



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

MEETING DATE: 11/20/2024

ITEM NO: 1

DATE: November 15, 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.

BACKGROUND:

On September 25, 2024, the Historic Preservation Committee discussed the above request and continued consideration, providing the following direction to the applicant:

- Consider a barrel tile roof style more consistent with the existing architecture with consideration of alternative materials, including composite or metal;
- Provide documentation describing why the existing roof structure is not capable of supporting a clay barrel tile roof; and
- Provide a comparison of the fire-resistant characteristics of the standing seam metal roof and a metal or composite barrel tile roof system.

On October 23, 2024, the Los Gatos Historic Preservation Committee continued consideration of the above request, providing the following direction to the applicant:

- Provide documentation from a licensed structural engineer opining on the weight capacity that can be supported by the existing roof structure;
- Provide documentation from a licensed structural engineer opining on whether the existing roof structure can support roofing examples provided through the Committee (attached); and
- Return to the Committee with a revised roof that includes either: 1) Barrel style roofing along the eaves of the residence, or 2) Barrel style roofing on the entire roof. Materials alternative to traditional barrel tiles is acceptable.

DISCUSSION:

The applicant submitted a letter responding to the Committee's direction provided at the October 23, 2024, meeting (Attachment 9).

PREPARED BY: Sean Mullin, AICP
Planning Manager

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).

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 should 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:

Previously received with the September 25, 2024, Staff Report:

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

Previously received with the October 23, 2024, Staff Report

7. Additional information regarding metal roofing
8. Image of Mediterranean style residence with metal roof

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ATTACHMENTS (continued):

Received with this Staff Report:

9. Applicant Response Letter

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