



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 05/27/2026

ITEM NO: 5

DATE: May 22, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Preliminary Review to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 25 Hernandez Avenue.** APN: 510-42-071. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-26-007. Property Owner: Chiara Zuniga and Karl Petre. Applicant: Davide Giannella. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting preliminary review for construction of an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8 located at 25 Hernandez Avenue.

BACKGROUND:

On March 25, 2026, the Committee reviewed the proposed project consisting of a 252-square foot, one-story addition to the rear of the existing 2,070-square foot single-family residence. The project also includes a 527-square foot expansion of the existing 534-square foot basement. Of the proposed basement addition, approximately 44 square feet will daylight along the rear elevation. The proposed rear addition will not be visible from Peralta Avenue. On the first floor, the 252-square foot addition includes new wood windows with decorative lites designed to match the existing windows. The proposed roofline for the addition is lower than that of the existing structure, maintaining a subordinate relationship to the original building mass. The project also includes enlargement of the basement, featuring a new stairwell and a rear lightwell that provides walk-out access from the below-grade level. The lightwell incorporates decorative metal guardrails and stairs leading to the basement and new wood windows with decorative lites designed to match the existing windows.

PREPARED BY: Erin M. Walters
Senior Planner

On March 25, 2026, the Committee provided feedback (Attachment 1) as described below:

- Simplify the rear railing design to better align with the Prairie style;
- Expressed support for the proposed railings featuring decorative glass;
- Recommended simplifying the proposed rear window design;
- Expressed desire to see other options for the rear railing design;
- Commended the project as a thoughtful and respectful upgrade to the house; and
- Expressed approval of the proposed paint colors.

The applicant submitted a revised plan and letter summarizing the project and addressing the feedback provided by the Committee at the March 25, 2026, meeting (Attachments 2 and 3). The revisions include modified window styles and modified rear railings.

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:

- ___ 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.

B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences.

CONCLUSION:

The applicant is requesting a preliminary review by the Committee to provide feedback on a proposed first-floor addition and exterior alterations to the existing one-story pre-1941 residence located at 25 Hernandez Avenue. The proposed project can be completed with a Building Permit. Should the plans submitted with the Building Permit be consistent with the Committee's recommendations, the project would not return to the Committee.

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ATTACHMENTS:

1. March 25, 2026, Historic Preservation Committee Action Letter
2. Request Letter from Applicant
3. Development Plans

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