



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

MEETING DATE: 2/25/2026

ITEM NO: 7

DATE: February 20, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Preliminary Review to Construct Exterior Alterations to a Contributing Building in the Downtown Historic Commercial District on Property Zoned C-2:LHP. **Located at 91 W. Main Street.** APN 529-01-025. Request for Review Application PHST-26-005. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Sue Farwell, Vermont Building LLC. Applicant: Gary Kohlsaas. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations to a contributing building in the Downtown Historic Commercial District on property zoned C-2:LHP, located at 91 W. Main Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1908 per County Assessor's Database
2. Bloomfield Preliminary Rating: R, historic but grossly altered
3. : Remodeled heavily; appears built before 1942
4. Does the property have an LHP Overlay? Yes
5. Is the structure in a historic district? Yes, Downtown Historic Commercial District
6. If yes, is it a contributor? Yes
7. Findings required? No
8. Considerations required? Yes

BACKGROUND:

The subject property is located on the south side of W. Main Street, at the intersection of W. Main Street and University Avenue. The County Assessor reports that the building was constructed in 1908. The Anne Bloomfield Survey rates the residence as R, historic but grossly altered with an estimated age of the building as the 1950's to 1960's (Attachment 1).

PREPARED BY: Sean Mullin, AICP
Planning Manager

The Sanborn Fire Insurance Maps from 1888 through 1908 show an evolving location of structures on the subject property. The Sanborn Fire Insurance Map begins to display a consistent footprint of the structure between 1928 and 1956 (Attachment 2).

DISCUSSION:

The applicant provided a Letter of Justification and project plans, including a photograph of the original building (Attachments 3 through 5). The applicant is requesting preliminary review by the Committee to provide feedback on an exterior alteration to reconfigure the existing building storefront from an angled wall to a square wall, parallel to the sidewalk (Attachment 3). Sheet A-2 of the development plan illustrates the proposal and clarifies that the reconfiguration would not result in an increase to the total gross floor area (Attachment 7)

The project would include framing the replacement wall square to the side walls and parallel to the sidewalk, while maintaining the same configuration of wood windows and transoms. The applicant is proposing that the three storefront windows would slide open into a stacking position, similar to the adjacent suite located at 81 W. Main Street. The applicant's Letter of Justification states that the intent of the exterior alteration is to allow for better interior space planning for the tenant. Additionally, the exterior bench is proposed to be rebuilt in a rectangular shape, instead of a triangle shape with a hardwood top and a stone veneer pony wall.

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, not adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

B. Residential Design Guidelines

Sections 4.7, 4.8, 4.8.1, and 4.8.4 of the Town's Residential Design Guidelines define protected exterior elements, clarify restoration/rehabilitation/reconstruction, provide

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SUBJECT: 91 W. Main Street/ PHST-26-005

DATE: February 20, 2026

general guidelines for a historic resource, and provide recommendations for windows and glass in doors in Historic Districts and/or on historic properties (Attachment 7).

CONCLUSION:

The applicant is requesting preliminary feedback from the Committee on a proposal to provide feedback on an exterior alteration to a significant structure in the Downtown Historic Commercial District on property zoned C-2:LHP, located at 91 W. Main Street. The proposed exterior alterations, if not triggering a technical demolition, will be processed as a Building Permit. If the formal development plans are substantially compliant with the direction of the Committee, the project may not return to the Committee.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Fire Maps
3. Letter of Justification
4. Applicant's Research Photograph
5. Ordinance 1843
6. Section 4.7, 4.8, 4.8.1, and 4.8.4 Residential Design Guidelines
7. Development Plans

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Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
 LOS GATOS RESEARCH

*non-contributor
 but
 945*

File address 65-109 W Main

PARCEL MAP INFORMATION

Parcel # 529-01-025 Lot size: 103 front ft. x 102 ft. deep
 Lot shape: Rectangle part L part Rectangle with small rear jog part Other part
 Location: N part S part E part W part side of _____ St _____ Ave _____ Other _____
 distance to cross st: _____ ft. N part S part E part W part from _____
 at NE part NW part SE part SW part corner of _____

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name WC Shore Sub Old Block # _____ Old lot # Parcel 3

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating R Estimated age R 1950s-60s Style conv # stories 1
 Alterations nothing left of facade
 Other URM remod, w. rear of brick - some ledge rock

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Effective date _____

APN 529-01-025	ADDRESS 65 MAIN	ST NO. UNITS 1	ELEVATOR 6	HALL HEIGHT 1	18.0 TOT AREA
COMM/INDUST	TRA 3-001	% OFFICE LEASABLE .25	AIR COND NO. FLOORS 1	SPRINKLER	YES
USE CODE	50 DEPTH 8	ACRES			
YR BUILT					

OWNERSHIP SHOWN ON MAPS

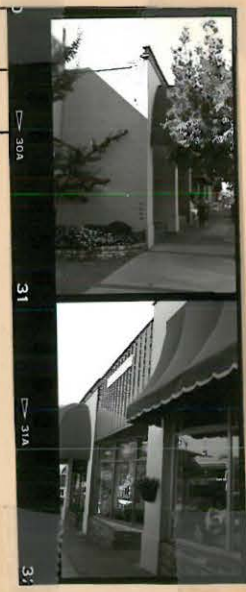
Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891		<u>part</u>		<u>Lyndon</u>
Blk Book	1908	32	<u>part</u>	<u>142' Tel. Chamber Water 20+19+17+17+23</u>	<u>Irma L & JD Farwell - 2/3,000</u>
Survey	1944	90		<u>100x65</u>	<u>n n n</u>

MISCELLANEOUS

National Register listed date _____
 County Inventory 1979 _____
 Town of Los Gatos: Designation _____ Recognition _____
 District Name _____
 Previous Survey _____
 Gebhard: page # _____ illustration page # _____
 Butler/Junior League _____



#006/29A 30A, 31A, 33A
2 Nov 89



LOS GATOS HISTORIC RESOURCES INVENTORY
EVALUATION SHEET



HC
Fe sees
5/11/90
want to have info

45-116/16

Building or District Name Vermont Block
Address(es) 65-109 West Main St.

Criterion	This Building	Ratings
A. ARCHITECTURE		
1. Building type	<u>Com'l - 1-story</u>	E VG <u>G</u> FP
2. Construction	<u>Brick</u>	E VG <u>G</u> FP
3. Style	<u>Google - rare in LG - diagonal fronts, ledge rock</u>	E <u>VG</u> G FP
4. Architect	<u>1960: Soby(?) or Arby(?) or Soley(?) Gifford Soby, AIA</u>	E <u>VG</u> G <u>FP</u>
5. Design	<u>Good of its sort but not historic</u>	E VG G <u>FP</u>
6. Interior	<u>---</u>	E VG G <u>FP</u>
B. HISTORY		
7. Age	<u>1910/1947 (Tot. Permit, News) av:</u>	E VG G <u>F</u> P
8. Person(s)	<u>Farwell ownership 1910-90</u>	E VG <u>G</u> FP
9. Event	<u>1901 fire ^{part} not closely related</u>	E VG <u>G</u> FP
10. Patterns	<u>Com'l devel - 3rd phase ^{part, loosely} 2-cc</u>	E VG <u>G</u> FP
C. ENVIRONMENT		
11. Scale/Massing	<u>Compatible</u>	E VG <u>G</u> FP
12. Setting	<u>Maintains sidewalk line</u>	E VG <u>G</u> FP
13. Landmark	<u>---</u>	E VG G <u>FP</u>
D. INTEGRITY		
14. Alterations	<u>even 1947 facades alt: ^{1 covered parapet} 3 lost pipe rails, ^{planters plastered in}</u>	E VG <u>G</u> FP

- CUMULATIVE RATING: 3 Appears eligible for National Register.
 4 May become eligible for National Register.
 5 Appears eligible for local designation.
 D Contributor to district that is any of the above.
 N Non-contributor to the district.
 6 Appears ineligible for designation, but older than 1942.
 7 Appears ineligible for designation because newer than 1941.

L.G. Historic Commercial Dist.

Evaluated by: Anne B Date: 3-5-90
 Reviewed by: RJ Satumaator Date: 24 MAY 90
 Reviewed by: _____ Date: _____
 Reviewed by: _____ Date: _____

LOS GATOS HISTORIC RESOURCES INVENTORY
EVALUATION SHEET



Building or District Name Vermont Block
Address(es) 65-109 West Main St.

Criterion	This Building	Ratings
A. ARCHITECTURE		
1. Building type	<u>Council - history</u>	E VG <u>G</u> FP
2. Construction	<u>Brick</u>	E <u>VG</u> G FP
3. Architect	<u>Googie - diagonal fronts, ledge rock</u> <u>1960: ^{Gifford Sabey, AIA} Sabey(?) or Arby(?) or Saley(?) or?</u>	E <u>VG</u> G FP
4. Design	<u>Good of its sort but not historic</u>	E VG G <u>FP</u>
5. Person(s)	<u>1910/1947⁵⁰ av:</u>	E VG G <u>FP</u> P
6. Event	<u>Farwell ownership 1910-90</u>	E VG <u>G</u> FP
7. Patterns	<u>1901 fire^{2nd} not closely related.</u>	E VG <u>G</u> FP
8. Environment	<u>Council devel - 3rd phase & 2nd</u>	E VG <u>G</u> FP
C. ENVIRONMENT		
9. Scale/Massing	<u>Compatible</u>	E VG <u>G</u> FP
10. Setting	<u>Maintains sidewalk line - ^{slips up roof line} in preparation to demolition.</u>	E VG <u>G</u> FP
11. Landmark	<u>_____</u>	E VG G <u>FP</u>
D. INTEGRITY		
12. Alterations	<u>even 1947 facades alt: ³ covered parapet 3 lost pipe rails plaster plastered in</u>	E VG <u>G</u> FP

CUMULATIVE RATING: 3 Appears eligible for National Register.
4 May become eligible for National Register.
5 Appears eligible for local designation.
D Contributor to district that is any of the above.
N X Non-contributor to the district.
6 X Appears ineligible for designation, but older than 1942.
7 Appears ineligible for designation because newer than 1941.

Evaluated by: Anne B Date: 3-5-70
Reviewed by: RA Satumator Date: 24 MAY 90
Reviewed by: mb Date: 3/27/91
Reviewed by: _____ Date: _____

Handwritten notes:
Farwell
w/ 21. 1/1/1901
1/1/1901
1/1/1901
I don't know the term "Googie"
Sabey worked in L.G. in the 50s.

Handwritten note:
L.G. Historic Commercial Dist.

Anne P. Tomfield

file address 65 09 W Main

"bids opened yesterday"

ARCHITECTURAL SURVEY
 BUILDING RESEARCH

PUBLISHED ANNOUNCEMENTS

Source: A&E Bulletin CA&BN Call Chron DPB Ed AB EX News PCA Other

Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/rend'g Floor plan Arch't/cont'r pub Real est.

Copy exactly:

Owner	Builder/Contractor	Architect/Engineer	Location	Nature of work	Cost
John W Lyndon			S Main E of Rankin bl.	brick block, 5 stories & B	
					Initials _____ Date _____

BUILDING PERMITS

Address requested _____

Source: Permit Register, Press-Com., or . . .

Application Number	Date	Location	Cost	Use/ No. of Units	Owner & address	Builder/ contr. & address	Arch't/ engin'r & address	Description of work	Bldg's width/ depth/ height	Exterior Materials
										Initials _____ date _____

OTHER SOURCE (specify thoroughly)

1941 Survey — 1 story, 5 stories, 18 yrs old
 Jim Farwell, 14-5-1930, testimony to Council — Vermont Bldg, const'd by great-gr-f
 Hamsher Col., 10A, c 12 Nov. 1909 — plans complete for brick blk on Main E of Rankin Block, JW Lyndon, bids opened

Initials _____ Date _____

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange, blu, gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Differences from today in: Use	Stories	Footprint	Date of constr.	Describe or sketch plan
1904	9	Vac													
1906	10	"													
1928	22	His	35-7-9-41-3 W Main	dark	off, Tel Exch, Bakery, Poold cigars	N	1	18'	Ø	Ø					stuff behind #41
1944	"	"	65, 81, 99, 101, 109 W M —	"	off, Tel Exch, " Watsc Dept off S	Y	"	18'	"	"					"
															Initials _____ Date _____

APPLICATION FOR BUILDING PERMIT

DATE July 19 1940

The undersigned herewith makes application for the

Alteration of 1 Story
Back Building, of
Type Construction, no basement, to be used and

occupied as Store
Foundation to be as is
With a footing of in. in. top and in. high
Outside walls to be as is

Interior to be same

The roof will be same
supported

Will be heated by with flue

Estimated value, \$ 10000

.....hereby agree to save, indemnify and keep harmless the Town of Los Gatos against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit or from the use or occupancy of any sidewalk, street, or sub-sidewalk place by virtue thereof, and will in all things strictly comply with the conditions of this permit.

Owner Emma L. Farrell Address 65-81-99-101-109
Architect John " W. Main St
Contractor Buckner

BUILDING PERMIT TOWN OF LOS GATOS

Inspector's File No.
No. 1466
1095
Department of
Building & Inspection

PERMIT is herewith granted to Emma L. Farrell
on 65-81-99-101-109 West Main St
for Alteration in accordance with plans and specifications
approved, and now on file in this office.

Receipt for Twenty two & out Dollars,
as fee, is hereby acknowledged.

* 22.00

Dated July 19 1940
J. M. Sullivan
Inspector

APPLICATION FOR BUILDING PERMIT

The undersigned herewith makes application for the

Alteration of 1 Story Building, of Type Wood frame Construction, basement, to be used and occupied as Office

Foundation to be as is
With a footing of in. in. top and in. in. high
Outside walls to be as is

Interior to be Sheetrock

The roof will be as is supported

Will be heated by gas with terracotta flue

Estimated value, \$ 2000

.....hereby agree to save, indemnify and keep harmless the Town of Los Gatos against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit or from the use or occupancy of any sidewalk, street, or sub-sidewalk place by virtue thereof, and will in all things strictly comply with the conditions of this permit.

Owner Jarrell Estate Address 125 N. Main St.

Architect "

Contractor Johnson & Reinhardt

BUILDING PERMIT TOWN OF LOS GATOS

Inspector's File No. 15-5
Department of Building & Inspection

PERMIT is herewith granted to Jarrell Estate on 125 N. Main St. for alteration in accordance with plans and specifications approved, and now on file in this office.

Receipt for \$2000 Dollars, as fee, is hereby acknowledged.

Dated Nov 15 19 57
Inspector.

125 W Main

Town of Los Gatos
 Building Inspection Department
 Phone Elgato 4-4520

No 4911 B

Location 109 W Main St
 Lot Block Tract

BUILDING PERMIT

Street

Setbacks ft.

Zone C-2 Front Side (.....) (.....) Rear

Date 2-15, 1965

is hereby granted in accordance with application to

~~Build~~ ~~Remodel~~ ~~Add to~~ ~~Move~~ Story Family Residence and No. State Bldg or Other Type Structure

Occupancy F2

Owner Farwell Estates

Contractor H. Murray

Valuation 2000 - \$ 9.00 fee

RECEIPT for Five & 9/100 Dollars as inspection fee is hereby acknowledged.

Town of Los Gatos Building Inspection Department

By W.P. Owen
 ELECTRICAL, PLUMBING AND GAS PERMITS ARE REQUIRED IN ADDITION TO THIS PERMIT

INSPECTION RECORD

	DATE	INSPECTOR
FOOTINGS		
FOUNDATION FORMS		
POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED		
BOND BEAM (CONC. BLK.)		
ROUGH PLBG. } PARTIAL		
} COMPLETE		
GAS PRESSURE		
ROUGH FRAME (INCLUDES FLUES, ROOF & SIDING)		
DO NOT WIRE UNTIL ABOVE HAS BEEN SIGNED		
ROUGH WIRING		
COVER NO WALLS UNTIL ABOVE HAS BEEN SIGNED		
STUCCO WIRE & LATH		
PLUMBING FIXTURES		
GAS APPLIANCES		
ELECTRICAL FIXTURES		
BUILDING COMPLETE		

No Utilities Will Be Cleared Until (Building Complete) Has Been Approved

10/29/65

Town of Los Gatos
 Building Inspection Department
 Phone Elgato 4-4520

No 4903 B

Location 109 E Main
 Lot Block Tract

BUILDING PERMIT

Street

Setbacks ft.

Zone C2 Front Side (.....) (.....) Rear

Date 2-4, 1965

is hereby granted in accordance with application to

~~Build~~ ~~Remodel~~ ~~Add to~~ ~~Move~~ Story Family Residence and No. REMODEL STORE or Other Type Structure

Occupancy F2

Owner Farwell

Contractor H.E. Buckner

Valuation 7500 - \$ 5.00 fee

RECEIPT for Five Dollars as inspection fee is hereby acknowledged.

Town of Los Gatos Building Inspection Department

By W. Bowen

ELECTRICAL, PLUMBING AND GAS PERMITS ARE REQUIRED IN ADDITION TO THIS PERMIT

INSPECTION RECORD

	DATE	INSPECTOR
FOOTINGS		
FOUNDATION FORMS		
POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED		
BOND BEAM (CONC. BLK.)		
ROUGH PLBG. } PARTIAL		
} COMPLETE		
GAS PRESSURE		
ROUGH FRAME (INCLUDES FLUES, ROOF & SIDING)		
DO NOT WIRE UNTIL ABOVE HAS BEEN SIGNED		
ROUGH WIRING		
COVER NO WALLS UNTIL ABOVE HAS BEEN SIGNED		
STUCCO WIRE & LATH		
PLUMBING FIXTURES		
GAS APPLIANCES		
ELECTRICAL FIXTURES		
BUILDING COMPLETE		

No Utilities Will Be Cleared Until (Building Complete) Has Been Approved

10/29/65

Oct 2

BOARD OF TRADE TO BE THE HOST

Elaborate Banquet to be Given at Hotel Lyndon, October 29th.—One Hundred and Fifty Plates Will be Laid.

Friday evening, October 29th, at Hotel Lyndon the Los Gatos Board of Trade will entertain eighty members of the San Jose Chamber of Commerce, a few from Gilroy, Palo Alto, Mountain View and other places, as well as sixty of its own members.

Speeches are expected from Congressman E. A. Hayes, Mayor Davidson of San Jose, Mayor Fitzgerald of Gilroy, Mayor Drullard of Santa Cruz, Victor Scheller, President of San Jose Chamber of Commerce, and Senator Marshal Black of Palo Alto.

President J. A. Case will preside and Mayor Simons will deliver the address of welcome.

Two Penicular cars will bring the guests up from San Jose.

Dinner at 6:15—limited to 150.

R. F. Doolan, Geo. W. Turner and R. H. McKaig, the committee having the matter in charge, will leave nothing undone to make the event a great one, and to make it contribute to the most hearty co-operation in the interest of Santa Clara County.

Notice to Bidders.

Bids will be received by the Los Gatos Board of Trade for the following concessions in connection with the May Day Carnival:

FIRST.

For the exclusive privilege of selling ice cream, ice-cream soda, lemonade, and all other soft drinks, popcorn, peanuts, chewing gum, candies, etc., on the picnic grounds; for the day and evening. All sales must be from booths.

SECOND.

For the exclusive privilege of selling ice cream, ice-cream soda, lemonade and all other soft drinks, popcorn, peanuts, chewing gum, candies, coffee, sandwiches, cakes, etc., in the dancing pavilion for the afternoon and evening.

Bidders may bid on both of these concessions together or on each one separately. The Board of Trade reserves the right to reject any and all bids. All bids must be in on or before the evening of April 30th.

Address all bids to T. E. Johns, Secretary of the Board of Trade, Los Gatos, Cal.

The price of the concession must be paid immediately on acceptance of the

LOS GATOS BOARD OF TRADE,
By T. E. Johns, Secretary.

Nov 12 1909

A NEW \$60,000 GRAMMAR SCHOOL

Or \$4,000 to \$10,000 to Modernize Present One

Carnival Park by Direct Taxation—Other Matters by Board of Trade

Considering the rain that prevailed at the time, the regular monthly meeting of the Board of Trade at Ford's Opera House Monday evening, was very well attended. There were more than thirty persons present. In the absence of President Case, Vice-President Doolan presided.

A letter was read from J. T. Brooks, secretary of organization providing a Santa Clara county boat at the Portola celebration, thanking the Board of Trade for its assistance. A vote of thanks was passed to Miss Pearl Winters, who represented Los Gatos on the boat.

The committee on banquet at Hotel Lyndon, October 29th, presented an itemized bill of expenses amounting to \$289 74. Of this amount \$280 had been raised by private subscription. The deficit was ordered paid. Votes of thanks were tendered the committee of arrangements, and others who had helped in making the banquet a success.

The committee appointed at the October meeting to look into the condition of the toilets at the Grammar school, reported having done so, and that the toilets had been condemned as a nuisance by the Board of Health. Mr. Geo. B. Lewis, one member of the School Board, addressed the Board of Trade, and stated the condition as viewed by the School Board. The School Board had no voice in saying how much money should be raised in the Grammar School district, and was hampered in its operations by lack of funds. It had known of the conditions of the toilets for some time, but had not the money to make desired changes. While the toilets are behind the times, they have never been condemned as unsanitary. A more serious problem, in the opinion of the School Board, was that of heating and ventilating the grammar school building. Then there were also the questions of the undesirableness of the present location, and the probable need in the near future of more room. The school board could do nothing without money; that could be raised only by bonding the district, and then the question was whether they should put the present building in a modern condition, or put up a new building in a new location. After much discussion the Board of Trade requested the School Board to

call a meeting of the electors of the district to consider what was best to do

The committee on parks reported it believed Carnival Park could be purchased by the city at a reasonable price and on favorable terms. A motion was carried that the town board be requested to take the matter up, and to raise necessary funds by taxation.

The fact that many owners of property fronting on the sewer system had failed to make connections with the system taken up. A movement was inaugurated to get them to do so.

T. E. Johns, R. H. McKaig and E. Augell were appointed a committee to circulate a petition and use proper influences to induce the people living on the west and northwest of the city to come within its corporate limits.

George W. Turner, L. B. Mallory and R. H. McKaig were appointed a permanent committee to present to the Board the recommendations of the Board of Trade.

A motion was carried favoring the introduction of free mail delivery in Los Gatos as soon as possible. The matter will be inquired into, and steps taken to whatever the citizens can do to secure this privilege to which they are entitled by the amount of business done at the postoffice.

It was decided to extend a general invitation to the citizens of Los Gatos to attend the December meeting of the Board of Trade.

Nov. 12

Notice.

The Los Gatos Sanitarium, 181 Broadway, Los Gatos, will be ready to receive patients the 15th of November. Terms \$10 to \$25 per week, according to the care required. No contagious cases taken. The privilege is extended to physicians and surgeons of Los Gatos and surrounding towns to send their patients. Phone, Red 1531. Proprietor and Resident Physician.

MATILDA CAMPBELL, M. D.

New Brick Block for Los Gatos

We have announced before the preparation of plans for a brick block of 60 storerooms and basement on the east side of Main Street, east of the Rankin Block. James W. Lyndon, who has in the past shown an abiding faith in Los Gatos by erecting a large number of our best buildings, has his plans complete and bids were opened yesterday for the large block. The contract will probably be let Saturday. This will fill a gap in Main street with a beautiful and substantial block.

65 W. Main 10A

Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

ARCHITECTURAL HISTORY
 (415) 922-1063
 2229 WEBSTER STREET
 SAN FRANCISCO, CA 94115

Name (person, building, organization, etc) _____
 Addresses associated with Name 65-109 W Main
 Relevant dates: construction _____ birth _____ death _____ other _____

I. DIRECTORY SEARCH (City Directories, County Directories, Telephone Books, society directories, etc.)

Year	Book	Name/Classified Heading	Listing (copy entire, exactly as shown; use * for boldface)
1931	SD	Main West, 31	Vacant
		35	PG & E
30 [±]		Univ. Intersects	
30 [±]	"	West, 37	L.G. Telephone Co
30 [±]	"	" " 39	San Jose Water Co
1930	"	" " " " School	L.G. Bakery &
"	"	" " " " 41	Bidou, Barthlemy
"	"	" " " " 43	Brown & Slagle Cigars
"	"	" " " " 43 1/2	Greenley Edgar do chr
1912	"	Farwell Block	E Main nr RR at Univ.

- /initials _____ date _____
- I. BIOGRAPHICAL SEARCH, indexes & other alphabetical listings.**
 Mark 'X' (info) or 'Ø' (nothing found) at each source you try. List findings below.
- A. Director's Office:**
 INDEXES: CHQ 1922-61 _____ CHQ 1962-75 _____ A&E _____ St. Luke's _____ 1875 Assesmts _____
 BOOKS: Companion to CA _____ CA People _____ SF Almanac _____ Scott _____ Here Today _____
 SF's Literary Frontier _____ Literary SF _____ Literary World of SF _____ Atherton _____
 PG&E _____ Bio of a Bank _____ In Our 2nd Century _____ Our City _____ Architects of Reform _____
 Older _____ Flamm _____ Woods _____ Neville _____ Bar Assn _____ Big 4 _____ Gumina _____
 /initials _____ date _____
- B. California Historical Society:**
 CARD INDEXES: Subject _____ Author/Title _____ Portraits _____ Photos _____
 BOOKS: Index of biographies in County histories _____ CABN Index (arch'ts only) _____
 Manuscript files _____ Call Index 1890-1903 _____ Chronicle clippings _____
 Great Registers _____
 /initials _____ date _____
- C. S.F. History Room, Main Public Library:**
 Biographical card file (ask librarian) _____ Address/Here Today file _____
 Great Registers (1866-77) _____ Hunt I _____ Cross II, III, IV _____ Young II _____
 Men of California 1900-02 _____ Hittell 1878 _____ Kinnaird I, III _____ Bay of SF I _____
 /initials _____ date _____
- D. Oakland History Room, Oakland Library, 14th St. at Lake Merritt, Oakland:**
 Local history catalogue _____ Newspaper catalogue _____ Obituaries catalogue _____ Librarian _____
 /initials _____ date _____
- E. Bancroft Library: HQ Berkeley (Campanile end of Doe Library):**
 /initials _____ date _____

III. LIST ALL REFERENCES FROM ABOVE. Find them. Copy good material & attach. Or copy below if only a few words. Or explain why not relevant (as, wrong person).

Hamsher Collection, Scrapbook 34B: 70 - 31-12-1909 - completed or under construction during 1909: "J. W. Lyndon. Brick Block of 5 stores rooms w full B under each, S side of E Main St."

Anne Bloomfield
 ARCHITECTURAL SURVEY
 ASSESSMENT ROLL RESEARCH

Const. 1908-28/12

File Address *65... W Main*

Tract/Block/Lot *WC Shore Sub? / 7 / Parcel 3?*

Assessments are filed by last name of property owner, but not necessarily in alphabetical order. Some years there is an index inside the volume or in a separate book. The goal of a search is to find the years when the assessed value of "improvements" (buildings) changed from 0 to over \$500, or when that figure rose by \$500 or more. Write down every year and name you try, including the years when you find nothing. Ditto marks are fine.

Date	Page	Name	-----Lot Identification/Boundaries-----					--Assessment for--		Other Info.
			Tract/ Acres	N Bdy	Block/ E Bdy	Lot/ S Bdy	W Bdy	Land	Improve- ments	
1893	15	JW Lyndon	125 ⁸⁰ 82	Main	Shore	Lyndon	Cowl Bk	5000 2500	\$ 2500	
1902	47	"	"	"	"	"	Rankin	2 695	0	
1903	30	"	"	"	"	"	"	"	0	
1908	49	"	140	"	"	"	"	4900	0	
1909	46	"	"	"	100'	"	"	"	0	
1910	44	"	"	"	" Lyndon	"	"	4900	1,000	
1911		"	0 this lot							
"	27	Irma L & JD Farwell	104.77'	Main	100'	"	"	3,670	5,330	
1905	75	JW Lyndon	125'	"	Shore	"	Rankin	930 2,820		

/initials _____ date _____

65-109 West Main

LOS GATOS MAIL, 16-1-1902, 1/2 - "John Reynolds has the contract of removing all debris and do all necessary excavating on the vacant lot between A.G. Williams' store and the bank lot on the south side of Main st, & get ready for buildings that may be needed later on."

Jim Farwell, interview 28-6-1990: Building was called the Vermont Block because the Lyndons came from Vermont.

Ibid. In the 1930s the building had a triangular parapet on each of the 5 stores, and the facade was stucco.

LOS GATOS HISTORIC RESOURCES INVENTORY

TALLY SHEET

Building or District Name Vermont Block

Address(es) 65-109 West Main

<u>E</u>	<u>VG</u>	<u>G</u>	<u>F/P</u>	<u>Criteria</u>	<u>Total</u>	<u>Adjusted Total</u>
10	5	(2)	0	Type		
10	(5)	2	0	Construction		
10	(5)	2	0	Style		
8	(4)	2	(0)	Architect		
25	12	6	(0)	Design		
<u>8</u>	<u>4</u>	<u>2</u>	<u>(0)</u>	Interior	—	<u>16</u>
	10			ARCHITECTURE		(Max. 50)
10	5	2	(1)0	Age		
15	8	(4)	0	Person		
10	5	(2)	0	Event		
<u>15</u>	<u>8</u>	<u>(4)</u>	<u>0</u>	Patterns	—	<u>11</u>
	10			HISTORY		(Max. 25)
25	12	(6)	0	Scale/Massing		
8	4	(2)	0	Setting		
<u>25</u>	<u>12</u>	<u>6</u>	<u>(0)</u>	Landmark	—	<u>8</u>
				ENVIRONMENT		(Max. 25)
0	-6	(-12)	125	INTEGRITY	—	<u>-12</u>

Cumulative Rating: CUMULATIVE TOTAL 28

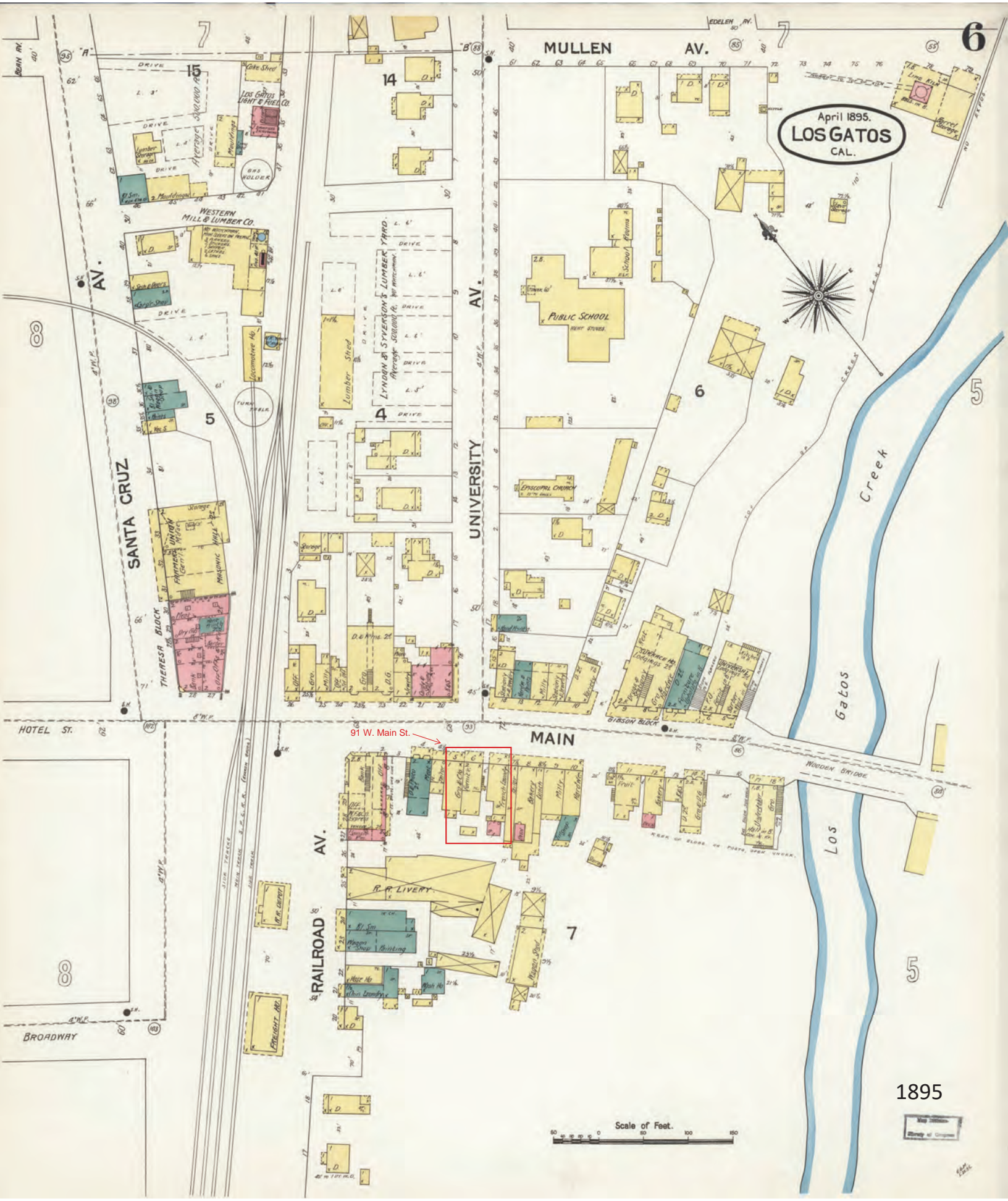
- 60+ = 3 (appears eligible for National Register)
- 40-59 = 5 (appears eligible for local listing)
- 23-59 = D (contributor to district rated one of the above)
- 22- = 6 or 7 (ineligible) or non-contributor



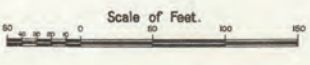
91 W. Main St. →

Scale of Feet.

April 1895.
LOS GATOS
CAL.



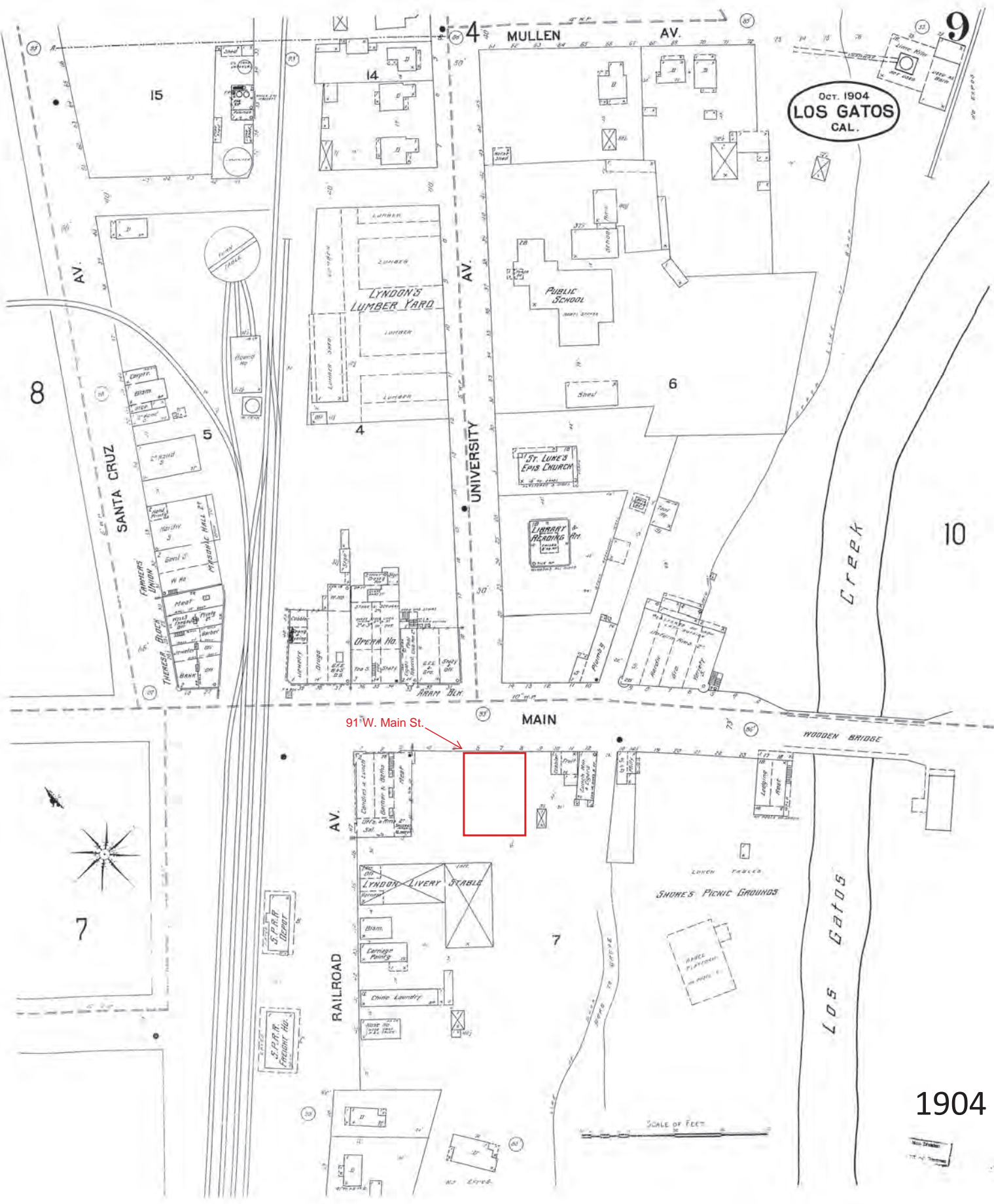
91 W. Main St.



1895



OCT. 1904
LOS GATOS
CAL.

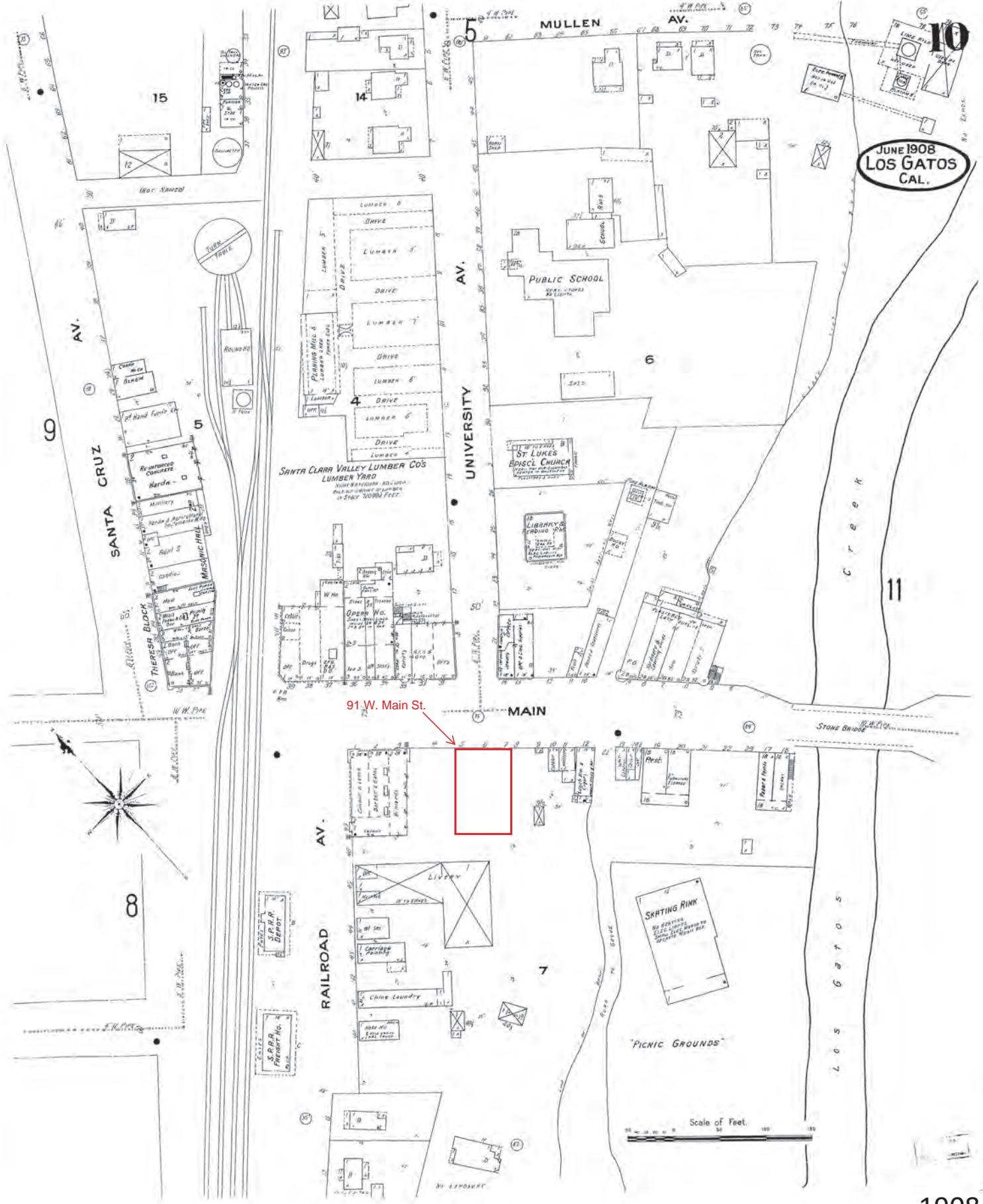


91 W. Main St.



1904

JUNE 1908
LOS GATOS
CAL.



91 W. Main St.



22

21

22

MARCH 1928
LOS GATOS
CALIF.

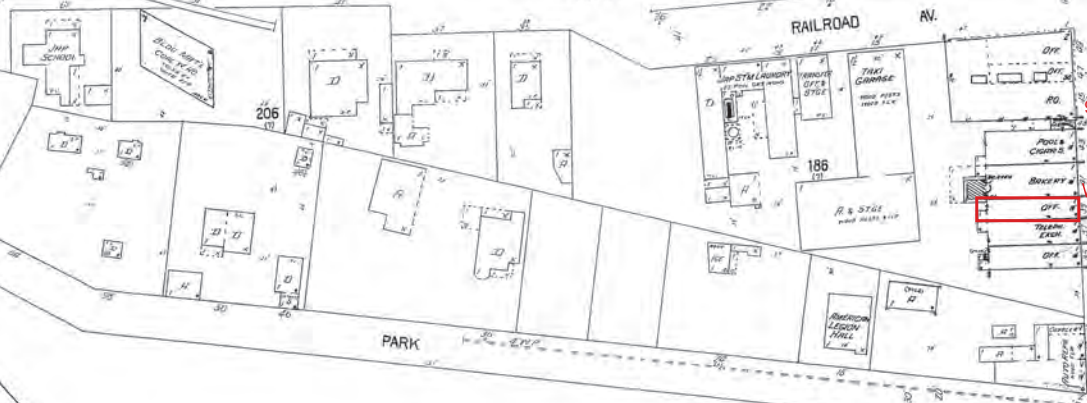


S. SANTA CRUZ AV.

BROADWAY

(with 1st St. crossing)

225

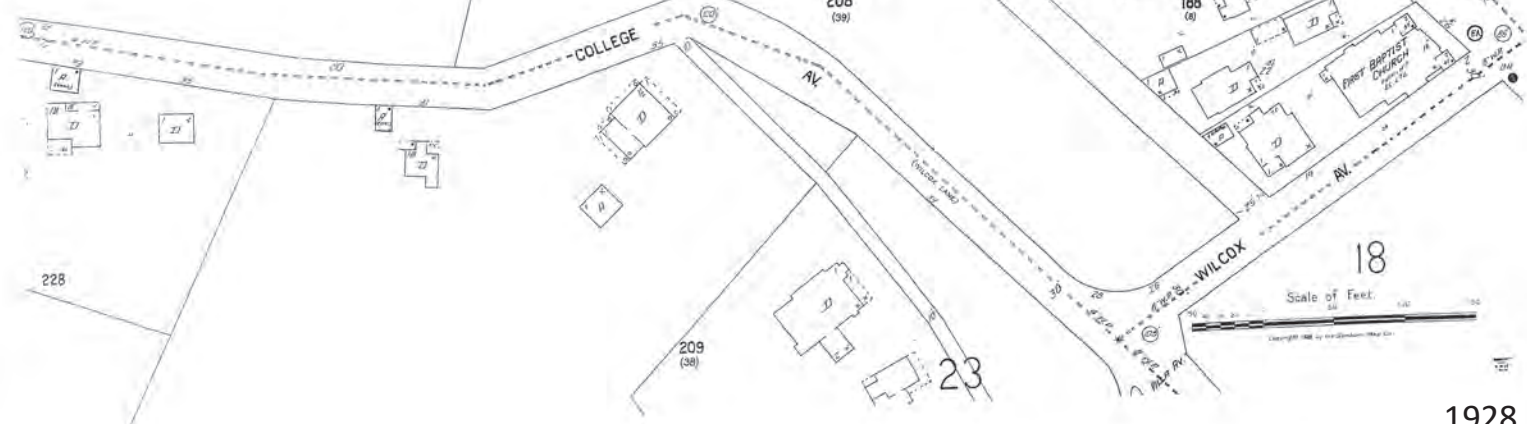


91 W. Main St.

226



227



228

209 (38)

23

18

Scale of Feet.



Planning Department
Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

February 18, 2026

**Re: Los Gatos Coffee Roasting, 91 E. Main St, Los Gatos
Alteration to Storefront Windows**

Dear Mr Mullin,

Due to an unfortunate accident on November 27, 2025, the majority of the storefront at 91 E. Main St was destroyed. Luckily the structure itself suffered no damage. The building owners have been coordinating with the tenant/owners of Los Gatos Coffee Roasting Company to rebuild the storefront. This letter of justification accompanies the project plans.

Building History:

There isn't a trove of historical data for this building- at least what we could find. The brick building dates back to 1891. It contains 5 individual suites over a basement. There is also an attached garage/storage unit in the rear. An undated photo (circa 1910?) shows 3 of the five units having false gable ends, alternating between two straight parapets. It's unknown when the facades were modified.

After the 1989 Loma Prieta earthquake, the building underwent significant seismic retrofitting. It was extremely well integrated into the structure that it is hardly noticeable yet effective. Businesses have come and gone, some of whom made alterations to the storefronts. The most noticeable one that is still intact is at 109 E. Main (Centonove), where practically none of the historic elements of the "storefront" remain*. We could not find any documentation that this modification was reviewed by the Historic Preservation Committee, by the way.

*To clarify this statement, it's important to differentiate between the "storefront" and the "facade", where the facade is meant to be the "structure" and the storefront is the glazing/entry door.

Perhaps the longest standing tenant in the building's history is the world famous Los Gatos Coffee Roasting Company. They currently occupy 91 and the adjacent 101 E. Main St units. The tenant is very interested in reconfiguring the storefront to remove the angled wall and square it off. They have found over the years that the acute interior angle poses problems for seating and is not efficient.

Proposed Alterations:

The proposal is to frame the replacement wall "square" to the side walls and parallel to the sidewalk. This wall will return back to the entry door, which will remain in the same location. The exact same configuration of wood windows and transoms will be used, with the subtle exception that the three windows will slide open into a stacking position. This is exactly like the operable

windows at the adjacent suite at 81 E. Main (Zona Rosa). This new configuration makes a big difference to the tenant's space planning, where they can now install some counter seating that doesn't protrude into the room.

Additionally, arguably one of the most popular places to sit in the entire town will be restored. Yes, the bench will be rebuilt, albeit in a rectangular shape instead of a triangle. It will have a hardwood top and the stone veneer pony wall will match as closely as possible to the old one.

In Summary

This alteration pays its respect to the historical roots of the building with the same wood windows, bench and stone seat wall. But the subtle difference in the orientation of the wall makes a significant difference to the tenants, customers and ultimately the entire Town of Los Gatos.

Regards,



Gary Kohlsaatt
Architect C19245



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ORDINANCE 1843

AN ORDINANCE OF THE TOWN OF LOS GATOS
AMENDING THE ZONING ORDINANCE
AFFECTING ZONE CHANGE NO. 84 FROM C-2
AND C-2-LHP TO C-2-LHP
(LOS GATOS HISTORIC COMMERCIAL DISTRICT)

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ORDAINS:

SECTION I.

The district delineated on the attached map is hereby designated historically and culturally significant as the Downtown Commercial Historic District HD-91-1.

SECTION II.

The district is designated to be historically, architecturally, or aesthetically significant for the reasons listed below:

A. Property: Downtown Commercial Historic District Boundaries:

North - Elm Street/Old Town Parking Lot

South - Main Street

East - Los Gatos Creek

West - North Santa Cruz Avenue

(See Map - Exhibit A)

B. Historic designation no.: HD-91-1

C. Description of designation: District

D. Description of characteristics which justify the designation:

Historical:

Los Gatos' only surviving concentration of reasonably intact historic commercial buildings, the district includes the Town's earliest commercial intersection and half of the 19th century commercial center. Important businesses, institutions and civic leaders were all located here. It continues to be a lively commercial center, and an important component of the Town.

Architecture:

Styles from Queen Anne and Richardsonian Romanesque, through most of the intervening modes, to Art Deco, all in typical commercial versions with large display windows. Bulk and scale continuity are good; nothing exceeds two-stories, and many buildings are single-story. Most buildings front directly on the sidewalk.

SIGNIFICANT STRUCTURES:

Sorenson Plumbing - 21-23 West Main Street

A one-story wood frame building in Mission Revival style, constructed in 1906. In 1941 the property was purchased by Mr. Sorenson when the government forced him to move his plumbing business out of the Foothill Hotel which was then located across the street. Sorenson Plumbing has been here ever since.

Fretwell Building - 88-98 West Main Street at University Avenue

This Romanesque Revival style building is a one-story imitation stone faced reinforced concrete structure. It is a good example of early heavy reinforced concrete construction. The building was constructed in 1907. The fine detailing of the concrete facade really looks like stone and the storefronts remain basically unchanged. The First National Bank of Los Gatos occupied the building from 1912-1918.

Rankin Block (Montebello Building) - 123-149 West Main Street

This two-story stucco faced brick commercial building is another example of Mission Revival style architecture. Although two curvilinear parapets have been removed, and the storefronts and applied relief ornamentation on the upper floor have been modified, the building is an important visual anchor for the district. It retains the historic tile hip-roofed towers, exterior stucco, fenestration, ornamental window mullions, comer entrance, brick pilasters, vertical divisions, entrance and hallways for the upstairs. The building was constructed in 1902 following the October 13, 1901 fire. The Post Office was located here from 1917-1948, and from 1932 to the October 17, 1989 earthquake the Chamber of Commerce occupied a portion of the building.

First National Bank Building - 170 West Main Street

A fine example of Renaissance Revival style architecture, this tall one-story building was constructed in 1920 and was occupied by The First National Bank of Los Gatos until 1955. The lunettes over four windows contain bas relief sculptures of Franciscan Missions.

Bank of America Building - 198 West Main Street

This stucco faced two-story reinforced concrete building was constructed in 1931-32. The Art Deco style building was occupied by Bank of America until 1963. It was one of the earliest new buildings constructed for the bank after the name changed from Bank of Italy to Bank of America, and includes an enframed window wall composition and a fine zigzag frieze under the ceramic tile roof.

Hofstra Block (La Canada Building) - 1-17 North Santa Cruz Avenue

Located at the corner of North Santa Cruz Avenue and West Main Street, this building was originally constructed as three partywall structures. The northern most section and the first floor of the center portion were built in 1891. The southern portion was added in 1895, and the second story was added on to the center portion in 1905. A circular bay window with a witch-hat roof projects out from the corner of the building. The structure was remodeled in 1947, 1972, 1976, and following the 1989 Loma Prieta Earthquake, but the building's essential character has remained.

Bogart Block (Woodmen's Hall) - 18-20 North Santa Cruz Avenue

Constructed in 1907, this two-story reinforced concrete building has Classical Revival ornamentation including rusticated plasters, a modillioned cornice, paneled parapet and arc headed second story windows. The upstairs was at one time the meeting place for the Woodmen of the World. The second story separated from the first floor in the 1989 Loma Prieta Earthquake, but was set back together and strengthened without changing the historic appearance.

Templeman Hardware Store - 24 North Santa Cruz Avenue

A one-story reinforced concrete building in Mission Revival Style with a combed brick parapet, molded accent blocks and green marble splash panels. Arthur W. Templeman had a hardware store here from the time the building was constructed in about 1921 until 1966.

Libante's Gem City French Laundry - 11 University Avenue

One of Los Gatos' best examples of Art Deco style, this small stucco faced building was constructed in 1934 for Jacques Libante. The structure was built in the rear yard of the Libante residence, the River Rock Bungalow at 15 University Avenue, and was used for a French hand laundry into the 1960's.

Charles Warner River Rock Bungalow – 15 University Avenue

This is the only residential structure included in the district. Constructed in the 1920's, the exterior of the one-story bungalow is composed entirely of rounded rock obtained from Los Gatos Creek. The original owner, Charles Wagner, had a barber shop on West Main Street, and Mrs. Alice Wagner conducted her professional photography business here. In the 1930's the owner of the laundry at 11 University Avenue resided in the house.

Properties Included in this District:

ADDRESS*	OWNER	APPROX. DATE CONSTRUCTED	STYLE
1-17 N. Santa Cruz	James and Louise B. Farwell	1894	Queen Anne
6-8 N. Santa Cruz	Rose Taormina	1931	Mission Revival
10-16 N. Santa Cruz (new)*	Michael J., Thomas M. & Timothy C. Bonasera	1970's	Modern
18-20 N. Santa Cruz	Sky Properties	1910's	Classical Revival
19 N. Santa Cruz	Randall D. Reedy	1920's	Mission Revival
21 N. Santa Cruz	Crall Estate	1910's	Classical Revival
24 N. Santa Cruz	Larry J. Arzie et al	1920's	Mission Revival
11-15 University	Theresa Libante	1920's	River Rock Bungalow
14 W. Main	Frank G. & Carol Borgardt et al	1904	Classical Revival
21-23 W. Main	Eleanor L. Sorenson	1901	Mission Revival
25 W. Main	Paul W. Chamberlain & Carol Kasaban	1901	Commercial
33-35 W. Main*	Charles J. & Jo J. Conover	1988	Post Modern
50 W. Main (parking)*	Charles & Constance Beretold	----	Mission Revival
65-117 W. Main*	James & Louise B. Farwell	1902	Googie
78 W. Main	Joreta Sondrol & Britt Fernandez	1901	Colonial Revival
88 W. Main	Charles & Constance Beretold	1902	Richardsonian
100-130 W. Main (remodeled)*	Jane Summers Trustee	1901	Tudor Revival
131 W. Main	Phillip L. Scott	1908	Mission Revival
140 W. Main (ext. remodeled)*	Paul J. & Linda E. Dorsa	1901	----
150 W. Main (remodeled)*	Nino Gallo Trustee et al	1910	Victorian Revival
160 W. Main	Robert L. & Muriel J. Brouwer	1920	Renaissance Revival
180 W. Main (parking)*	Town of Los Gatos	----	----
198 W. Main	Dennis Berry	1931	Art Deco

*Non-contributing property.

- E. Standards for review of new commercial structures and all exterior remodels and additions as required by Section 4.86.180 are as follows:
1. **Contributing Buildings:** Buildings which contribute to the district should not be demolished except under exceptional circumstances. Their historic appearance should be maintained, and remodelings should either maintain the existing extent of departure from the documented historic appearance, or shall make the appearance closer to the documented one; remodelings shall not increase the extent of departure from an appearance which can be documented in historic photos (over 50 years old) or similar records.
 2. **Setbacks:** Since the historic buildings have no setbacks from the sidewalks on North Santa Cruz Avenue or West Main Street, no new setbacks on these streets will be permitted, either of whole structures or of parts of buildings, except for entrances. However, new upper story additions may be set back to conceal them from view and/or to differentiate them from the historic building.
 3. **Heights and Proportions:** Heights and proportions of additions and alterations should be compatible with those of existing structures. New construction should maintain the existing scale and character through compatible design and attention to detail.
 4. **Building Facades:** Protected elements include cladding, transoms, parapets, splash panels, display and other windows, entrance vestibules if any, historic tilework, and other detailing.
 5. **Siding:** The historic siding should be maintained on all sides of the historic buildings, and it should be matched in repair or rehabilitation. Preferred materials for siding on new construction or additions are stucco or brick, but a single material on all elevations of the buildings. When cleaning is necessary for brick or other masonry, the gentlest means possible should be used; sandblasting will not be permitted because it accelerates deterioration of the building by letting in water.
 6. **Building Materials:** The original materials shall be matched as closely as possible when rehabilitating a structure. Modern materials such as plastics. or aluminum are discouraged.
 7. **Roofs:** Roofs should be concealed behind parapets. The ends of gable roof should not be visible.
 8. **Windows and Doors:** Existing historic windows and doors should be retained where possible; if not possible, they should be replicated in kind. The preferred material for doors and windows (except the large display windows) is wood; plastic materials should not be used in place of glass, but glass block may be approved if individual circumstances warrant it. For new construction and additions, windows should be compatible with their surroundings in proportions, size, type, subdivisions, and materials. Transom windows above display windows should be maintained and/or restored; they are encouraged in new construction.

9. Detailing: Historic detailing such as patterned brickwork, cornices, ceramic file pentroofs, decorative splash panels, molded or bas relief ornament, columns and pilasters should be retained or, if necessary, replicated in kind. New construction may use detailing to creation compatible scale.
10. Color: Brick or stone that is currently unpainted shall not be painted over. Colors should be appropriate to the style and period of the building.
11. Pavement: Historic tilework or mosaic in entrance vestibules should be maintained. Sidewalks should meet Town standards.
12. Other Features: Awnings and other features should be compatible with those on other structures in the district, especially with those on structures nearby.
13. Relation to other codes and guidelines: Nothing in this ordinance shall lessen the requirements of other zoning ordinances or guidelines. Where there is a conflict, the stricter provision shall prevail.

F. Street Furniture

1. Existing electroliers and light standards shall be maintained.
2. Any additions or changes to street furniture shall be compatible with the building style and are subject to Architecture and Site Application approval.

- G. All structures (including accessory buildings) included in the district are regulated by this ordinance and subject to all of the provisions of Chapter 4.86 of the Zoning Ordinance. However, the permit requirements of Section 4.86.120 only apply to work which is considered a material change. A material change is any exterior alteration for which a building permit is required.

SECTION III.

This Ordinance shall rescind Historic Designation HD-73-3, Section 2 of Ordinance 1145, and HD-76-2, Section 2 of Ordinance 1354.

SECTION IV.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on April 1, 1991 and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council on April 15, 1991.

COUNCIL MEMBERS:

AYES: Randy Attaway, Steven Blanton, and Mayor Brent N. Ventura

NAYS: None

ABSENT: None

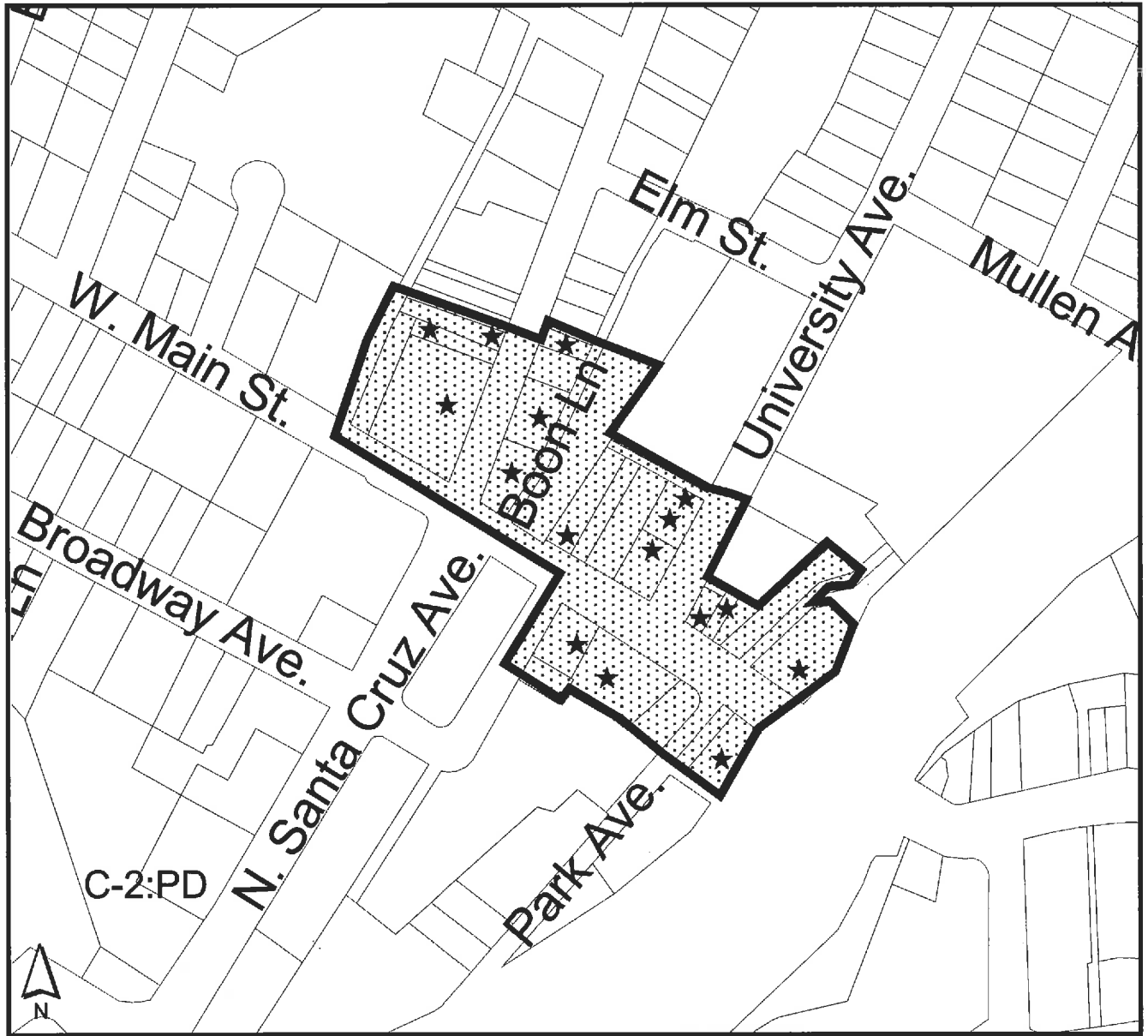
ABSTAIN: Joanne Benjamin, and Eric D. Carlson

SIGNED: /s/ Brent N. Ventura
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

/s/ Marian Y. Cosgrove
CLERK OF THE TOWN OF LOS GATOS LOS
GATOS, CALIFORNIA

Historic Commerical District



★ Contributor to District

TOWN OF LOS GATOS

Exhibit A

Application No. HD-91-1

Change of zoning map amending Town Zoning Ordinance
Zone Change from C-2 & C-2-LHP to C-2- LHP

APPROVED by Planning Commission

Date 2-13-91

APPROVED by Town Council

Date 4-15-91 Ord. 1843

Town Clerk _____

Mayor _____

HISTORIC RESOURCES

4

PROTECTED EXTERIOR ELEMENTS SUBJECT TO REVIEW

All elements on the building's facades and roof, including but not limited to:

- doors
- windows
- glass
- porches
- posts
- railings
- stairways
- cupolas
- gables
- bay windows
- widows' walks
- arbors/pergolas
- siding
- chimneys
- towers
- turrets
- trim
- mouldings
- corbels
- plaster features
- rock walls
- picket fences
- shingles
- roof lines
- eaves and overhangs
- colors
- gingerbread
- shingle siding
- tiles
- wrought iron and other decorative materials

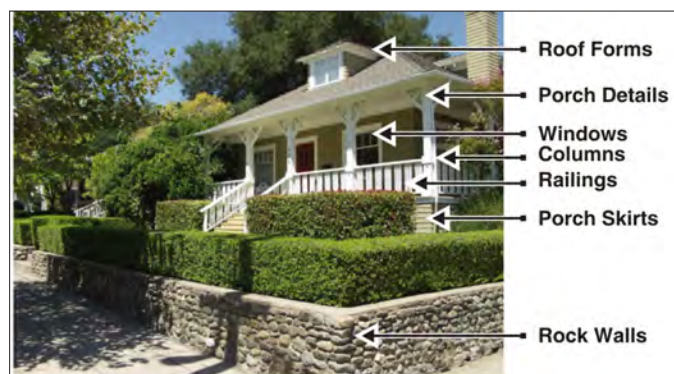
4.6 PRE-1941 STRUCTURES

Pre-1941 structures have the potential to be historically significant, but not all will necessarily be classified as historic. Applications for removal, remodeling, or additions to structures constructed prior to 1941 will be reviewed by staff to determine their historic merit and contribution to the surrounding neighborhood. An initial evaluation will be made utilizing the *1991 Historical Resources Survey Project for Los Gatos*. Staff may, at the discretion of the Community Development Director, refer a project application to the Historic Preservation Committee for its input and recommendations.

Demolition of structures deemed to have special merit or contribution to the surrounding neighborhood may not be permitted. Proposed changes to existing structures will be carefully reviewed to ensure their compatibility with the original structure and the surrounding area.

4.7 PROTECTED EXTERIOR ELEMENTS

- The protected exterior elements of a structure include all elements on all of a building's elevations and roof.
- Protected exterior elements are defined to include, but are not limited to, those elements outlined in the sidebar to the left.
- Other exterior elements of a particular building may be protected as determined by the Deciding Body.



Examples of some character-defining elements

4.8 RESTORATION / REHABILITATION / RECONSTRUCTION

The *restoration* of a historic resource involves the return of a structure to its original form and appearance by means of the removal of features from other periods in its history and the reconstruction of missing features from the original design.

The *rehabilitation* of a historic resource involves repairs, alterations, and additions to the original structure while preserving those portions or features that convey its historic, cultural, or architectural values. For additions to a historic resource, applicants should also refer to Section 4.9: Additions to Structures below.

The *reconstruction* of a historic resource is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

4.8.1 General Guidelines

- The mass and scale of building expansions of contributing structures should be subordinate to the historically significant elements of the original structure.
- The Neighborhood Pattern standards contained in Section 2 and the Building Design standards in Section 3 apply to historically significant structures unless in conflict with more restrictive standards contained in this Historic Resources section.
- All protected elements of the existing exterior facade should be retained and, if necessary, repaired.
- When a remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and should utilize the same materials as the existing protected exterior elements.
- Any alteration of an existing structure should incorporate and continue the form, architectural style, materials, and details of the existing structure.
- 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

- Use natural/original construction materials (e.g., real wood siding, rock, brick, shingles, plaster) which match and are consistent with the existing materials of the structure. The use of faux rocks or stone is prohibited.

GUIDELINES OVERVIEW

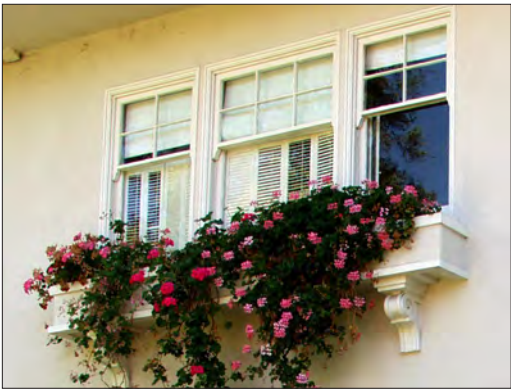
- The design guidelines do not prescribe specific architectural styles. Rather they encourage property owners to determine the special character and features which are inherent in their particular residence and neighborhood.
- Numerous appropriate design solutions exist for established neighborhoods.
- The primary consideration is that a proposed design consciously reflect the scale, rhythm, and continuity of the existing neighborhood to create a harmonious fit that will enhance the quality of the neighborhood.
- In general, additions to existing structures should match, but be subordinate to, the original building.
- Materials for all restoration, rehabilitation, reconstruction and new construction should be authentic and match, to the maximum degree possible, those originally used in the historical architectural style. Faux stone, vinyl windows, and manufactured siding are prohibited.
- Professional consultation is recommended for existing structures and for development within sensitive areas to ensure an appropriately designed and detailed building.
- Complete build out to the maximum boundaries of existing zoning requirements may not necessarily be acceptable in some cases.

HISTORIC RESOURCES

4



Original doors and windows should be retained and repaired



True divided lite windows are encouraged when appropriate to the original structure



Simulated divided lite windows may be considered on a case-by-case basis

- New materials should identically match original materials in shape, size, dimension, texture and pattern. Metal used as flashing, screening, gutters, and utility services and other traditional elements are acceptable.
- 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.
- The decision making body may approve an acceptable alternative to the original building material if use of the original material is not feasible due to unreasonable cost and commercial availability, or health and safety considerations.

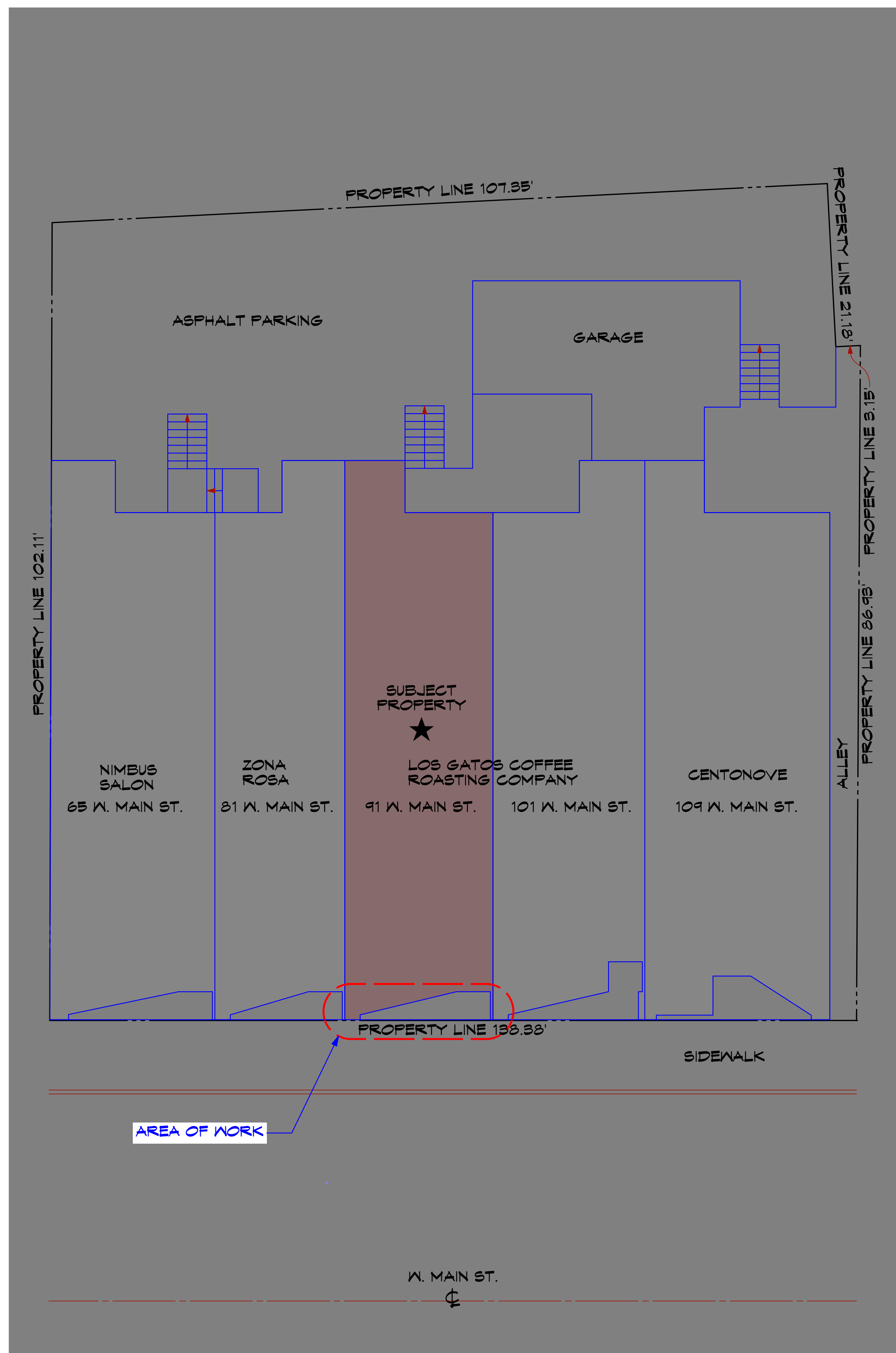
4.8.3 Doors

- Original doors should be retained and restored.
- New replacement doors for Victorians should not be flush, but of raised or flat panel design.
- Front doors generally should be painted, not stained.
Not applicable to Mission Revival/Mediterranean style structures.
- Screened doors should be real wood framed of simple design unless patterns can be shown to fit the existing style.

4.8.4 Windows and Glass in doors

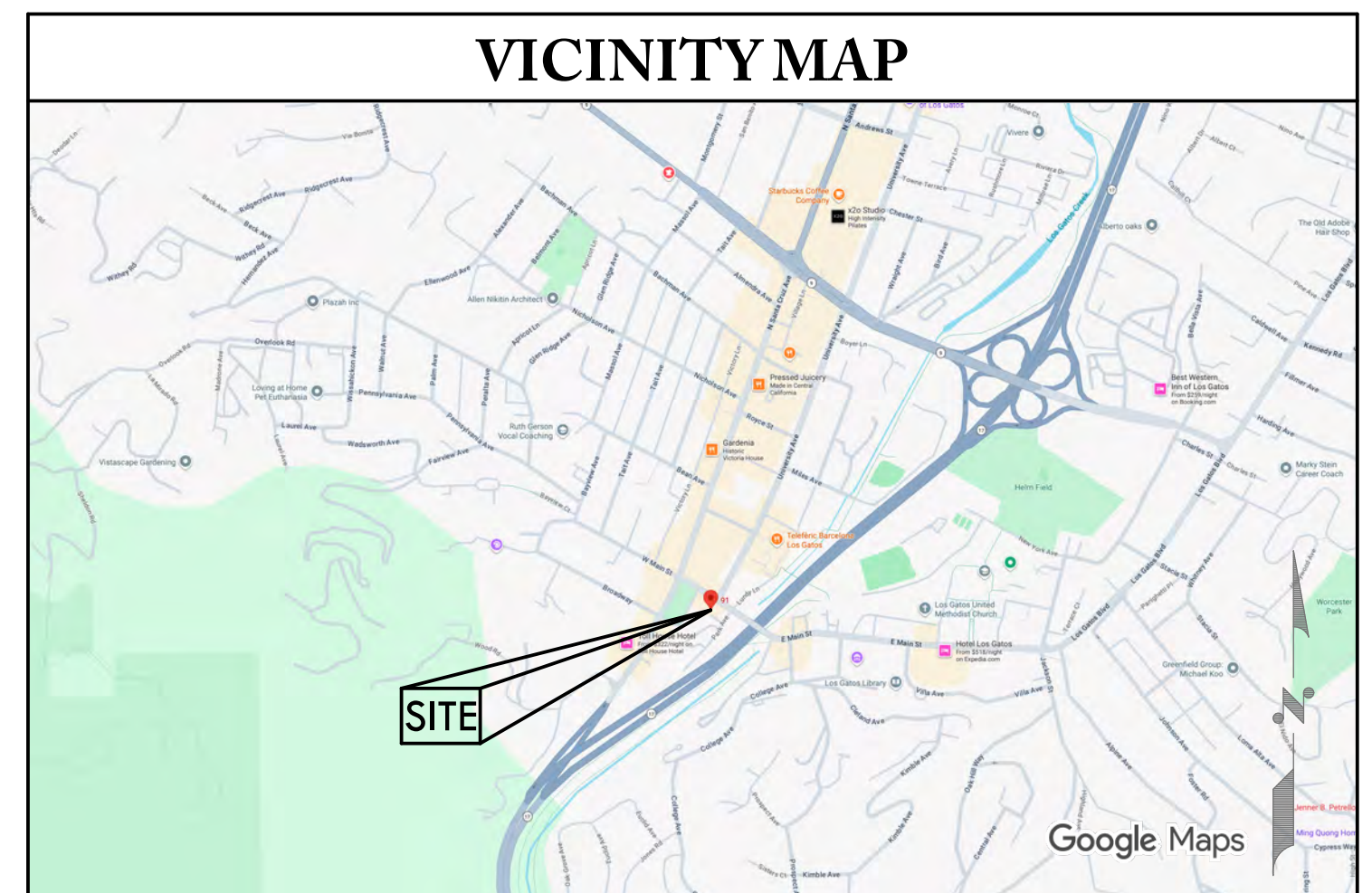
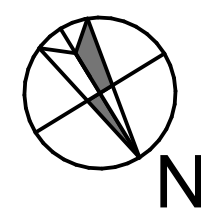
- Original windows, glass and window decorations should be retained and restored.
- Replacement of only the deteriorated portions of the windows is recommended rather than the replacement of the entire window.
- New or replacement windows should be wood-sashed and muntined if applicable.
- Sills, lintels, frames, sashes, muntins, and all decorations should be identically replaced.
- All elements of new windows should be identical in size, shape, proportion, and dimensions as the original windows of the building, or consistent with traditional sizes, proportions and dimensions of buildings of the same architectural style, design and era.
- Windows should be constructed of real glass, and window

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SITE PLAN

SCALE: 1/8" = 1'-0"



PROJECT DATA

PROJECT ADDRESS:	91 & 101 E. MAIN ST. LOS GATOS, CA 95032		
OWNER:	LOS GATOS COFFEE ROASTING COMPANY		
APN#:	529-01-025		
ZONING:	C-2,LHP		
OCCUPANCY GROUP:	III		
CONSTRUCTION TYPE:	V-B NON SPRINKLERED		
SITE AREA:	10,753 SF		
SITE AREAS:	EXISTING	ADDITION	PROPOSED
FLOOR AREA	7,157.33 SF 66.6%	-1 SF	7,156.33 SF 66.6%
STRUCTURAL COVERAGE	7,376.61 SF 68.6%	0 SF	7,376.61 SF 68.6%

SCOPE OF WORK

REPAIR FRONT FACADE OF STORE FRONT. SQUARE OFF & RECESS FRONT WINDOW TO REDUCE EXISTING SQUARE FOOTAGE BY 1 SF. NEW SLIDING TRIPLE WINDOW WITH FIXED TRANSOM ABOVE. KEEP EXISTING FRONT DOOR & REBUILD STONE BENCH IN FRONT OF WINDOW.

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE 2025 CBC, CRC, CEC, CMC, CPC, CALIF ENERGY CODE, CHBC, CFC, CIBC, CALGREEN AS WELL AS ALL APPLICABLE STATE & LOCAL CODES.

SHEET INDEX

- A-1 TITLE SHEET/SITE PLAN
- A-2 EXISTING & PROPOSED FLOOR PLANS
- A-3 ELEVATIONS
- A-4 3D RENDER

REVISIONS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. 'L' • LOS GATOS, CA • 95030 • (408) 395-2555

LOS GATOS COFFEE ROASTING CO.
91 W. Main St., Los Gatos Ca 95030

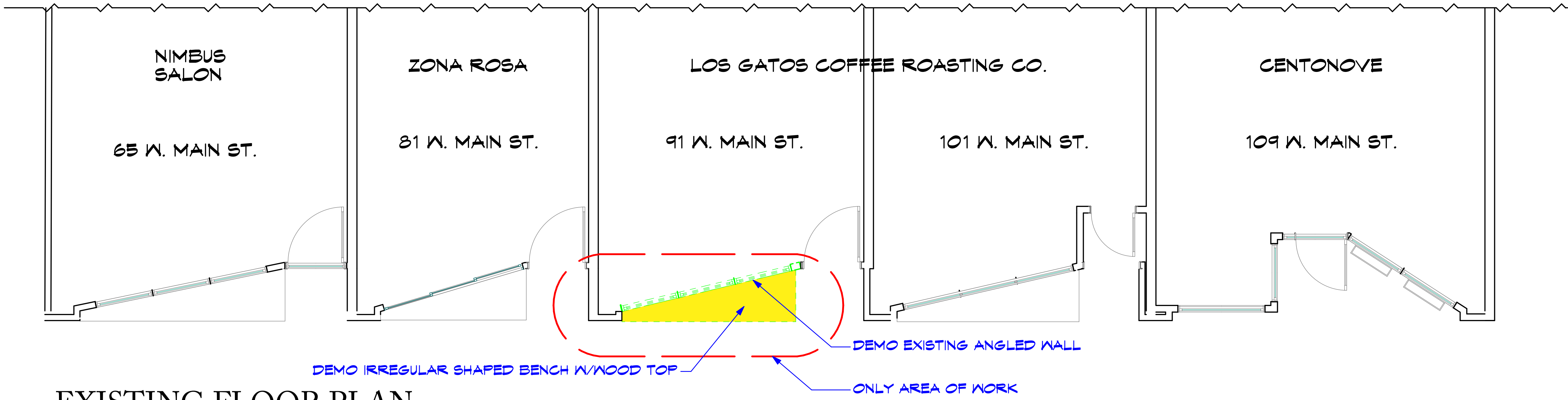
TITLE SHEET/
SITE PLAN

NOTE: Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. Contractor shall be responsible for any conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

DATE: 2/6/26

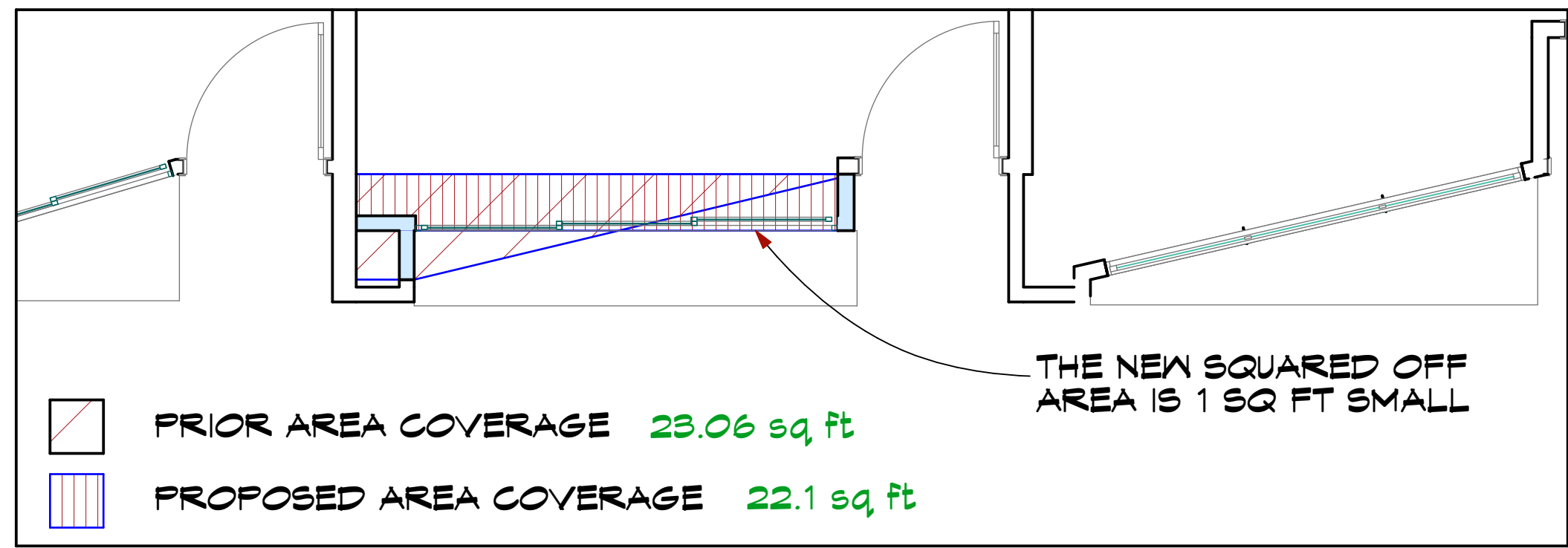
SCALE: AS SHOWN

SHEET
A-1
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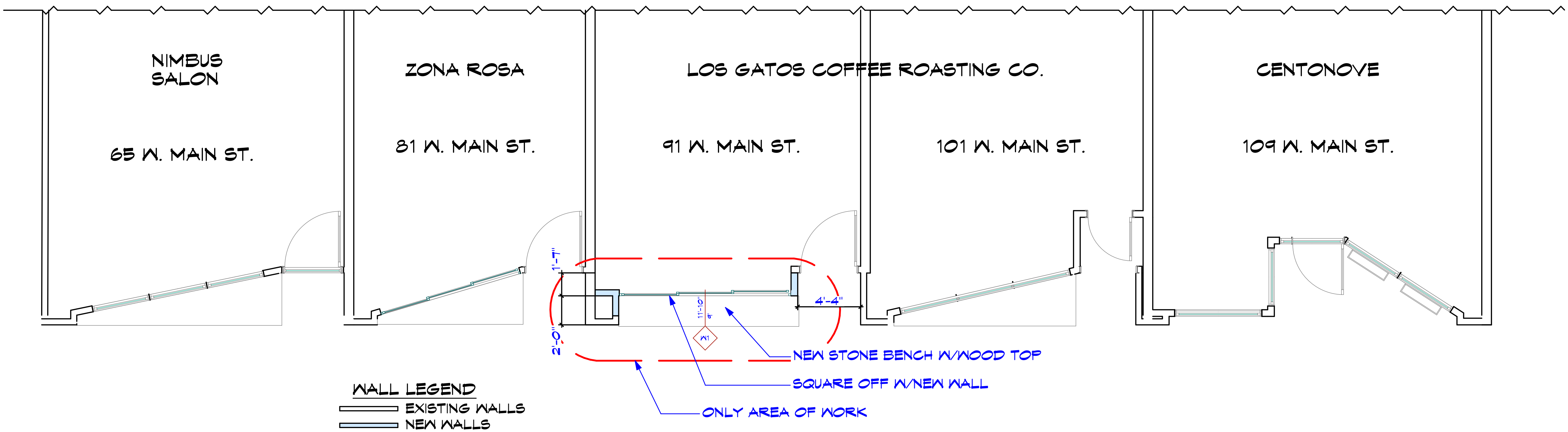
EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



FLOOR AREA DETAIL

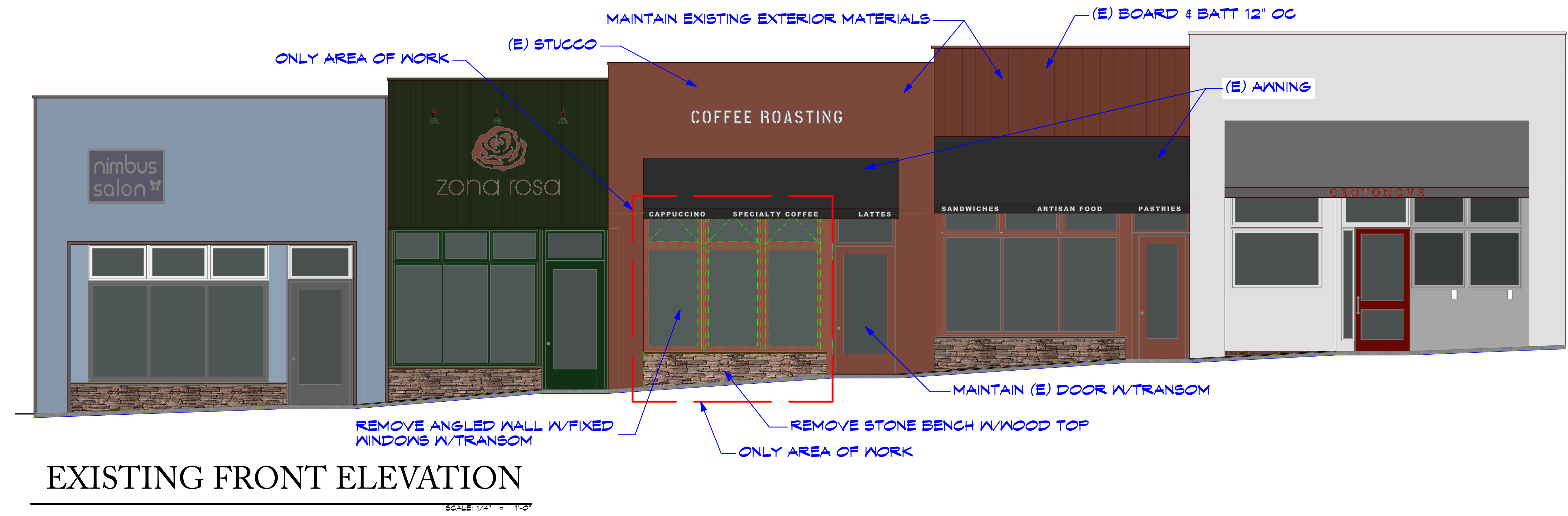
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE: Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. Contractor shall be responsible for any conditions different from those indicated on the plans and shall be brought to the architect's attention prior to installation.



ONLY AREA OF WORK

ORIGINAL ANGLED WINDOW WALL

ANGLED STONE BENCH W/WOOD TOP

EXISTING 3D



ONLY AREA OF WORK

FIXED TRANSOM WINDOWS

TRIPLE SLIDER SIMILAR TO ZONA ROSA

SQUARE OFF FRONT WINDOW

REBUILD STONE BENCH W/WOOD TOP

NEW 3D



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3D RENDER

NOTE: This rendering is for informational purposes only. It is not a contract. All dimensions, materials, and conditions are subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The rendering is based on the information provided and does not constitute a guarantee of performance or results. The rendering is provided as a guide only and should not be used for construction purposes.

DATE: 2/6/26

SCALE: AS SHOWN

SHEET

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