



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

MEETING DATE: 06/25/25

ITEM NO: 2

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 Repair/Replacement) to a Contributing Multi-Family Residence in the Fairview Plaza Historic District on Property Zoned R-1:8:LHP. **Located at 95 Fairview Plaza.** APN 510-43-018. Minor Development in an Historic District Application HS-25-027. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Matthew Reynolds. Project Planner: Maria Chavarin.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations (window repair/replacement) to a contributing multi-family residence in the Fairview Historic District on property zoned R-1:8:LHP, located at 95 Fairview Plaza.

PROPERTY DETAILS:

1. Date primary structure was built: 1899 per County Assessor's Database; 1890s per Bloomfield Survey
2. Bloomfield Preliminary Rating: +, historic and intact, worthy of special note
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Fairview Plaza
5. If yes, is it a contributor? Yes
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County Assessor's Database indicates that the residence located at 95 Fairview Plaza was constructed in 1899. The 1990 Anne Bloomfield Survey provides an estimated

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construction date of 1890's and provides a rating of historic and intact or worthy special note (Attachment 1). The Sanborn Fire Insurance Maps include the property beginning in 1928 and show the residence as having consistent footprint through 1956 (Attachment 2). The list of permits found in the Town records reflect permits issued since the 1950's.

The following alterations are reflected in the Town's permit records included as Attachment 3:

- 1950 – Building Permit;
- 1954 – Building Permit for remodel;
- 1954 – Electrical Permit;
- 1962 – Plumbing Permit;
- 1986 – Electrical Permit;
- 1986 – Building Permit for Foundation repair;
- 1986 – Plumbing Permit;
- 1991 – Building Permit for repairs of earthquake damage;
- 1991 - Plumbing Permit;
- 1991 – Electrical Permit;
- 1991 – Mechanical Permit; and
- 2019 – Building Permit for demolition of a carport.

The applicant provided a summary of the property research (Attachment 4), photographs of the property (Attachment 6), and development plans (Attachment 7). The residence is noted for its Queen Anne Victorian style. In 1987, the records show that the single-family residence was divided to create a four-plex (Attachment 4).

DISCUSSION:

On May 28, 2025, planning staff received an application for Minor Development in a Historic District. The applicant proposes to repair and/or replace existing windows in the residence with the intent to maintain the historic character of the property (Attachment 5). The applicant provided a floor plan showing the location of the windows in need of repair and/or replacement. The residence includes a variety of window types, including single and double-hung wood windows, casement wood windows, and true divided lite windows. The proposed material for the sashes and trim is wood to match the existing material. The applicant provided a project description letter explaining that the deteriorated wood material will be replaced with a custom handmade material of African mahogany by Kinney Woodworks, a specialist in window restoration. The hand-crafted wood material is proposed to match the characteristic of the architectural style while improving the functionality and durability of the windows. The window types are not proposed to change (Attachments 4, and 6).

The Residential Design Guidelines provides the following recommendations related to window types and 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.

4.8.1 General Guidelines

- All exterior elements including, but not limited to, roof lines, porches, doorways, windows, trim and siding should be consistent with and continue the architectural style and design of the original structure.

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.
- All lites (panes of glass) should be true divided lite, not artificial or snap-in grids. Simulated Divided Lite windows are permitted when the details of the window provide projecting muntin elements on the exterior and interior of the window along with a spacer muntin between the panes of glass.

CONCLUSION:

The applicant is requesting approval to construct exterior alterations (window repair /replacement) to a contributing multi-family residence in the Fairview Historic District on property zoned R-1:8:LHP. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director. The application would continue through the Building Permit process and 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:

- X 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.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps
3. Town Building Permit Records
4. Applicant's Research
5. Project Description
6. Photos
7. Development Plans