



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

MEETING DATE: 07/24/2024

ITEM NO: 3

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DATE: July 19, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of Exterior Alterations to a Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. **Located at 258 Edelen Avenue.** APN 529-05-013. Minor Development in a Historic District Application HS-24-034. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Property Owners/Applicants: Marsie and Reilly Sweetland. Project Planner: Sean Mullin.

**RECOMMENDATION:**

Consider a request for approval for construction of exterior alterations to a contributing single-family residence located in the University-Edelen Historic District on property zoned R-1D:LHP located at 258 Edelen Avenue.

**PROPERTY DETAILS:**

1. Date primary structure was built: 1905 per County Assessor's Database; 1920s per Anne Bloomfield Survey
2. Town of Los Gatos Preliminary Historic Status Code: "✓" or historic and some altered, but still contributor to district if there is one
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? Yes
6. Findings required? No
7. Considerations required? Yes

**BACKGROUND:**

The subject property is located on the east side of Edelen Avenue near the intersection with Bentley Avenue. The property is developed with a two-story single-family residence. The County Assessor lists that the residence was constructed in 1905 and the 1990 Anne Bloomfield

**PREPARED BY:** Sean Mullin, AICP  
Senior Planner

BACKGROUND (continued):

survey indicates a construction date of the 1920s with a preliminary rating of “✓” or historic and some altered, but still contributor to district if there is one (Attachment 1).

DISCUSSION:

The applicant is requesting approval to remove an existing set of double hung windows on the left side elevation near the rear of the residence and fill it in with siding to match the existing (Attachment 4). The window removal is part of an interior kitchen remodel that locates the new cooktop adjacent to the existing window. The applicant proposes to eliminate the existing window to adhere to limitations on the proximity of combustible materials to the cooktop (Attachment 3). The applicant’s Letter of Justification provides additional details on the proposal. The window would be filled in with siding to match existing without signs of patchwork.

CONCLUSION:

The applicant is requesting approval for construction of exterior alterations on a contributing single-family residence located in the University-Edelen Historic District on property zoned R-1D:LHP located at 258 Edelen Avenue. Should the Committee find merit in the request, a recommendation would be forwarded to the Community Development Director and the project would be completed with a Building Permit. The project would not return to the Committee.

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.

CONSIDERATIONS (continued):

B. Residential Design Guidelines

Section 4.8.1 of the Town's Residential Design Guidelines offers general guidelines applicable for exterior modifications of a historic residence that are applicable to this project, including:

- All protected elements of the existing exterior facade should be retained and, if necessary, repaired.
- When a remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and should utilize the same materials as the existing protected exterior elements.
- Any alteration of an existing structure should incorporate and continue the form, architectural style, materials, and details of the existing structure.
- All exterior elements including, but not limited to, roof lines, porches, doorways, windows, trim and siding should be consistent with and continue the architectural

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Exhibit
3. Letter of Justification
4. Project Plans

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