



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

MEETING DATE: 06/25/2025

ITEM NO: 4

DATE: June 20, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Construct a Second-Story Addition of 100 Square Feet and Exterior Alterations to an Existing Noncontributing Single-Family Residence in the University-Edelen Historic District on Property Zoned R-1D:LHP. **Located at 117 Edelen Avenue.** APN 529-02-020. Minor Development in an Historic District Application HS-25-030. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15310: Existing Facilities. Property Owner: Jeff and Julie Prince. Applicant: David Kuoppamaki. Project Planner: Maria Chavarin.

RECOMMENDATION:

Consider a request for approval to construct a second-story addition of 100 square feet and exterior alterations to an existing noncontributing single-family residence in the University Edelen Historic District on property zoned R-1D:LHP, located at 117 Edelen Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 2000 per County Assessor's Database; 2000 per Town records
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, University-Edelen Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County Assessor's Database and Town records indicate that the original residence located at 117 Edelen Avenue was demolished in 2000, and the existing residence was constructed in 2000. The 1990 Anne Bloomfield Survey does not provide a specific construction date for the original residence, providing only an estimated construction date of the 19th century (Attachment 1). The Sanborn Fire Insurance Maps include the property beginning in 1928 and show the original residence as having consistent footprint through 1956 (Attachment 2). The list of permits found in the Town records reflect permits issued since the

2000's clearly indicating that the original residence was approved for demolition (Attachment 3). The following is a summary of the Town's permit records included in Attachment 3:

- 2000 – Demolition Permit for single-family residence and garage;
- 2000 – Building Permit for new single-family residence and garage; and
- 2001 – Electrical and Plumbing Permits to convert cellar to habitable area.

Current photos of the property are found in Attachment 4.

On April 23, 2025, the Committee considered a request for preliminary review for exterior alterations and construction of a 100-square foot second-story addition to an existing single-family residence. The Committee considered the request, discussed the item, and provided the following feedback to the applicant (Attachment 5):

- Consider adding two windows rather than one on the front elevation as 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 line 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.

DISCUSSION:

On June 3, 2025, the applicant submitted a request for a formal review and a recommendation. In their response, the applicant provided revised development plans (Attachment 8) and justification addressing the recommended changes from the previous HPC meeting (Attachment 3). Below is the applicant's response to the recommended changes:

- 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;
- 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;
- 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 these windows removed; 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;

- 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; and
- 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).

The applicant provided revised plans (Attachment 8) and opted to keep a single window and introduced a low-pitched gable roof over the single window on the front elevation. A belly band was added to the left elevation in efforts to show a break between the first and second stories. The applicant prefers to remove and fill in most windows on the left elevation. Their justification is based on visibility, the left elevation is not visible from the road. Based on the applicant's neighborhood analysis, they determined that the neighborhood is comprised of a combination of older architectural styles and not only Victorian style. The applicant has firmly expressed that their intent is not to propose a Victorian style house. However, the design has been revised to incorporate low-pitched roofs above the new windows. The applicant indicates that the intent of the remodel is to achieve traditional ceiling heights in keeping with other homes in the neighborhood in terms of style. The applicant's response to the Committee's feedback is found in Attachment 6 of this report.

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 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

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 7).

CONCLUSION:

The applicant is requesting approval to construct a second-story addition of 100 square feet and exterior alterations to an existing noncontributing single-family residence in the University-Edelen Historic District on property Zoned R-1D:LHP. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director and the application would continue through the Building Permit process and would not return to the Committee for further consideration.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps
3. Town Building Permit Records
4. Exterior Photos
5. HPC Action Letter, April 23, 2025
6. Response Letter to the Direction of the Historic Preservation Committee
7. Section 3.9, Residential Design Guidelines
8. Development Plans