



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

MEETING DATE: 06/25/2025

ITEM NO: 3

DATE: June 20, 2025
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 Single-Family Residence on Property Zoned R-1:8. **Located at 121 Loma Alta Avenue.** APN 532-29-083. Request for Review Application PHST-25-012. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jim Wilson. Applicant: Renewal by Andersen/Hilda Ramirez. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations (window replacement) to a, existing single-family residence on property zoned R-1:8, located at 121 Loma Alta Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1928 per County Assessor; 1920's per Bloomfield Survey
2. Bloomfield Preliminary Rating: "+" Historic and intact or worthy of special note
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? N/A
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the northeast side of Loma Alta Avenue, just south of Whitney Avenue. The County Assessor indicates a construction date of 1928. The Bloomfield Survey estimates the construction date as the 1920s, providing a preliminary rating of Historic and intact or worthy of special note (Attachment 1).

DISCUSSION:

The applicant is requesting approval to replace six existing wood windows (three double hung and three awnings) on the left-side elevation with wood composite windows in the same style

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Planning Manager

(Attachments 2 and 3). The documentation provided by the applicant indicates that the new windows would be like-for-like replacements of the existing windows.

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.

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:

- X 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.

CONCLUSION:

The applicant requests approval to replace six existing wood windows (three double hung and three awning) with wood composite windows in the same style (Attachments 3 and 4). The proposed windows are proposed as like-for-like replacements of the existing windows, using a wood composite material rather than wood. 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. 1990 Anne Bloomfield Survey
2. Proposed Window Specifications
3. Floor Plan

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