



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

MEETING DATE: 10/28/2026

ITEM NO: 5

DATE: October 23, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 54 Whitney Avenue.** APN 532-29-062. Request for Review Application PHST-25-020. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Robin Tijssen. Applicant: Tom Krulevitch, Krulevitch Architecture. Project Planner: Erin Walters.

DISCUSSION

On September 23, 2026, the Los Gatos Historic Preservation Committee (HPC) reviewed the project and provided feedback to the applicant. The applicant submitted written responses to the Committee's comments, provided in Attachment 8. The Committee's comments are listed below, followed by the applicant's responses in *italics*.

- **Provide additional elevation diagrams and perspectives illustrating the proposed height, massing, and visibility from Stacia Street and from Whitney Avenue.**

Applicant's Response: Site plan, elevations, and perspectives as viewed from Whitney and Stacia clarified on Sheets A-3.1 and A-3.5.

- **Consider reducing the overall height and mass of the addition, particularly as viewed from Stacia Street.**

Applicant's Response: Structure articulation clarified, rear addition plate height reduced to seven feet and building height reduced to 27 feet, six inches, Sheet A-3.5. In addition, most of the houses in the neighborhood are two-story with four having larger square footage, two having larger Floor Area Ratio (FAR), and three are taller. In addition, two have similar square footage, three have similar FAR, and two are similar height. See neighborhood analysis on Sheet A-5.

- **Consider a tongue-and-groove material for the rear porch that is compatible with the Queen Anne Victorian architectural style.**

PREPARED BY: Erin M. Walters
Senior Planner

Applicant's Response: Rear porch to incorporate tongue-and-groove flooring.

- **Supportive of alternative material for the rear porch, such as Hardie board.**

Applicant's Response: Wood and composite materials are being considered for the rear porch flooring.

- **Provide siding on the addition that matches the existing wood siding.**

Applicant's Response: Addition exterior horizontal siding to match existing wood siding, Sheet A-3.2.

- **Consider incorporating stained-glass treatment on the front elevation windows similar to the original front windows.**

Applicant's Response: Perimeter stained-glass treatment similar to the original front window will be incorporated, Sheet A-3.1.

- **Evaluate the right-side elevation and consider incorporating additional windows.**

Applicant's Response: Additional family room windows on the right side were carefully considered. There is already plenty of light in this space from the stair well, two sets of rear doors and two windows on the Stacia side wall. In addition, the neighbor fence and garage block this area from view. For these reasons, no additional windows were added.

- **Support was provided for French doors at the rear, and others preferred the proposed folding doors and associated detailing.**

Applicant's Response: Folding doors with the associated trim and mullion detailing to remain.

- **Support was provided for the modern transition element, and others preferred a traditional transition.**

Applicant's Response: The transition is 'indented' on both sides of the house and is set back eight feet from the neighbor side and 44 feet from the Stacia side.

- **Consider more traditional window design at the transition feature.**

Applicant's Response: Windows revised to reflect a more traditional double hung two story design, Sheet A-3.4.

- **Provide additional examples of similar modern transitions between historic residences and additions.**

Applicant's Response: See page 3 of Attachment 8 for the National Park Service Guidelines (NPC) guidelines and two examples. See page 4 of Attachment 8, for a rendering of the proposed project at 54 Whitney Avenue.

- **Consider a Victorian Queen Anne color scheme for the house color.**

Applicant's Response: A traditional Victorian Queen Anne house color scheme will be considered.

- **Consider that trees may have to be removed on the property due to current Fire regulations.**

Applicant's Response: It is unlikely the large redwoods, cedars, and pines along Stacia will be removed due to fire regulations. The property is in the non-wildland fire severity zone (lowest rating and same as downtown San Jose). The trees were evaluated as 'good' and 'fair' by Bo Firestone, Certified Arborist, which is defined as normal and reduced vigor. The arborist noted that none of these larger trees need to be removed

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:

- X 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, 3.10, 3.11, and 4.8.7 of the Town's Residential Design Guidelines provide recommendations for additions to existing residences, architectural detailing, and minimizing privacy impacts on neighboring residences located in Historic Districts and/or on historic properties (Attachment 6 of the September 23, 2026, Historic Preservation Committee Staff Report).

PAGE 4 OF 4

SUBJECT: 54 Whitney Avenue/ PHST-26-020

DATE: October 23, 2026

CONCLUSION:

The applicant is requesting preliminary review from the HPC on a proposal to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8, located at 54 Whitney Avenue. Additions to an existing second-story, if not triggering a technical demolition, are processed under a Minor Residential Development application. This application would return to the Committee for a formal recommendation to be forwarded to the Community Development Director.

ATTACHMENTS:

Previously Received with the September 24, 2026, Staff Report:

1. Anne Bloomfield Survey
2. Sanborn Maps
3. Letter of Justification
4. Applicant's Research
5. Photographs
6. Section 3.9, 3.10, 3.11, and 4.8.7 Residential Design Guidelines
7. Development Plans

Received with the October 28, 2026, Staff Report

8. Applicants' Response Letter
9. Revised Development Plans