



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

MEETING DATE: 10/23/2024

ITEM NO: 6

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DATE: October 18, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of Exterior Alterations (Window Replacement) to a Non-Contributing Multi-Family Residential Development in the Broadway Historic District on Property Zoned R-1D:LHP. **Located at 352 W. Main Street.** APN 510-45-033. Minor Development in a Historic District Application HS-24-054. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. PROPERTY OWNER: West Main Partners LLC. APPLICANT: Byron Brown. PROJECT PLANNER: Suray Nathan.

RECOMMENDATION:

Requesting approval for construction of exterior alterations (window replacement) to a non-contributing multi-family residential development in the Broadway Historic District on property zoned R-1D:LHP located at 352 W. Main Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1953
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Broadway Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence at 352 W. Main Street was constructed in 1953 and was not included in the Anne Bloomfield Survey. There are no exterior improvements in the Town record for the subject property. Because the property is located within the Broadway Historic District, the Committee is responsible for reviewing proposed exterior changes.

PREPARED BY: Suray Nathan  
Assistant Planner

DISCUSSION:

The applicant is requesting approval to replace all 58 existing windows that vary in material (wood, steel or aluminum) with vinyl windows in a multi-unit rental complex containing four buildings (Attachment 4). All windows would be the same size, operation, location, and provide a consistent aesthetic (Attachments 2 and 3). The applicant indicates that the proposed vinyl windows would improve upon the existing windows' varying materials and establish a uniform look and continuity to the building. Additionally, the applicant states that the current windows have condensation issues and operational difficulties.

The Residential Design Guidelines provide the following recommendations related to window materials:

**3.7.3 Match window materials to the architectural style and to the surrounding neighborhood**

- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance.

**4.8.2 Building Materials**

- Composite, synthetic, metal, vinyl, plastic or fabricated/ imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision-making body determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs, and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.

**4.8.4 Windows and Glass in doors**

- Windows should be constructed of real glass, and window frames should be constructed of real wood - not vinyl, metal, or plastic. Wood sashes may be vinyl or metal clad if the window frame and dressing is designed consistent with the historic context of the building.

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 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.

CONCLUSION:

The applicant is requesting approval to replace 58 existing windows that vary in material (wood, steel or aluminum) with vinyl windows in a multi-unit rental complex containing four buildings. All windows would be the same size, operation, location, and provide a consistent aesthetic. Should the Committee find merit in the request, the project would be completed with a Building Permit. The project would not return to the Committee.

ATTACHMENTS:

1. Applicant Request and Letter of Justification
2. Development Plans
3. Photos
4. Window Specification

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