



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

MEETING DATE: 01/22/2025

ITEM NO: 3

DATE: January 17, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct Exterior Alterations to a Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 155 Hernandez Avenue.** APN 510-40-152. Request for Review Application PHST-24-024. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Catherine Nadeau. Applicant: Marcie Macdonough. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations to a pre-1941 single-family residence on property zoned R-1:8 located at 155 Hernandez Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1917 (effective year built 1950) per County Assessor's Database; 1910s 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? No
4. Is structure in a historic district? N/A
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 155 Hernandez Avenue was constructed in 1917, with an effective year built of 1950, which usually reflects significant alterations or additions occurred after the original construction date. The 1991 Bloomfield Survey describes the residence as being built in the Colonial Revival style with an estimated construction date of the 1910s (Attachment 1). The Bloomfield Survey rates the residence as historic and intact or worthy of special note. The Sanborn Fire Insurance Maps show that the footprint of the residence remained consistent between 1928 and 1956 (Attachment 2).

PREPARED BY: Ryan Safty
Associate Planner

Town records in Attachment 3 show that the property was annexed into the Town in around the 1970's, and then was subdivided from one larger lot into the two lots seen today (155 and 151 Hernandez Avenue). Building Permit records include a fireplace replacement permit in 1990, a re-roof permit from 1992, basement reconstruction permit from 1997, and a carport permit from 1998.

In addition to the proposed interior remodel, the applicant proposes exterior alterations for a roof remodel and window changes throughout the residence.

DISCUSSION:

The applicant provided a Project Overview (Attachment 4) discussing the request to modify the existing roof and replace the existing windows. Photos of the existing residence are provided in Attachment 5.

The existing roof framing would be removed and replaced on wall plates that would be one-foot higher than existing. The existing 5.5:12 pitch would be changed to 6:12, the roof ridge would end up roughly two feet higher, and the front eave above the porch would be roughly 10 inches higher than existing. The dormer roof plate would also be raised one foot and would maintain the existing 2:12 pitch. The roof materials would remain the same, which appear to be composition shingle, but the plans in Attachment 8 don't specify.

The applicant is also proposing to replace the existing original wood windows and non-original aluminum windows throughout the house with new dual pane fiberglass windows that match the style and pane patterns of the original windows (Attachment 6). The front elevation windows would be replaced within their existing locations, while there would be modified window locations on the other elevations. Any replacement siding needed would match the existing siding.

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

Section 4.8.4 of the Town's Residential Design Guidelines offers recommendations for window replacements on historic resources. Section 4.8.8 of the Town's Residential Design Guidelines offers recommendations for roof modifications on historic resources (Attachment 7).

CONCLUSION:

The applicant is requesting approval to construct exterior alterations (roof and window modifications) to a pre-1941 single-family residence on property zoned R-1:8 located at 155 Hernandez Avenue. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director. The proposed work would be completed with a Building Permit and would not return to the Committee for further review. At the building permit stage, the applicant would need to confirm that the proposed work would not trigger a technical demolition of the existing historic residence, and that the height and floor area modifications would be compliant with Town Code.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Town Records
4. Project Overview
5. Property Pictures
6. Window Details
7. Sections 4.8.4 and 4.8.8, Residential Design Guidelines
8. Project Plans

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