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Town of Los Gatos
Historic Preservation Committee
110 E. Main Street, Los Gatos CA 95030

June 10th, 2024

Project Location: 25 W Main St. Los Gatos, CA 95030
Owner: Reveal Corp/ 655 North First St. Suite 550, San Jose, CA 95112

Architecture and Site Application S-22-039
Variance Application V-22-011

Justification Letter, Rooftop Vent and Screen

This project proposal is requesting approval for a rooftop exhaust vent with screen, finished with vertical siding, to match the addition (approved on December 14th, 2022).

On December 14, 2022, the Los Gatos Historical Preservation Committee recommended approval for the “addition to a Contributing Building In the Downtown Historic Commercial District, Including the Variances for Maximum Floor Area and Number of Required Parking Spaces on Property Zones C-d:LHP. APN 529-01-017”

The project follows the Commercial Design Guidelines:

1.5.6 Screen all roof equipment

a) All roof equipment must be screened to minimize its visual impact on views from public right-of-way.

Rooftop vent, placed at the rear of the building, is screened by the proposed framed screen with vertical siding. The screen is not visible from the front and rear views.



Front Street View



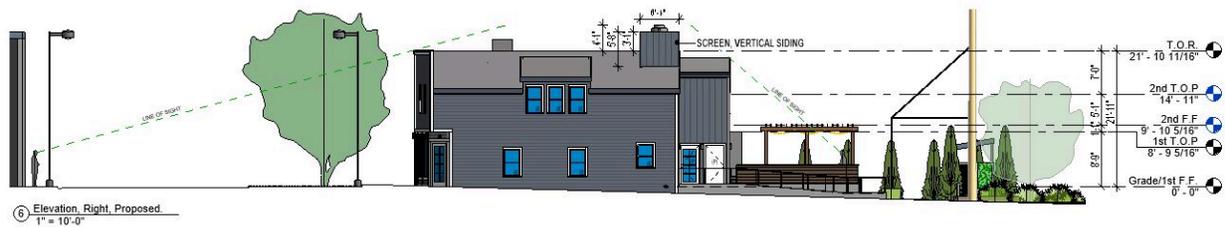
Rear Patio View



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b) Locate equipment in recessed roof wells or hide equipment behind parapet walls so that it cannot be seen are the preferred solutions.

The equipment is hidden behind the roof screen, 3'-1" higher than the top of the roof, and 6'-4" wide.



c) Roof screens should be constructed from materials as similar to the building walls as possible, and should be designed to appear as an architecturally integrated part of the building rather than an added-on element.

The roof screen finish is vertical siding to match the addition. The color to match the existing building.

d) In cases where mechanical wells or parapets of sufficient height to screen equipment are not possible, equipment should be clustered and placed as far as possible from building edges. The visible equipment should be painted a color that will blend the equipment visually with the backdrop (e.g., pale blue for elements seen against the sky.)

The narrow lot makes the proposed hood/vent location the best viable option and least impact (with 10' setbacks from property lines).

e) Submit a roof plan at the time of submittal for review and approval. The plan shall show the location, type and size, including height, of all roof mounted equipment. The application elevation and section drawings shall also show the location and size of all roof mounted equipment.

See A300 and A302



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Properties/ Examples with similar rooftop equipment/screen



Equipment screen integrated with building design

Commercial Design Guidelines, pg 12
Exhibit 1



Easy breezy, 307 N Santa Cruz Ave
Exhibit 2



Tasting House, 368 Village Ln, Exhibit 3



191 Saratoga Los Gatos Rd, Exhibit 4



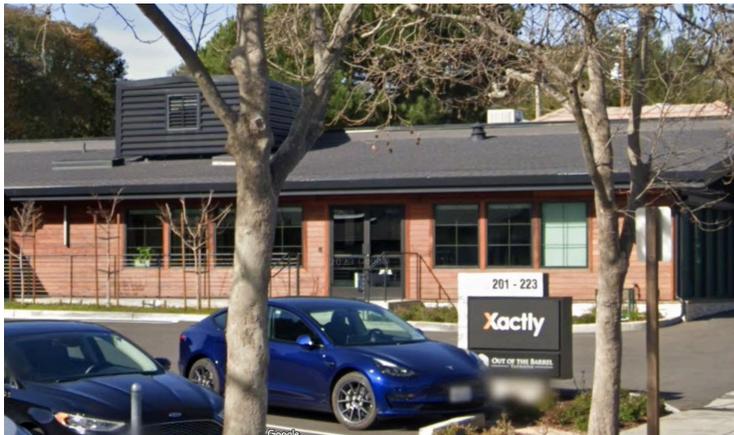
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322 N Santa Cruz Ave, Exhibit 5



330 N Santa Cruz Ave, Exhibit 6



221 Saratoga-Los Gatos Rd, Exhibit 7



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Secretary of the Interior's Standards For The Treatment of Historic Properties, Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The historic building, with horizontal siding, will differentiate the rooftop screen which will have vertical siding.



10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed location of the hood vent and screen, if removed in the future, the form of the historic property would be unimpaired. If the vent and screen were to be inset into the gable of the roof, the integrity of the existing historic structure would be compromised.



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Findings, Benefits

- A new restaurant in the downtown Los Gatos area would further enhance the pedestrian friendly environment.
- Per Section 29.80.290

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.

The Vent/Screen is located at the rear of the building, for minimal affect to the exterior facade and maintains the front street facing exterior elevation.

- Maintaining and encouraging diversity and providing visual interests

Thank you for your consideration of this application. We look forward to rehabilitating this historical building, maintaining the integrity of the structure, and creating a unique focal point for the community.

Sincerely,
Gkw Architects, Inc.