



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

MEETING DATE: 9/11/2024

ITEM NO: 3

DATE: August 23, 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-1:12. **Located at 134 Hernandez Avenue.** APN 510-21-002. Minor Residential Development Application MR-24-013. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jason and Janine Paul. Applicant: David Kuoppamaki. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

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 zone R-1:12 located at 134 Hernandez Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1928 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: ✓ or +, historic & intact or worthy special note or historic & some altered but still contributor to district if there is one
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 134 Hernandez Avenue was constructed in 1928, and the 1991 Bloomfield Survey estimates the construction date as the

PREPARED BY: Jocelyn Shoopman
Senior Planner

BACKGROUND (continued):

1930's to 1940's and provides a rating of either "historic and intact or worthy special note" or "historic and some altered but still contributor to district if there is one" (Attachment 1). The building footprint shown on the Sanborn Fire Insurance Maps is consistent between 1928 and 1956 (Attachment 2).

Town records indicate that a request for a request for a Variance to exceed the maximum allowable height for an accessory structure was approved by the Planning Commission on June 10, 1981 (Attachment 3). Additional Building Permit record history includes an interior remodel and window replacement in 2001, a water heater replacement in 2011, an interior remodel and addition to a detached accessory structure in 2017, foundation replacement in 2019, a roof replacement to the primary home in 2019, and an interior remodel in 2021 (Attachment 3).

The applicant provided a summary of the records researched (Attachment 4), as well as property pictures provided in the development plans (Attachment 5).

DISCUSSION:

Minor Residential Development Application MR-24-013 was submitted on August 16, 2024, proposing construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence. The project includes the demolition of an existing detached accessory structure in order to construct a second-story addition of 618 square feet and addition of 586 square feet to the lower level; a partial infill of an outdoor patio along the front elevation; new wood windows along all four elevations; a wood French door on the front elevation; a clad wood sliding pocket door on the rear elevation; an extension of an existing balcony on the rear elevation; and an interior remodel (Attachments 5 and 6)

The proposed materials to match the existing materials consist of stucco siding, foam trim, black frame wood windows, terrazzo stairs, ornamental iron guardrail, tile fascia trim, and tile roofing. The proposed height of the new second story addition will be approximately 22 feet, nine inches.

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-1:12. 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 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).

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Exhibit
3. Town Planning and Building Records
4. Applicant Submittal Packet
5. Development Plans
6. Existing Windows
7. Section 3.9, Residential Design Guidelines

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