



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 2/25/2026

ITEM NO: 2

DATE: February 20, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to an Existing Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 327 Bachman Avenue.** APN 510-16-016. Request for Review HS-25-035. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner: Vincent DePaul. Applicant: Robert Hughes. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations (window replacement) to an existing contributing single-family residence in the Almond Grove Historic District on property zoned R-1D:LHP, located at 327 Bachman Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1918 per County Assessor; 1940's (estimated) per Bloomfield Survey
2. Bloomfield Preliminary Rating: ✓, historic and some altered, but still a contributor to the district if there is one
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes
5. If yes, is it a contributor? Yes
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 327 Bachman Avenue was constructed in 1918, and the 1990 Bloomfield Survey estimates the construction date to be in the 1940s (Attachment 1). The residence first appears on the Sanborn Fire Insurance Map in 1928, and the residence footprint remained consistent between 1928 and 1956 (Attachment 2).

PREPARED BY: Ryan Safty
Associate Planner

Town records in Attachment 3 show a bathroom remodel and addition in 1994 that was reviewed and approved by the Historic Preservation Committee (Committee), and approval of a new detached garage in 2001 that also received Committee review and approval. Additionally, staff found a memo in Town records, explaining that new vinyl replacement windows were previously approved in 2001 as they had been purchased prior to the Committee's determination that vinyl-clad windows are not allowed.

DISCUSSION:

The applicant is requesting approval to replace the seven existing, original wood windows with Andersen vinyl series 400 windows (Attachment 4). As noted by the applicant and reflected in Attachment 3 above, the existing residence has a mix of original single-paned wood windows and vinyl-clad windows. Pictures of the exterior of the residence are provided as Attachment 5. The existing original wood windows that were not replaced in 2001 are painted shut and inoperable. The owner would like to replace these windows for fire egress safety and energy efficiency.

Attachment 6 shows the location of the seven original wood windows in question, with close-up images of each. The windows in question are internal to the property and not visible to the street; the visible windows have already been replaced with the Andersen vinyl series 400 windows. Attachment 7 includes close-up images of the existing and proposed vinyl windows, with the product specifications.

CONCLUSION:

The applicant is requesting approval to replace seven existing wood windows with vinyl clad windows to match the rest of the residence. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director, and the project would be completed with a Building Permit. The project would not return to the Committee.

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:

- 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

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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.

B. Residential Design Guidelines.

Sections 4.8.3 and 4.8.4 of the Town's Residential Design Guidelines offer recommendations relative to windows and doors located in Historic Districts and/or on historic properties (Attachment 8).

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Maps
3. Town Records
4. Project Request
5. Property Pictures
6. Original Wood Windows
7. Existing and Proposed Vinyl Windows
8. Section 4.8.3 & 4.8.4, Residential Design Guidelines

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