



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 09/11/2024

ITEM NO: 4

DATE: August 23, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Preliminary Review for Construction of an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8.
Located at 14344 La Rinconada Drive. APN 409-19-019. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-24-013. Property Owner/Applicant: William Maynard.
Project Planner: Erin Walters

RECOMMENDATION:

Requesting preliminary review for construction of an addition and exterior alterations to an existing pre-1941 single-family residence located at 14344 La Rinconada Drive.

PROPERTY DETAILS:

1. Date primary structure was built: 1938 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
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? N/A
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County's Accessors Database lists a construction date of 1938 for the residence. The property was annexed into the Town in the 1970s. The property is not part of the 1991 Anne Bloomfield Historic Survey.

Town records show no planning or building permits for the subject property. The applicant provided a summary of the property research (Attachment 1), as well as photographs of the property (Attachment 2).

PREPARED BY: Erin Walters
Associate Planner

DISCUSSION:

The subject property at 14344 La Rinconada Drive is located on the east side of La Rinconada Drive, perpendicular to Wedgewood Avenue. The applicant is requesting a preliminary review by the Committee to provide feedback on a proposed one-story addition and two-story four-car garage addition attached to the subject one-story house.

The project proposes a 120-square foot one-story addition located towards the rear of the existing one-story house at the southern elevation. The one-story addition would connect the existing house to a proposed 992-square foot, four-car garage.

The existing one-story house is 16 feet in height with a hip roof with two Dutch gables. The four-car garage proposes a single Dutch gabled roof with a building height of 30 feet. The height of the attic space proposed above the four-car garage constitutes a two-story building per Town Code.

The proposed materials consist of horizontal eight-inch reveal wood siding, wood trim, double hung vinyl windows, wood doors, and composition roofing to match the existing materials.

The proposed project will fall below the Town's demolition thresholds for historic residences. The applicant has provided a Project Description (Attachment 3) and Development Plans (Attachment 4).

Town's Residential Design Guidelines

The Committee should consider the Sections 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 preliminary review for construction of an addition and exterior alterations to an existing pre-1941 single-family residence. Located at 14344 La Rinconada

CONCLUSION (continued):

Drive. A new second-story addition, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a recommendation to be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process.

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 5).

ATTACHMENTS:

1. Applicant's Research
2. Photographs
3. Project Description
4. Development Plans
5. Section 3.9, Residential Design Guidelines

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