



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

MEETING DATE: 02/25/2026

ITEM NO: 4

DATE: February 20, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct Exterior Modifications (Storefront Window) 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 to construct exterior modifications (storefront window) 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 M. Walters
Senior Planner

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 an 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 storefront 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.

On January 31, 2024, the applicant submitted building permit applications for the proposed addition, exterior modifications, and restaurant tenant improvements.

On July 24, 2024, the Committee considered additional exterior modifications, including installation of a roof-mounted hood vent and associated roof screening to accommodate the proposed restaurant tenant improvements in compliance with building code requirements. The Committee discussed the proposal, expressed support for the overall project, and unanimously forwarded a recommendation of approval (Attachment 5).

Building permits for the project were issued on March 26, 2025. On January 30, 2026, staff became aware that the storefront window framing had not been constructed in accordance with the approved plans.

DISCUSSION:

The applicant is requesting approval of exterior modifications to the front façade along W. Main Street, including revisions to one of the storefront windows and changes to the location and design of the primary entry door.

Specifically, the applicant proposes reducing the width of the left storefront window from five feet, ten inches to five feet, four inches. In addition, the location of the front entry door from the left corner of the building would be reduced from one foot, nine inches, to one foot, five inches. The applicant states that the reduction in window width is necessary to meet structural requirements.

The proposal also includes modifying the entrance door design from a grid-lite glass door to a full glass pane wood door. The applicant has provided a letter of justification and revised plans (Attachments 6 and 7).

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.
- 2.

CONCLUSION:

The applicant requests a recommendation for approval of exterior modifications (storefront window) 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

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make the above considerations and make a recommendation of approval to the Community Development Director. The project would 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. July 24, 2024 Historic Preservation Committee Meeting Minutes
6. Letter of Justification
7. Development Plan