



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

MEETING DATE: 9/23/2026

ITEM NO: 3

DATE: September 18, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 54 Whitney Avenue.** APN 532-29-062. Request for Review Application PHST-25-020. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Robin Tijssen. Applicant: Tom Krulevitch, Krulevitch Architecture. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for a preliminary review to construct additions and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8, located at 54 Whitney Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database
2. Bloomfield Preliminary Rating: ✓, historic and some altered, but still a contributor to the district if there is one
3. Does the property have an LHP Overlay? No
4. Is the structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property is located at the southeast corner of Whitney Avenue and Stacia Street. The County Assessor reports that the residence was constructed in 1900. The 1990 Anne Bloomfield Survey identifies the estimated age as unknown and assigns the property a preliminary rating of "historic," noting that it has been somewhat altered but could still contribute to a historic district if one were established (Attachment 1). The second page of the Bloomfield Survey estimates a construction date of 1890. The Survey describes the front porch

PREPARED BY: Erin M. Walters
Senior Planner

as enclosed and notes that the bargeboard bedrooms may be later additions to the residence. A bargeboard bedroom generally refers to a bedroom located within or associated with a roof gable and incorporating a bargeboard as an architectural feature.

The 1891 through 1956 Sanborn Fire Insurance Maps show the residence with a footprint generally consistent with the existing structure (Attachment 2). The applicant submitted documentation based on research conducted using the Town's research worksheet, which are included in Attachments 3 and 4.

Town records include building permits for a water heater (1944); gas line and central heating (1963); new foundation (1971); and a new roof (2006).

DISCUSSION:

The applicant provided a Letter of Justification, photos of the existing residence, and project plans (Attachments 3, 5, and 7). The applicant is requesting a preliminary review by the Committee to obtain feedback on a proposed two-story rear addition to the existing two-story Queen Anne-style residence. (Attachment 7). The project proposes to retain the existing front portion of the Queen Anne-style residence, with all proposed improvements located at the rear of the residence. No changes are proposed to the existing front façade facing Whitney Avenue.

The project includes conversion of an existing 137-square-foot second-story storage area into a 201-square-foot bedroom and shared bathroom, and the existing approximately six-foot ceiling height would be increased to eight feet.

A new two-story rear addition of approximately 896 square feet is also proposed. The first-floor addition would include a family room, laundry room, and stairwell. The second-floor addition would include a stairwell, primary bedroom, bathroom, and balcony. A 314-square-foot L-shaped rear porch is also proposed.

The proposed exterior modifications and additions are designed to be compatible with the existing Queen Anne architectural character of the residence. Proposed exterior features include gabled and jerkinhead roof forms; horizontal wood siding; wood trim; wood corbels; wood gable ornamentation; vergeboards; wood windows; and asphalt composition roofing intended to match the materials and style of the existing residence. The existing rear-facing shed dormer is proposed to be removed and replaced with a new shed dormer on the rear roof of the addition. The proposed project includes several different window styles.

The applicant proposes a two-story stairwell element between the existing historic residence and the proposed two-story rear addition. The stairwell is designed with clean lines, a flat roof, plaster exterior and contemporary-influenced windows, which distinguishes the element from the existing Queen Anne-style residence. The stairwell serves as a transition between the

existing structure and the proposed addition. The element is primarily located between the existing residence and the proposed addition and would be partially visible from Stacia Street and visible on the right 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:

- X 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, 3.10, 3.11, and 4.8.7 of the Town's Residential Design Guidelines provide recommendations for additions to existing residences, architectural detailing, and minimizing privacy impacts on neighboring residences located in Historic Districts and/or on historic properties (Attachment 6).

CONCLUSION:

The applicant is requesting preliminary review from the Committee on a proposal to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8, located at 54 Whitney Avenue. Additions to an existing second-story, if not triggering a technical demolition, are processed under a Minor Residential Development application. This application would return to the Committee for a formal recommendation to be forwarded to the Community Development Director.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Maps
3. Letter of Justification
4. Applicant's Research
5. Photographs
6. Section 3.9, 3.10, 3.11, and 4.8.7 Residential Design Guidelines
7. Development Plans

This Page Intentionally Left Blank