



3141 Stevens Creek Blvd #104
San Jose, CA 95117
408.357.0818 Office
530.919.2921 Cell

HPC RESPONSE LETTER

DATE: MAY 30, 2025

TO: HISTORIC PRESERVATION COMMISSION

PROJECT ADDRESS:

117 Edelen Ave
Los Gatos, CA 95030

HPC Comments our response in red

- Consider adding two windows rather than one on the front elevation as the proposed design removes a gable window,

We agree that adding another gable to the front elevation will add character. We've proposed a new gable over the 2nd story front closet window

- Consider adding a belly band to break the first and second stories on the left elevation;

I disagree with this. Look in the neighborhood and belly bands are missing quite often. We have belly bands on most of this house, but this area has an odd condition of how to stop the belly band at the front. With that being said, I've added a belly band to support your concerns

- Concerns with the number of proposed windows being removed on the left elevation as this modifies the building's unique character;

These windows are not visible from the road, or much of anywhere except our drawings. With the new design layout we would prefer to keep this windows removed.

- The proposed design is departing from the Victorian style in the neighborhood;

The neighborhood is not just Victorian style. On just this road you can see: Sea Ranch/Modernist style, Colonial Style, Ranch/Craftsman style, Bungalow Style, Italianate Style and a Contemporary Victorian Style. The neighboring house, 121 Edelen, I'm calling Italianate Style due to its low pitched roof, decorative brackets and emphasis on vertical lines. I feel this house was originally designed by Gary Schloh as a Craftsman style house(not Victorian in architectural style) We're proposing a more Italianate Style house similar to 121 Edelen

- The proposed flat roof lines is not compatible with the Victorian architectural style;

Again, we're not proposing a Victorian style house and feel you do not need a Victorian style house to adhere to the history of this neighborhood.

- The proposed design is a major change in appearance and is not consistent with other homes in the neighborhood in terms of style; and The second story addition changes the overall character of the house.

Yes we are changing the characteristic of the house from Craftsman style. This is to give our Client, the new home owner, a normal ceiling height home with their remodel. In our eyes it is very consistent with many other homes in the neighborhood in terms of style. When walking around the corner of Miles and University, you see a house under construction with very similar style and a much simpler roof design(yes they have a higher pitched roof).

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