



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

MEETING DATE: 11/20/2024

ITEM NO: 3

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DATE: November 15, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of Exterior Alterations (Window and Door Replacement) to a Pre-1941 Single-Family Residence on Property Zoned R-1:20. APN 424-30-080. **Located at 17121 Wild Way.** APN 424-30-080. Request for Review PHST-24-022. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: ALG Homes, LLC. Applicant: Erik Zang. Project Planner: Maria Chavarin.

**RECOMMENDATION:**

Consider a request for approval for construction of exterior alterations (window and door replacement) to a pre-1941 single-family residence on property zoned R-1:20 located at 17121 Wild Way.

**PROPERTY DETAILS:**

1. Date primary structure was built: 1931 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
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? No
7. Considerations required? Yes

**BACKGROUND:**

The subject property is located on the north side of Wild Way approximately 225 feet from the intersection with Winchester Boulevard (Attachment 1). The property is developed with a two-story single-family residence and accessory dwelling unit. The County Assessor indicates that the residence was constructed in 1931. This property was not included in the 1990 Anne Bloomfield survey nor the Sanborn Fire Insurance Maps.

**PREPARED BY:** Maria Chavarin  
Assistant Planner

BACKGROUND (continued):

Town records include a 1993 Building Permit for dry rot/termite repair around an existing fireplace in the family room (Attachment 2). A floor plan included with this permit notes that the attached garage was converted to a family room in the 1970s. Town records also include a 1985 Secondary Dwelling Unit (ADU) permit.

DISCUSSION:

The applicant is requesting approval to replace the iron windows and doors with fiberglass windows and doors (Attachment 3). In their Project Description letter, the applicant indicates that the existing original iron windows and doors have deteriorated, resulting in rust and corrosion that have compromised their structural integrity and functionality. The applicant notes that the new windows and doors will be custom made to closely replicate the appearance of the original windows and doors including color, muntin pattern, and style in efforts to maintain the historic character of the building. The new windows and doors will be installed within existing openings, without increasing the size or modifying the shape of the existing windows or doors (Attachments 4 and 5).

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

**4.8.2 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.

CONCLUSION:

The applicant is requesting approval for construction of exterior alterations (window and door replacement) to a pre-1941 single-family residence. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director and the project would be completed with a Building Permit. The project would not return to the Committee.

FINDINGS:

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.

ATTACHMENTS:

1. Parcel Report
2. Town Records
3. Project Description Letter
4. Property Pictures
5. Development Plans

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