



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

MEETING DATE: 02/26/2025

ITEM NO: 3

DATE: February 21, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to a Non-Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP:PD. **Located at 354 Bachman Court.** APN 510-58-004. Request for Review Application HS-25-008. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: John Haas. Applicant: Renewal by Andersen/Hilda Ramirez. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations (window replacement) to a non-contributing single-family residence in the Almond Grove Historic District on property zoned R-1D:LHP:PD located at 354 Bachman Court.

PROPERTY DETAILS:

1. Date primary structure was built: 1987 per County Assessor
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, Almond Grove Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property is located in the north portion of the Bachman Avenue Planned Development (PD), which was approved in 1985. The existing residence was constructed in 1987.

DISCUSSION:

The applicant is requesting approval to replace 12 existing vinyl-clad wood double hung windows and a sliding patio door with wood composite double hung windows and sliding patio

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Planning Manager

door (Attachment 1). The applicant indicates that the new windows and door would match the existing windows and door. The applicant wishes to replace the windows to improve energy efficiency, safety, and noise. The applicant notes that the wood composite windows would preserve the architectural style and historic appearance of the home against what currently exists.

The Residential Design Guidelines provides 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.

The proposed wood composite material was not available when the Guidelines were written, and it is silent on its use. The Guidelines emphasize the use of wood windows but allows exceptions for alternative materials when they are not noticeably different from wood at a short distance, found to be consistent with the historic context, and consistent with the appearance of the original material where it would be unlikely to discern the difference. The applicant requests approval of the alternative window materials and provided a Letter of Justification and details on the proposed windows (Attachments 1 and 2).

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 requests approval to replace 12 vinyl windows and a sliding door with wood composite windows and doors (Attachment 1). The proposed windows and door would match the size, operation, and appearance as the existing windows. 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.

ATTACHMENTS:

1. Letter of Justification
2. Window Specifications and Photos
3. Site Plan

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