



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

MEETING DATE: 09/11/2024

ITEM NO: 6

DATE: August 23, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Preliminary Review for Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned O:LHP. **Located at 128 University Avenue.** APN 529-02-017. Request for Review Application PHST-24-014. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Ahmad and Meyssa Alaadel. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin.

RECOMMENDATION:

Preliminary review of a proposal for exterior alterations to an existing contributing single-family residence located in the University-Edelen Historic District located at 128 University Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1898 per County Assessor's Database; 1890s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: +, historic and intact or worthy of special note.
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? University-Edelen Historic District
5. If yes, is it a contributor? Yes
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 128 University Avenue was constructed in 1898. The 1991 Bloomfield Survey estimates the construction date as the 1890s and rates the residence as historic and intact or worthy of special note (Attachment 1). The

PREPARED BY: Sean Mullin, AICP
Senior Planner

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BACKGROUND (continued):

residence is listed as a contributor to the University-Edelen Historic District. The Sanborn Fire Insurance Maps show that the primary footprint of the residence remained consistent between 1895 and 1956 (Attachment 2). The applicant provided the results of their property research, which is included in Attachment 3.

A search of Town Permit records provides the following:

- 1975 Planning Commission approval to establish an office in the residence;
- 1976 Building Permit for conversion of a portion of the residence to an office, including replacement of five windows and elimination of one window;
- 1996 Building Permit for an interior remodel including in-kind replacement of four wood windows; and
- 1996 approval and Building Permits to construct a new deck at the rear of the residence.

The applicant proposes exterior alterations to the existing contributing residence and seeks preliminary feedback from the Committee.

DISCUSSION:

The property is located at the southeast corner of the intersection of University Avenue and Miles Avenue. The applicant is requesting a preliminary review by the Committee for exterior alterations to the residence stemming from proposed improvements to the attic space of the existing Queen Anne Victorian residence (Attachment 7). As described in the applicant's letter, the proposed improvements to the attic include an increased roof slope to create a taller ceiling in the attic area (Attachment 4). The revised roof slope would increase the maximum height of the residence with an elevated roof ridge running from east to west. A new gable end would be located on the front (west) elevation, setback from the existing lower gable end. New dormers on the north and south elevations would be incorporated to provide additional usable space within the improved second-story attic. The applicant's conceptual plans provide two options for the dormers: shed and gable-end dormers. The conceptual plans also show that the steeply pitched hip roof forming the corner tower would be tied to the new elevated roof. The applicant indicates that all plaster finishes in the existing gable ends on the side elevations would be replicated in the dormers. The applicant also indicates that all new trim details would match existing, and no changes are proposed below the existing eave line (Attachment 4).

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:

- ___ 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 6).

CONCLUSION:

The applicant is requesting preliminary review of a proposal for exterior alterations to an existing contributing single-family residence located in the University-Edelen Historic District located at 128 University Avenue. Adequate details have not been provided to determine whether the proposed work would require approval of a Planning application or if it could be accomplished with only a Building Permit. In either case, the project would return to the Committee for a formal recommendation to the deciding body.

Attachments:

1. 1991 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Research Results
4. Project Description
5. Existing Attic Design
6. Section 3.9, Residential Design Guidelines
7. Development Plans

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