



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 09/11/2024

ITEM NO: 1

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 Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located on 145 Tait Avenue.** APN 510-18-029. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-24-010. Property Owner: Jennifer McNellis. Applicant: Eric Beckstrom. Project Planner: Erin Walters.

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 located at 145 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1920 per County Assessor's Database; 1910s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: +, historic and intact or worthy of special note.
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? Yes
6. Findings required? N/A
7. Considerations required? Yes

BACKGROUND:

The subject property at 145 Tait Avenue is located northwest side of Tait Avenue, between Nicholson Avenue and Bean Avenue. The Santa Clara County's Accessors Database lists a construction date of 1920 for the residence. The 1991 Bloomfield Survey indicates that the Craftsman style residential building was constructed in the 1910's (Attachment 1). The Bloomfield Survey rates the residence as "historic and intact or worthy of special note" or

PREPARED BY: Erin Walters
Associate Planner

BACKGROUND (continued):

“historic and some altered but still contributor to district if there is one” (Attachment 1). The property is located in the Almond Grove Historic District and is contributor to the district. The Sanborn Fire Insurance Maps show that the footprint of the residence remained consistent between 1928 and 1956 (Attachment 2).

Town records indicate the Historic Preservation Committee recommended approval of a one- and two-story addition located to the rear of original structure in 1995 (HS-95-6) and a building permit was issued in 1996 for the addition (B96-000632). The applicant provided a summary of the property research (Attachment 3), as well as photographs of the property (Attachment 4).

DISCUSSION:

Minor Residential Development application MR-24-10 was submitted on July 29, 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 following:

- Construction of a one-story addition of 35-square feet to the living room at the northern elevation;
- Construction of an attached one-car garage addition of 230-square feet at the rear elevation with carriage style door;
- Replacement of the existing two-car garage door with carriage style door to match;
- Construction of a two-story addition of 145-square feet over the existing rear garage;
- Removal of the existing 1996 brick chimney;
- Replacement of front door with wood door with glazing; and
- Replacement of the existing 1996 wood windows on all four elevations with new aluminum-clad wood windows with muntins.

The proposed materials consist of horizontal wood siding, wood trim, wood decorative brackets, aluminum-clad wood windows, and composition roofing to match the existing materials.

The applicant provided a Project Description (Attachment 5) and Development Plans (Attachment 6).

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 7). Including but not limited to the following recommendations:

DISCUSSION (continued):

- 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.

As part of this review the applicant has not provided a full demolition plan but has indicated that the proposed project will fall below Town's demolition thresholds for historic residences. A demolition plan will be provided by the applicant prior to going to public hearing.

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 located at 145 Tait Avenue. 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).

PAGE 4 OF 4

SUBJECT: 145 Tait Avenue/MR-24-010

DATE: August 23, 2024

ATTACHMENTS:

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