



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

MEETING DATE: 02/28/2024

ITEM NO: 8

DATE: February 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Preliminary Review for Construction of Exterior Alterations and a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 80 Cleland Avenue.** APN 529-33-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review PHST-23-021. Property Owner: Dinesh Mishra. Applicant: Davide Giannella, Acadia Architecture. Project Planner: Erin Walters.

DISCUSSION:

On November 15, 2023, the Committee made a determination that the subject residence is a historic home and considered proposed exterior alterations and additions (Attachment 1). The Committee provided the following feedback:

- The style of the design is not consistent with the neighborhood, too modern;
- The house appears to be a historic home and should not be removed from the inventory;
- The massing is appropriate;
- The standing seam metal roof appears too modern, the roof should retain a composite roof material;
- The windows could be broken up with window lites to match the existing; and
- Addition should maintain the historic look of the original house.

The applicant submitted revised plans and a letter summarizing their response to the Committee's direction (Attachment 2). The revised plans include the following modifications:

- Composition shingles to match existing;
- Door and window trim to match existing;
- Modified window shape and layout;
- Wood siding shiplap to match existing dimensions;

PREPARED BY: Erin Walters
Associate Planner

DISCUSSION (continued):

- Extended wood trellis to match existing;
- Wood railings to match existing with an added metal mesh for Code compliance;
- New first floor left hip roof to match the existing roof hip on the right side of the house; and
- Removed one of the large, proposed skylights that was facing the street on East Elevation.

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:

- ___ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5 of Attachment 1, November 11, 2024, Historic Preservation Committee Staff Report).

CONCLUSION:

The applicant is requesting the Committee to provide preliminary feedback on the first and second story additions with exterior modifications (Attachment 3). A new second-story addition, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a formal recommendation to the deciding body.

ATTACHMENTS:

1. November 11, 2023 Historic Preservation Committee Staff Report
2. Response Letter
3. Revised Development Plans