

2434
28 January, 2025
REVISED 10 June 2025

Mr. Ryan Safty
Town of Los Gatos Planning Dept
200 E. Los Gatos Blvd
Los Gatos, CA
Re: Minor Residential Permit for 34 Pleasant, Los Gatos.

Dear Ryan:

This project went to a preliminary review at Historic Preservation Committee and the following comments were relayed regarding the original submittal. This submittal has been revised to respond to the comments received December 19, 2024 from Planning Dept. This structure was built in the 1920's, is not in a historic district and is not a designated Historic Landmark.

- *Recommend fiberglass clad windows over fiberglass frame:* We have revised to aluminum clad wood windows.
- *Although pushing the addition to the rear is consistent with the Residential Design Guidelines, some members requested the addition be pushed closer to the front façade to better integrate into the existing home.* We disagree with this comment from HPC. The existing house is a low slope roof, single story. Bringing the addition forward will be overwhelming to the modest lines of the front façade, which will be preserved. The existing Living Room and Dining Room in the layout will be preserved. Pushing the addition over the Dining Room will add structural loads to the existing walls which will require the removal of exterior cladding to install new shear wall and the addition of new interior footings under areas of the building which will be preserved. The interior is finished with plaster and has built-in cabinetry we wish to retain in this room. Adding structural loads to these areas will require removal of the plaster and cabinetry. We are not convinced the addition pushing forward toward the front of the house will better integrate it into the existing form. The house has a low sloped roof, and the existing attic does not afford any usable space to the second floor.
- *Look for strategies to differentiate the second story from the existing first story, including different exterior materials and ensuring whatever is done is consistent with the architectural style.* This structure was built in the 1920s, and is not a designated historic landmark. As such the Secretary of the Interior Standards are not applicable, and the design approach is to integrate the expansion with the existing house rather than to differentiate it. We have replicated the roof forms, window forms and fenestration patterns, outriggers, and wood vents in the gables of the first floor on the second floor.
- *Consider replicating the existing front gables on the second floor or working the second story addition in the existing roof form to decrease massing.* Floor 2 and the roof have been completely redesigned to offer the stacked gable elevation the Town prefers. As mentioned previously, there is no useful attic space in the existing attic, the attic is barely 30" high at the apex of the gable.
- *Appreciate them replicating the existing window lugs in the new replacement windows.* Window lugs remain a part of this submittal. Windows proposed are alum clad wood. Alum cladding is a very thin layer, (like lifetime warranty paint). Manufacturer KOLBE windows only makes the ogee lugs windows with metal cladding.
- *Carefully consider whether insulation is required on the existing house to remain and whether the existing stucco would need to be removed in the future.* We anticipate that stucco will be removed in all areas of the house where the second story encroaches over the first story. This is coordinated with the current design and calculated in the demolition of square foot exterior area.

ARCHITECTS

MBA
MARVIN BAMBURG ASSOCIATES INC.

ATTACHMENT 5

- *Balancing windows at the rear and using windows to break up the blank mass.* The fenestration patterns have been redesigned for a centered and balanced appearance. Windows to the basement have been relocated to floor 1. The corner windows have been eliminated.
- *Consider replacing the thin metal handrail at the front of the house with something more substantial.* Currently there is no handrail at the stairs to the house. We would like to maintain the look of the front, and we need to create a landing at the entry. We would like the landing not to feel fenced in. We have redesigned the handrail to a wrought iron rail, with a design complementing the house. The wrought iron design is replicated on the side porch as well.
- *Consider using a different material for the below grade portion of the house if the house is raised more than a few feet.* The current elevations show a brick skirt on the house, which extends into the window wells at the cellar level.

We hope the HPC will respond positively to the design modifications made in response to comments.

Very Truly Yours,

Maia Gendreau, AIA, CSI, CDT

Architect

Cc: HYMAN