



Planning Department  
Community Development Department, Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95030

February 18, 2026

**Re: Los Gatos Coffee Roasting, 91 E. Main St, Los Gatos  
Alteration to Storefront Windows**

Dear Mr Mullin,

Due to an unfortunate accident on November 27, 2025, the majority of the storefront at 91 E. Main St was destroyed. Luckily the structure itself suffered no damage. The building owners have been coordinating with the tenant/owners of Los Gatos Coffee Roasting Company to rebuild the storefront. This letter of justification accompanies the project plans.

**Building History:**

There isn't a trove of historical data for this building- at least what we could find. The brick building dates back to 1891. It contains 5 individual suites over a basement. There is also an attached garage/storage unit in the rear. An undated photo (circa 1910?) shows 3 of the five units having false gable ends, alternating between two straight parapets. It's unknown when the facades were modified.

After the 1989 Loma Prieta earthquake, the building underwent significant seismic retrofitting. It was extremely well integrated into the structure that it is hardly noticeable yet effective. Businesses have come and gone, some of whom made alterations to the storefronts. The most noticeable one that is still intact is at 109 E. Main (Centonove), where practically none of the historic elements of the "storefront" remain\*. We could not find any documentation that this modification was reviewed by the Historic Preservation Committee, by the way.

\*To clarify this statement, it's important to differentiate between the "storefront" and the "facade", where the facade is meant to be the "structure" and the storefront is the glazing/entry door.

Perhaps the longest standing tenant in the building's history is the world famous Los Gatos Coffee Roasting Company. They currently occupy 91 and the adjacent 101 E. Main St units. The tenant is very interested in reconfiguring the storefront to remove the angled wall and square it off. They have found over the years that the acute interior angle poses problems for seating and is not efficient.

**Proposed Alterations:**

The proposal is to frame the replacement wall "square" to the side walls and parallel to the sidewalk. This wall will return back to the entry door, which will remain in the same location. The exact same configuration of wood windows and transoms will be used, with the subtle exception that the three windows will slide open into a stacking position. This is exactly like the operable

windows at the adjacent suite at 81 E. Main (Zona Rosa). This new configuration makes a big difference to the tenant's space planning, where they can now install some counter seating that doesn't protrude into the room.

Additionally, arguably one of the most popular places to sit in the entire town will be restored. Yes, the bench will be rebuilt, albeit in a rectangular shape instead of a triangle. It will have a hardwood top and the stone veneer pony wall will match as closely as possible to the old one.

### **In Summary**

This alteration pays its respect to the historical roots of the building with the same wood windows, bench and stone seat wall. But the subtle difference in the orientation of the wall makes a significant difference to the tenants, customers and ultimately the entire Town of Los Gatos.

Regards,



Gary Kohlsaatt  
Architect C19245