



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

MEETING DATE: 11/20/2024

ITEM NO: 5

DATE: November 15, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Modification of a Previously Approved Project for Construction of Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. **Located at 126 University Avenue.** APN 529-02-016. Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Minor Development in an Historic District Application HS-24-061. Property Owner/Applicant: Jean-Philippe Persico. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval for modification of a previously approved project for construction of exterior alterations to an existing contributing single-family residence located in the University-Edelen Historic District on property zoned R-1D:LHP located at 126 University Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database; 1880s per Anne Bloomfield Survey
2. Town of Los Gatos Preliminary Historic Status Code: "+", Historic & intact or worthy special note
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:

On October 26, 2022, the Committee reviewed a proposal for construction of exterior alterations to the rear of an existing contributing single-family residence located in the University-Edelen Historic District. The Committee discussed the proposal and approved the project with a request that the plans submitted for a Building Permit be modified so the

PREPARED BY: Sean Mullin, AICP
Planning Manager

BACKGROUND (continued):

proposed glass roof match the existing shingle roof material, and that the proposed rear glass doors be swinging doors rather than sliders.

On December 14, 2022, the applicant returned to the Committee with additional materials and updated plans, requesting approval for the glass roof material proposed at the rear of the property. Following consideration of the request, the Committee approved the request with a condition that the submitted plans be modified so the proposed rear glass vertical windows include two by three divided lights with painted steel tubing.

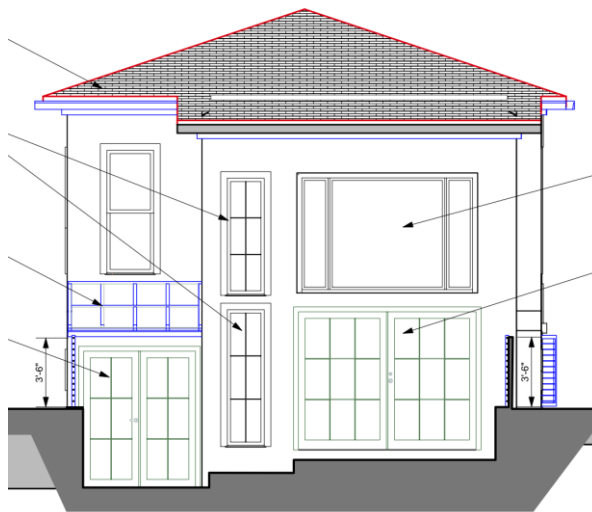
Building Permits for the project were issued on May 5, 2024, and the project is currently under construction.

DISCUSSION:

The applicant is requesting approval to modify the previously approved project. The provided request letter is included as Attachment 1 and details three modifications:

1. Revise the rear elevation windows and doors to eliminate the divided lites to be consistent with windows on the front and side elevations;
2. Modify the divided lite glass roof to a three-panel glass roof; and
3. Modify the design of the door on the right side of the rear elevation to eliminate the divided lites to be consistent with windows on the front and side elevations and to reduce the size of the doors and add a non-operable side lite.

Current Approved Rear Elevation



Proposed Rear Elevation



PAGE 3 OF 3

SUBJECT: 126 University Avenue/HS-24-061

DATE: November 15, 2024

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.

CONCLUSION:

The applicant is requesting approval for modification of a previously approved project for construction of exterior alterations to an existing contributing single-family residence located in the University-Edelen Historic District on property zoned R-1D:LHP located at 126 University Avenue. Should the Committee find merit in the request, a recommendation of approval should be forwarded to the Community Development Director. The project would be accomplished through a revision to the issued Building Permit and would not return to the Committee.

ATTACHMENTS:

1. Request Letter

*This Page
Intentionally
Left Blank*