



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 06/24/2026

ITEM NO: 2

DATE: June 18, 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 March 25, 2026, the Historic Preservation Committee (HPC) voted unanimously, with one Committee member absent from the hearing, to recommend denial of a request to remove the single-family residence at 241 Los Gatos Boulevard from the Historic Resources Inventory (HRI) to the Community Development Director, noting in their recommendation that they were unable to make Finding 3, that the residence did not have a distinctive characteristic of type

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and period. The HPC's motion also included that when remodeling, the owners would be allowed to remove the non-original shingled siding and replace it with wood siding or in-kind materials such as Hardieboard. Additionally, the windows would be allowed to be replaced with windows in line with the Craftsman Bungalow style. The audio from this meeting is available on the Town's website at: <https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-17>.

On March 26, 2026, the Community Development Director denied the request to remove the property from the HRI. The property owner appealed this decision on April 2, 2026. The Planning Commission considered the appeal on May 13, 2026, and unanimously denied the appeal, thereby upholding the Community Development Director's decision to deny removal of the pre-1941 property from the HRI. The video from this meeting is available on the Town's website at: <https://losgatos-ca.municodemeetings.com/bc-pc/page/planning-commission-117>

The applicant is now requesting a preliminary review by the HPC to construct exterior modifications (windows and siding) to the residence.

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

The applicant proposes window replacements and the enclosure of two existing windows, as described in the Request Letter and depicted in the Development Plans (Attachments 4

and 7). Specifically, one window on the north elevation serving the front bedroom and one window on the south elevation serving the rear bedroom are proposed to be enclosed (Sheets A-104 and A-105 of Attachment 7).

Existing vinyl windows on the rear elevation and metal-framed windows on the south elevation are proposed to remain. Windows on the front elevation and portions of the north elevation are proposed to be replaced with Andersen 200 Series fiberglass composite-clad wood windows. Existing window types include double-hung, single-hung, fixed, casement, sliding, garden, and picture windows. All replacement windows will match the existing windows in size, location, and style, and will include wood trim that matches the existing trim dimensions and profiles.

B. Siding

The applicant proposes to replace the existing non-original wood shingle siding with James Hardie Artisan V-Groove siding with a seven-inch exposure. As described in the Request Letter (Attachment 4), the proposed siding was selected because it is consistent with the HPC's direction provided during the March 2026 meeting and replicates the original horizontal wood siding identified on the structure. The proposed material matches the existing V-groove profile and seven-inch exposure while providing a durable, low-maintenance alternative that supports the long-term preservation of the home's appearance.

The applicant also cites several performance benefits, including enhanced fire resistance through a Class A fire-rated assembly, improved durability against moisture, rot, insects, and weather-related deterioration, and greater resilience in wildfire-prone areas. Additionally, the material is expected to reduce long-term maintenance requirements and improve energy performance when incorporated into a modern exterior wall assembly.

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.

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B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for the construction of additions to existing residences (Attachment 6).

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 require 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. Request Letter
5. Photographs
6. Section 3.9, Residential Design Guidelines
7. Development Plans