

January 29, 2025

**RE: Pre-Planning Application, Scope of Work.**  
**APN 529-22-021**

The purpose of this pre-planning application is to discuss/review the details of our intended project with the Historic Preservation Committee (HPC), prior to incurring substantial design costs. We fully understand that a complete submittal with MEP's, Structural Review...etc. will be required prior to permit. The drawings and photos uploaded are simply intended to show intent.

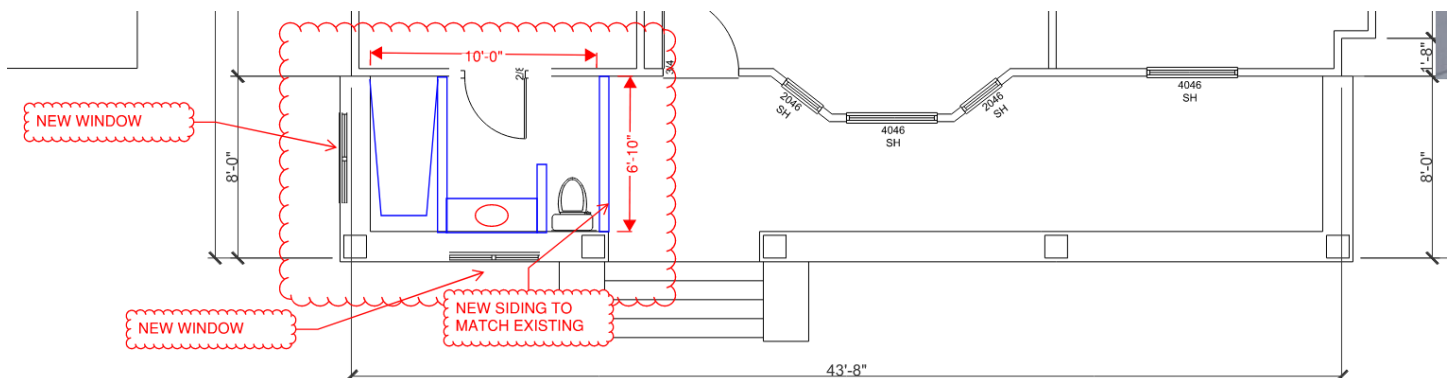
Below is a description of the intended work, along with a summary of finishes and reference photos.

**Scope Of Work**

Add approximately 65 sf of enclosed space on the existing patio to the left of the entry door when facing the property from the street. Existing roofline to remain as is, no modifications to be made. Bathroom will be approximately 10'-0" x 6'-10", therefore falling below the 25% threshold per Section 29.10.020 of the Los Gatos Town Code when it comes to removal of existing walls facing a public street. To enclose this section of the existing patio, we will use wood siding to match existing, along with installing two new windows, one facing the street and the second facing the driveway. Covered patio to the right of entry door to remain as is, no modifications. Once scope of work is complete, our intent is that it looks and feels as though it was part of the original structure when the home was build in 1912.



*Photo 1: Existing property, front patio. Added bathroom would enclose section to left of entry door, between the first two white columns.*



*Drawing 1: Snapshot from plan document, showing location and size of enclosed patio, along with critical dimensions.*



*Photo 2: Proposed bathroom would enclose this section of the patio, starting approximately 6"-12" from existing entry door trim (see red line above). No modifications to be made to entry door/trim.*



*Photo 3: Existing window (street facing) to be removed, replaced with door to new bathroom.*





*Photo 4: Reference image of **255 Los Gatos Blvd.** showing partially enclosed patio (right side). With two new windows. Proposed modification to subject property (333 Los gatos Blvd) would be a single window with additional wood siding to match existing.*



*Photo 5: Reference image of **241 Los Gatos Blvd.** showing partially enclosed patio (right side). With three new windows. Proposed modification to subject property (333 Los gatos Blvd) would be a single window with additional wood siding to match existing.*

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