



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 03/13/2024

ITEM NO: 2

DATE: March 8, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Modification (Window Change) of a Previously Approved Project on an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 50 Hernandez Avenue.** APN 510-20-003. Request for Review Application PHST-24-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Richard Archuleta and Chrissy Klander. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin.

RECOMMENDATION:

Requesting approval for modification (window change) of a previously approved project on an existing pre-1941 single-family residence on property zoned R-1:8, located at 50 Hernandez Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1903 (effective year built 1920) per County Assessor's Database
2. Town of Los Gatos Historic Status Code: Unknown
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

On May 19, 2023, the Committee conducted a preliminary review of a proposal to demolish portions of the residence behind the front façade and construct additions to the residence, including a new second story and a basement and provided recommendations to the applicant for project revisions.

PREPARED BY: Sean Mullin
Senior Planner

BACKGROUND (continued):

A Minor Residential Development application for the project was submitted to the Town on February 23, 2022. The development plans provided with the application were consistent with those presented during the preliminary review and the applicant responded to all recommendations of the Committee. On March 23, 2022, the Committee recommended approval of the Minor Residential Development application, which was subsequently approved by the Community Development Director on June 27, 2022. Building Permits for the project were issued on October 31, 2023, and the project is currently under construction.

On October 25, 2023, the Committee reviewed and approved a request for modification to the approved project for changes to the front porch and trellis, as well as window materials.

DISCUSSION:

The applicant has returned to the Committee requesting approval for revisions to the approved project. Specifically, a window on the front (south) elevation that was previously approved for replacement would be expanded. The proposed window would be consistent with the size and function of another window on the left side of the front elevation, as well as the approved materials and details of other windows. The applicant's request and project plans are included as Attachments 1 and 2. Staff has provided an additional exhibit allowing comparison of the approved and proposed elevations as Attachment 3.

CONCLUSION:

Should the Committee find merit in the proposed project, the Committee should approve the request, which can be accomplished with a revision to the issued Building Permit.

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.

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SUBJECT: 50 Hernandez Avenue/PHST-24-002

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ATTACHMENTS:

1. Request from Applicant
2. Project Plans
3. Front Elevation Exhibit

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