



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

MEETING DATE: 11/20/2024

ITEM NO: 2

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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 Replacement) to a Non-Contributing Multi-Family Residential Development in the Broadway Historic District on Property Zoned R-1D:LHP. **Located at 352 W. Main Street.** APN 510-45-033. Minor Development in a Historic District Application HS-24-054. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. PROPERTY OWNER: West Main Partners LLC. APPLICANT: Byron Brown. PROJECT PLANNER: Suray Nathan.

RECOMMENDATION:

Requesting approval for construction of exterior alterations (window replacement) to a non-contributing multi-family residential development in the Broadway Historic District on property zoned R-1D:LHP located at 352 W. Main Street.

BACKGROUND:

On October 23, 2024, the Committee reviewed the proposal and continued the matter to the next meeting, requesting that the applicant provide physical samples of the proposed vinyl windows painted to simulate a natural material finish for review by the Committee.

DISCUSSION:

The applicant confirmed with staff that a painted physical sample will be available for the Committee's review at the November 20, 2024, meeting.

PREPARED BY: Suray Nathan  
Assistant Planner

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SUBJECT: 352 W Main Street / HS-24-054

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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, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

CONCLUSION:

The applicant is requesting approval to replace 58 existing windows that vary in material (wood, steel or aluminum) with vinyl windows in a multi-unit rental complex containing four buildings. All windows would be the same size, operation, location, and provide a consistent aesthetic. Should the Committee find merit in the request, the project would be completed with a Building Permit. The project would not return to the Committee.

ATTACHMENTS:

Previously received with the October 23, 2024, Staff Report:

1. Applicant Request and Letter of Justification
2. Development Plans
3. Photos
4. Window Specifications