



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

MEETING DATE: 10/28/2026

ITEM NO: 3

DATE: October 23, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Demolish a Portion of and Construct Exterior Alterations to an Existing Noncontributing Commercial Building Located in the University-Edelen Historic District on Property Zoned C-2:LHP:PD. **Located at 50 University Avenue.** APN 529-02-044. Minor Development in an Historic District Application HS-26-029. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Federal Realty. Applicant: Zeden Jones of Zenith Arch, Inc. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval to demolish a portion of and construct alterations to an existing noncontributing commercial building located in the University-Edelen Historic District on property zoned C-2:LHP:PD, located at 50 University Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1923, renovated in 1980s and 1990s
2. Town of Los Gatos Historic Status Code: R
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, University Edelen District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject building (Building B) is located in the Old Town commercial center on the east side of University Avenue between Main Street and Mullen Avenue. The original schoolhouse building, comprised of Buildings A and B, dates back to approximately 1923. Several renovations and additions were completed over time, the most significant through Planned Development Ordinance 2025, which was approved in 1996 and provided for redevelopment of Old Town, including construction of several new buildings.

PREPARED BY: Sean Mullin, AICP
Planning Manager

The area of proposed work with this application is a small, two-story portion of Building B located at the southwest corner of the building. The applicant indicates this space was constructed without building permits. Staff review of permit records did not yield a permit for this addition and dates its construction sometime between 1968 and 1987.

DISCUSSION:

The applicant is proposing to demolish a portion of Building B located at the southwest corner of the building (Attachment 2). The two-story portion of the building is approximately 264 square feet on the main level and 220 square feet on the lower level. The existing tenant space is currently vacant and the applicant indicates this space was constructed without building permits. Staff puts the date of its construction sometime between 1968 and 1987.

Once demolished, the exposed walls would be infilled with stucco, wood trimwork, and two windows (Attachment 2, Sheet HP.5). All exterior materials would match the rest of the building. The building footprint would be improved with paver stones and landscaping.

CONCLUSION:

The applicant is seeking a recommendation from the Committee to demolish a portion of and construct alterations to an existing noncontributing commercial building located at 50 University Avenue. If supported by the Committee, the project would require a Building Permit and would not return to the Committee.

CONSIDERATIONS:

A. Considerations Required with Recommendation

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:

_____ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

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ATTACHMENTS:

1. Property Research
2. Development Plans

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