



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

MEETING DATE: 2/25/2026

ITEM NO: 7

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DATE: February 20, 2026  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Preliminary Review to Construct Exterior Alterations to a Contributing Building in the Downtown Historic Commercial District on Property Zoned C-2:LHP. **Located at 91 W. Main Street.** APN 529-01-025. Request for Review Application PHST-26-005. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Sue Farwell, Vermont Building LLC. Applicant: Gary Kohlsaas. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations to a contributing building in the Downtown Historic Commercial District on property zoned C-2:LHP, located at 91 W. Main Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1908 per County Assessor's Database
2. Bloomfield Preliminary Rating: R, historic but grossly altered
3. : Remodeled heavily; appears built before 1942
4. Does the property have an LHP Overlay? Yes
5. Is the structure in a historic district? Yes, Downtown Historic Commercial District
6. If yes, is it a contributor? Yes
7. Findings required? No
8. Considerations required? Yes

BACKGROUND:

The subject property is located on the south side of W. Main Street, at the intersection of W. Main Street and University Avenue. The County Assessor reports that the building was constructed in 1908. The Anne Bloomfield Survey rates the residence as R, historic but grossly altered with an estimated age of the building as the 1950's to 1960's (Attachment 1).

PREPARED BY: Sean Mullin, AICP  
Planning Manager

The Sanborn Fire Insurance Maps from 1888 through 1908 show an evolving location of structures on the subject property. The Sanborn Fire Insurance Map begins to display a consistent footprint of the structure between 1928 and 1956 (Attachment 2).

DISCUSSION:

The applicant provided a Letter of Justification and project plans, including a photograph of the original building (Attachments 3 through 5). The applicant is requesting preliminary review by the Committee to provide feedback on an exterior alteration to reconfigure the existing building storefront from an angled wall to a square wall, parallel to the sidewalk (Attachment 3). Sheet A-2 of the development plan illustrates the proposal and clarifies that the reconfiguration would not result in an increase to the total gross floor area (Attachment 7)

The project would include framing the replacement wall square to the side walls and parallel to the sidewalk, while maintaining the same configuration of wood windows and transoms. The applicant is proposing that the three storefront windows would slide open into a stacking position, similar to the adjacent suite located at 81 W. Main Street. The applicant's Letter of Justification states that the intent of the exterior alteration is to allow for better interior space planning for the tenant. Additionally, the exterior bench is proposed to be rebuilt in a rectangular shape, instead of a triangle shape with a hardwood top and a stone veneer pony wall.

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:

- X   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, not adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

B. Residential Design Guidelines

Sections 4.7, 4.8, 4.8.1, and 4.8.4 of the Town's Residential Design Guidelines define protected exterior elements, clarify restoration/rehabilitation/reconstruction, provide

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general guidelines for a historic resource, and provide recommendations for windows and glass in doors in Historic Districts and/or on historic properties (Attachment 7).

CONCLUSION:

The applicant is requesting preliminary feedback from the Committee on a proposal to provide feedback on an exterior alteration to a significant structure in the Downtown Historic Commercial District on property zoned C-2:LHP, located at 91 W. Main Street. The proposed exterior alterations, if not triggering a technical demolition, will be processed as a Building Permit. If the formal development plans are substantially compliant with the direction of the Committee, the project may not return to the Committee.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Fire Maps
3. Letter of Justification
4. Applicant's Research Photograph
5. Ordinance 1843
6. Section 4.7, 4.8, 4.8.1, and 4.8.4 Residential Design Guidelines
7. Development Plans

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