



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

MEETING DATE: 09/25/2024

ITEM NO: 1

DATE: September 20, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Exterior Alterations to a Pre-1941 Single-Family Residence on Property Zoned R-1:12. **Located at 200 Hernandez Avenue.** APN 510-21-003. Request for Review Application PHST-24-018. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Vaishali Singh-Sood. Project Planner: Sean Mullin.

RECOMMENDATION:

Requesting approval for exterior alterations to a pre-1941 single-family residence on property zoned R-1:12 located at 200 Hernandez Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1930 per County Assessor's Database; 1930s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: + or ✓, + historic and intact or worthy of special note; ✓ historic and some altered, but still contributor to district if there is one
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 200 Hernandez Avenue was constructed in 1930. The 1991 Bloomfield Survey describes the residence as being built in the Mediterranean Revival style with an estimated construction date of the 1930s (Attachment 1). The Bloomfield Survey rates the residence as historic and intact or worthy of special note; or, historic and some altered, but still contributor to district if there is one. The Sanborn Fire Insurance Maps show that the footprint of the residence remained consistent between 1928 and 1956 (Attachment 2).

PREPARED BY: Sean Mullin, AICP
Senior Planner

BACKGROUND (continued):

A search of Town permit records provides a 2008 reroof permit for composition shingles on the residence and detached garage.

The applicant proposes exterior alterations to replace the existing composition roof with a standing seam metal roof.

DISCUSSION:

The applicant provided a Letter of Justification (Attachment 3) discussing the request to replace the composition roof with a standing seam metal roof, as well as a Project Description providing technical details of the proposed roof construction (Attachment 4).

Section 4.4.8 of the Residential Design Guidelines provides guidance specifically for the roofing material for Mission Revival or Mediterranean style structures, noting that these structures should have tile roofs of a color, texture, thickness and shape to look like the original clay roof tile (Attachment 5). The request for a standing seam metal roof has been forwarded to the Committee to consider whether the proposed material is consistent with the architecture of the residence and the Residential Design Guidelines.

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 4.4.8 of the Town's Residential Design Guidelines offers recommendations specifically for the roofing material for Mission Revival or Mediterranean style structures (Attachment 5).

PAGE 3 OF 3

SUBJECT: 200 Hernandez Avenue/PHST-24-018

DATE: September 20, 2024

CONCLUSION:

The applicant is requesting approval for exterior alterations (roof replacement) to a pre-1941 single-family residence on property zoned R-1:12 located at 200 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.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Letter of Justification
4. Project Description
5. Section 4.8.8, Residential Design Guidelines
6. Exterior Photo

***This Page
Intentionally
Left Blank***