



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 08/26/2026

ITEM NO: 5

DATE: August 21, 2026

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review to Construct Exterior Modifications (Windows and Siding) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:D. Located at **241 Los Gatos Boulevard**. APN 529-24-025. Request for Review Application PHST-26-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Nima Rouhi. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for preliminary review to construct exterior modifications (windows and siding) to an existing pre-1941 single-family residence located at 241 Los Gatos Boulevard.

PROPERTY DETAILS:

1. Date primary structure was built: 1911 per County Assessor
2. Bloomfield Preliminary Rating: ✓ or R, historic and some altered, but still a contributor to the district if there is one or remodeled heavily; appears to be built before 1942
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

BACKGROUND:

On June 24, 2026, the Historic Preservation Committee (HPC) conducted a preliminary review of a proposal to replace the existing windows and siding on the single-family residence at 241 Los Gatos Boulevard. The HPC provided specific recommendations for the replacement or infill of each existing window. These recommendations are summarized in a table included below. The HPC also recommended approval of replacing the existing, non-original wood shingle siding

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Planning Manager

with James Hardie Board Artisan V-Groove siding with a seven-inch exposure and encouraged the applicant to preserve or replicate the scallop shingles in the gable ends.

The applicant has provided an updated request letter (Attachment 6) and updated development plans (Attachment 7) responding to the HPC's recommendations.

DISCUSSION:

The subject property is located on the northwest side of Los Gatos Boulevard, approximately 445 feet north of Simons Way (Attachment 1). The property is 7,000 square feet and developed with an existing 1,357-square foot single-story residence constructed in 1911 per the Santa Clara County Assessor's Database. The 1990 Anne Bloomfield Survey provides an estimated construction date of 1920's and provides a preliminary rating of historic and some altered, but still a contributor to the district if there is one or remodeled heavily; appears to be built before 1942 (Attachment 2). The property is not within a historic district or LHP overlay. The 1928, 1944, and 1956 Sanborn Fire Insurance Maps show the residence with a consistent footprint matching the existing structure with the exception of an addition at the rear (Attachment 3).

The existing residence is a Bungalow-style residence (Attachment 3) featuring shingle siding, composition roofing, combination of wood, metal and vinyl framed windows, and a partially enclosed front porch. Evidence indicates that a rear addition was constructed; however, no permits or plans for the addition are on file with the Town. There is also evidence that 100 percent of the original horizontal wood siding on the front elevation was removed, constituting a technical demolition. On the side elevations, the original horizontal wood siding appears to remain in place beneath later-applied wood shingle siding. In addition, Town records document the collapse of a rock ledge and chimney during the 1989 earthquake.

A. Window Replacement

On June 24, 2026, the HPC provided specific recommendations for the replacement or infill of each existing window. These recommendations are summarize in the following table, which is included and indexed to the exhibit prepared by staff included in Attachment 5. As previously proposed and approved by the HPC, all proposed windows would be Andersen Series 100 windows, which is a full fiberglass-composite window.

Window Replacement Summary			
Window ID	Original	HPC Recommendation From 6/24/26 Meeting	Proposed
A	5-over-1	Need to keep style of original.	4-over-1.
B	2 casement, 1 fixed. No lites.	Replace in kind or include divided lites.	Replace with 1 fixed window with vertical bars to maintain existing appearance of 3 windows.
C	Double-hung. 3-over-1	Ok to infill.	Infill all three windows.
D	Double-hung. No lites.	Ok to replace with casement with mid rail to appear double-hung.	Casement windows with meeting rail. No lites.
E	Double-hung. No lites.	Ok to replace with casement with mid rail to appear double-hung.	Casement windows with meeting rail. No lites.
F	Double-hung. No lites.	Ok to replace with casement with mid rail to appear double-hung.	Casement windows with meeting rail. No lites.
G	Double-hung. No lites.	Ok to replace with casement with mid rail to appear double-hung.	Casement windows with meeting rail. No lites.
H	Double-hung. No lites.	Ok to infill.	Infill all windows.
I	Three wide double-hung. No lites. To Remain.	None. Originally proposed to remain.	Replace all three windows with fixed windows. No lites.
J	Double-hung. No lites.	Ok to infill.	Infill.
K	Garden bay window. To remain.	None. Originally proposed to remain.	To remain.
L	Garden bay window. To remain.	None. Originally proposed to remain.	To remain.

B. Siding

On June 24, 2026, the HPC recommended approval to replace the existing, non-original wood shingle siding with James Hardie Board Artisan V-Groove siding with a seven-inch exposure, encouraging the applicant to preserve or replicate the scallop shingles in the gable ends. The updated development plans included in attachment X proposed replacement of the existing siding with Hardie Board V-Groove siding. The plans do not include scallop shingles in the gable ends.

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

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for the construction of additions to existing residences.

CONCLUSION:

The applicant is requesting a preliminary review by the HPC to construct exterior alterations (windows and siding) to an existing pre-1941 residence located at 241 Los Gatos Boulevard. The proposed work requires a Building Permit. If the plans submitted for the required Building Permit are consistent with the direction provided by the HPC, the project would not return to the HPC.

ATTACHMENTS:

1. Location Map
2. Sanborn Fire Insurance Maps
3. 1990 Anne Bloomfield Survey
4. Photographs
5. Window Replacement Exhibit by Staff
6. Request Letter
7. Updated Development Plans