



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 05/28/2025

ITEM NO: 8

DATE: May 23, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review to Construct a New Second-Story Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 310 Tait Avenue.** APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-24-026. Property Owner: Santiago Allende. Applicant: Donna Chivers. Project Planner: Erin Walters.

DISCUSSION:

On December 18, 2024, the Committee discussed the proposed second-story addition, provided the following feedback, and requested that the applicant return to the Committee at a future date (Attachment 1):

- Take into account the roofing materials and low-pitched roof sections;
- Consider adding architectural details to the side elevations;
- Pay particular attention to the long pitch on the side elevation as it is not harmonious with the rest of the design;
- Study the neighborhood carefully, especially the two-story houses in the immediate neighborhood, update this design to be more consistent with the neighborhood; and
- Move the mass of the second floor to the back.

The applicant submitted revised plans and a letter summarizing their response to the Committee's direction (Attachment 2). The revised plans include the following modifications (Attachment 3):

- Redesigned roof is a combination of a 4:12 and 6:12 roof pitch which will accommodate asphalt composition roofing shingles;
- Retained the existing brick fireplace;
- Matched new materials to existing materials;

PREPARED BY: Erin Walters
Associate Planner

- Added a wood scallop detail at the new gable ends to match the original detailing;
- Eliminated the long pitch roof;
- Redesigned the second-story addition to be consistent with the building height (23 feet, three-inches), roof design, and exterior materials of the two-story homes in the immediate neighborhood and with the architectural style of the existing home;
 - The 25-foot-tall residence at 301 Almendra Drive features a gable end roofline with shingle siding;
 - The 30-foot-tall residence at 256 Bachman Avenue features a gable-end roofline and a combination of shingle and horizontal siding for exterior material; and
- Reduced the mass of the second story and increased the second story front setback to 15 feet from the property line.

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 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 7 of Attachment 1, December 18, 2024, Historic Preservation Committee Staff Report).

CONCLUSION:

The applicant is requesting the Committee to provide preliminary feedback on the first- and second-story additions with exterior modifications (Attachment 3). A new second-story addition, if not triggering a technical demolition, will be processed as an Architecture and Site application. This application would return to the Committee for a formal recommendation to the deciding body.

PAGE 3 OF 3

SUBJECT: 310 Tait Avenue/PHST-24-026

DATE: May 23, 2025

ATTACHMENTS:

1. December 18, 2024, Historic Preservation Committee Staff Report
2. Response Letter
3. Revised Development Plans

***This Page
Intentionally
Left Blank***