3.9, Residential Design Guideline
6. Project Plans

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