

From: Adam Mayer [REDACTED]
Sent: Tuesday, November 19, 2024 8:49 AM
To: Planning <Planning@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Suray Nathan <SNathan@losgatosca.gov>
Subject: 11/20/2025 HPC Meeting - Public Comment Item #2 (352 W. Main St)

[EXTERNAL SENDER]

Dear HPC Members, Director Paulson, Mr. Mullin and Mr. Nathan,

I would like to make a public comment on item #2, 352 W. Main Street.

The property under consideration is located within the Broadway Historic District and is, therefore, bound by the Town's Residential Design Guidelines. However, I find it challenging to apply these guidelines practically, particularly considering that the property is a 13-unit apartment building consisting of multiple structures with diverse window types.

A review of the Residential Design Guidelines reveals that the examples provided predominantly feature single-family residences that are oriented towards the public right of way and undeniably contribute to the neighborhood's character.

In contrast, 352 W. Main Street is situated approximately 150 feet away from Main Street, with significant landscaping, including prominent trees, as well as a driveway and parking lot positioned in front of the apartment buildings. The presence of multiple structures with varying window types further complicates the interpretation of the Residential Design Guidelines in this context.

It is my professional assessment that the proposed window replacements would significantly enhance the current aesthetics of the property and contribute to a more cohesive visual appearance among the various buildings.

While it is unfortunate that the project applicant did not consult with the HPC prior to ordering the windows, it is essential to recognize that the operational and maintenance economics of an apartment complex differ markedly from those of single-family homes, which predominantly constitute the HPC's experience.

The proposed window material of vinyl, along with the color white, is consistent with industry norms for this type of property. It is important to acknowledge that vinyl windows have significantly improved in quality over recent years compared to previous versions.

Regarding the color choice, while the final decision rests with the Historic Preservation Commission (HPC), I do not believe that painting the windows brown will enhance the overall aesthetic; in fact, I assert that the white finish is likely to present a more refined and pristine appearance.

Furthermore, I would like to emphasize to the HPC that their decision impacts not only a single property owner but also thirteen families residing in Los Gatos. Beyond aesthetic considerations,

the proposed window replacement represents a substantial enhancement in the quality of life for the current tenants.

The transition from single-pane to dual-pane windows not only elevates thermal comfort but also contributes to energy cost savings and mitigates maintenance challenges associated with moisture-related issues, such as dangerous mold-promoting condensation.

Thanks,
Adam Mayer

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