



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 4/23/25

ITEM NO: 4

DATE: April 18, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Preliminary Review for Exterior Alterations and Construction of a Second-Story Addition of 100 Square Feet to an Existing Noncontributing Single-Family Residence on Property Zoned R-1D:LHP. **Located at 117 Edelen Avenue.** APN 529-02-020. Request for Review Application PHST-25-003. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jeff and Julie Prince. Applicant: David Kuoppamaki. Project Planner: Maria Chavarin.

RECOMMENDATION:

Preliminary review for exterior alterations and construction of a second-story addition of 100 square feet to an existing noncontributing single-family residence in the University-Edelen Historic District on property zoned R-1D:LHP, located at 117 Edelen Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 2000 per County Assessor's Database; 2000 per Town records
2. Town of Los Gatos Historic Status Code: N/A
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? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County Assessor's Database and Town records indicate that the original residence located at 117 Edelen Avenue was demolished in 2000, and the existing residence was constructed in 2000. The 1990 Anne Bloomfield Survey does not provide a specific construction date for the original residence, providing only an estimated construction date of

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the 19th century (Attachment 1). The Sanborn Fire Insurance Maps include the property beginning in 1928 and show the original residence as having consistent footprint through 1956 (Attachment 2). The list of permits found in the Town records reflect permits issued since the 2000's clearly indicating that the original residence was approved for demolition (Attachment 3).

The following is a summary of the Town's permit records included in Attachment 3:

- 2000 – Demolition Permit for single-family residence and garage;
- 2000 – Building Permit for new single-family residence and garage; and
- 2001 – Electrical and Plumbing Permits to convert cellar to habitable area.

Current photos of the property are found in Attachment 4.

DISCUSSION:

The applicant is requesting a preliminary review by the Committee for exterior alterations and construction of a 100-square foot addition to the existing second story (Attachment 6). The property is located on the west side of Edelen Avenue, between Miles Avenue and Mullen Avenue. The existing house appears to be a Victorian design, characterized by its gabled roof, front porch, horizontal siding and details of wood material. Town records show that in 2000, the original residence was approved for demolition and a new Victorian style residence was constructed in its place. The noncontributing residence does not have historic merit but remains within the University-Edelen historic district and is subject to review by the Historic Preservation Committee for the proposed alterations/additions to the residence. The Residential Design Guidelines provides the following regarding noncontributing structures in historic districts:

Noncontributing Structures These structures are those which are not historical in terms of their design or have been so modified over time as to no longer meet the criteria for Contributing status. Owners of noncontributing structures are encouraged to remodel them to better support the scale and character of the historic district. A noncontributing structure, if not rehabilitated into a contributing style or design, should be remodeled or expanded consistent with its existing architectural style and design.

The applicant proposes the following:

- On the front elevation, demolish siding and include a second-story addition creating a wider roof gable, widening an existing window including window type and removal and replacement of an existing window on the second-story;

- On the left elevation, demolish siding and include a second-story addition creating flat eave line across, remove existing windows on the first floor and infill, remove and replace windows on the second-floor;
- On the right elevation, demolish siding and include a second-story addition creating a wider roof gable resulting in a flat eave line across, remove an existing window and infill, add a new window, and remove and add new windows to the first and second story; and
- On the rear elevation, demolish siding and include a second-story addition creating a flat eave line across, a new window, and remove and replace an existing window with a smaller window on the second floor. On the first floor replace existing window/door with a new sliding glass door.

The proposed exterior materials consist of roof (composition shingles), siding (horizontal lap siding), siding at base of residence (hardie siding panels), windows (wood painted red with sawn trim) and detailed features (wood, brick and plastics). The proposed changes would match the existing materials.

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.

B. Residential Design Guidelines

Section 3.9 of the Residential Design Guidelines offers recommendations for additions to historic resources through reference to Section 3.9 (Attachment 5).

CONCLUSION:

The applicant is seeking preliminary feedback from the Committee for exterior alterations and construction of a second-story addition of 100 square feet. The new second story addition will

PAGE 4 OF 4

SUBJECT: 117 Edelen Avenue/PHST-25-003

DATE: April 18, 2025

be processed either ministerially or through a discretionary application. The application will return to the Committee for a formal recommendation at a future meeting.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps
3. Town Building Permit Records
4. Exterior Photos
5. Section 3.9, Residential Design Guidelines
6. Development Plans