



TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

April 28, 2025

Jeff and Julie Price
117 Edelen Avenue
Los Gatos, CA 95030
Via email

RE: 117 Edelen Avenue
Request for Preliminary Review Application PHST-25-003

Consider a Request for Preliminary Review for Exterior Alterations and Construction of a Second-Story Addition of 100 Square Feet to an Existing Single-Family Residence on Property Zoned R-1D:LHP. Located at 117 Edelen Avenue. APN 529-02-020. Request for Review Application PSHT-25-003. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Property Owner: Jeff and Julie Prince
Applicant: David Kuoppamaki
Project Planner: Maria Chavarin

On April 23, 2025, the Los Gatos Historic Preservation Committee considered the request, discussed the item and provided the following feedback:

- Consider adding two windows rather than one on the front elevation as the the proposed design removes a gable window,
- Consider adding a belly band to break the first and second stories on the left elevation;
- Concerns with the number of proposed windows being removed on the left elevation as this modifies the building's unique character;
- The proposed design is departing from the Victorian style in the neighborhood;
- The proposed flat roof lines is not compatible with the Victorian architectural style;
- 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.

If you have questions, I can be contacted by phone at (408) 354-6807 or by email at mchavarin@losgatosca.gov.

Sincerely,

Maria Chavarin

Maria Chavarin
Assistant Planner

cc: David Kuoppamaki, via email

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