



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 07/24/2024

ITEM NO: 4

DATE: June 21, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of Exterior Modifications (Roof Vent and Screening) to a Contributing Commercial Building Located in the Downtown Historic Commercial District on property zoned C-2:LHP. **Located at 25 W. Main Street.** APN 529-01-017. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Building Permit Application B24-0065. Property Owner: Reveal Corp. Applicant: Gordon Wong, GKW Architects. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for approval for exterior modifications (roof vent and screening) to a contributing commercial building in the Downtown Historic Commercial District on property zoned C-2:LHP located at 25 W. Main Street.

PROPERTY DETAILS:

1. Date structure was built: 1880's
2. Town of Los Gatos Historic Status Code: 5D, Appears eligible for local designation as an individual property (Residential Design Guidelines, Appendix E)
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes
5. If yes, what district? Downtown Historic Commercial District
6. If yes, is it a contributor? Yes
7. Findings required? No
8. Considerations required? Yes

BACKGROUND:

The property is located at the corner of Park Avenue and W. Main Street. The Santa Clara County's Accessor's Database lists a construction date of 1901. The 1990 Anne Bloomfield

PREPARED BY: Erin Walters
Associate Planner

BACKGROUND (continued):

Survey indicates that the commercial building was constructed in the 1880's and is a contributing building (Attachment 1).

On August 24, 2022, and December 14, 2022, the Committee conducted a preliminary review and a formal review to consider exterior modifications and addition to the existing two-story contributing commercial building in the Downtown Historic Commercial District (Attachment 2 and 3). The project included the following modifications:

- Demolition of the existing attached rear shed;
- Construction of a new 128-square foot enclosed stairwell at the rear elevation with vertical exterior siding to denote a material difference between the historic structure and addition;
- Retain location of existing front door located at the corner of Park Avenue and W. Main Street and make the door inoperable;
- Introduce a new operable front door at the left side of the front elevation on W. Main Street;
- Replacement in-kind of one of the large first story store front windows at the front elevation;
- All new windows and doors to be replaced in-kind with the same style, material and trim as the existing windows and doors;
- Construction of a new deck located at the rear of the building;
- Construction of a new free-standing wood pergola at the rear deck; and
- Construction of a new detached trash enclosure.

The Committee discussed the proposal and expressed support of the overall project. The Committee unanimously forwarded a recommendation of approval.

On July 26, 2023, the Planning Commission considered, and discussed (Architecture and Site Application S-22-039, Variance Application V-22-001, and Conditional Use Permit Application U-23-002) a request for construction of an addition to a contributing building in the Downtown Historic Commercial District, a Conditional Use Permit for a restaurant use with alcohol service, a Variance for maximum floor area and reduced parking, and site work requiring a grading permit for the subject property (Attachment 4). The Planning Commission unanimously approved the applications.

The applicant has submitted building permits for the proposed addition, exterior modifications, and restaurant tenant improvements and received plan check comments that the Building Code requires the roof hood vent be located a minimum of ten feet from the property lines.

DISCUSSION:

The applicant's request for exterior modifications includes the addition of a roof hood vent and associated roof screening to accommodate the proposed restaurant tenant improvements at the subject property. The applicant submitted a letter of justification for the proposed four-foot, one-inch-tall roof vent and the three-feet, one-inch-tall vent screening (Attachment 5). Sheet A300 and A302, of the development plans, illustrates the proposed location, height, and vertical siding material (Attachment 6). The maximum allowable building height for the C-2:LHP zone is 45 feet and the proposed building height with the proposed venting and screening would be 26 feet tall.

CONSIDERATIONS:

A. Considerations Required with Recommendation

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:

1. 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.

CONCLUSION:

The applicant requests a recommendation for approval of exterior modifications (roof hood vent and screening) to an existing two-story contributing commercial building located in the Downtown Historic Commercial District. Should the Committee find merit in the proposed project, it should make the above considerations and make a recommendation of approval to the Community Development Director. The project will not return to the Committee.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. August 24, 2022 Historic Preservation Committee Meeting Minutes
3. December 14, 2022 Historic Preservation Committee Meeting Minutes
4. July 26, 2023 Planning Commission Meeting Minutes
5. Letter of Justification
6. Development Plans – Roof Hood Vent and Screening

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