



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 2/26/2024

ITEM NO: 2

DATE: February 21, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request to Construct Exterior Alterations (Window and Door Replacement) to a Pre-1941 Single-Family Residence on Property Zoned R-1:20. **Located at 17121 Wild Way.** APN 424-30-080. APN 424-30-080. Request for Review PHST-24-022. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: ALG Homes, LLC. Applicant: Erik Zang. Project Planner: Maria Chavarin.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations (window and door replacement) to a pre-1941 single-family residence on property zoned R-1:20 located at 17121 Wild Way.

BACKGROUND:

On November 20, 2024, the Committee conducted a preliminary review of the request (Attachment 1) and recommended that the applicant:

- Confer with an architect that has experience with window repair and restoration on historic homes to determine if repair and preservation of the existing historic metal windows is possible. Improvement of the efficiency of the windows should also be considered. This determination to be provided to the Committee for consideration at a future meeting.

DISCUSSION:

The applicant responded to the recommendations of the Committee by engaging Preservation Architect Mark Hulbert to advise on the potential restoration of the existing steel windows and doors and provide recommendations regarding any replacement. Attachment 2 is a letter from Mr. Hubert providing background on the residence's windows and doors. The letter opines that replacement of the existing windows and doors is necessary rather than restoration. Mr.

PREPARED BY: Maria Chavarin
Assistant Planner

Hubert provides a number of recommendations for the replacement windows and doors, including:

- Replacement windows and doors should be aluminum or aluminum clad;
- Replacements should include exterior design and detailing similar to the originals;
- Units should be thermally glazed with simulated divided lites with slender exterior grids to match existing;
- Unique windows, as noted in the letter, should be replicated; and
- Entire unit assemblies require removal and replacement.

The applicant has indicated to staff that they intend to implement all recommendations included in Mr. Hubert's letter. Photos of the existing condition of the structure are included as attachment 3 to this report and update development plans are included as Attachment 4.

CONCLUSION:

The applicant is requesting approval for construction of exterior alterations (window and door replacement) to a pre-1941 single-family residence (Attachment 4). The applicant responded to the Committee's guidance by engaging a preservation architect and indicating that they will implement the architect's recommendations. Should the Committee find merit in the request, it should make the following considerations, and the recommendation 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:

- ___ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

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.

ATTACHMENTS:

1. Historic Preservation Committee Action Letter, dated November 25, 2024
2. Letter From Mark Hulbert, dated February 3, 2025
3. Property Photos
4. Development Plans

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