



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

MEETING DATE: 02/28/2024

ITEM NO: 6

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DATE: February 23, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Construction of Exterior Alterations (Window Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 179 Loma Alta Avenue.** APN 532-29-037. Request for Review PHST-23-024. Property Owner: Linda Van Mouwerik. Applicant: Hilda Ramirez, Renewal by Andersen. Project Planner: Sean Mullin

**RECOMMENDATION:**

Consider a request for approval for construction of exterior alterations (window replacement) to an existing pre-1941 single-family residence located at 179 Loma Alta Avenue.

**PROPERTY DETAILS:**

1. Date primary structure was built: 1900 per County Assessor; 19<sup>th</sup> century per Anne Bloomfield Survey
2. Town of Los Gatos Preliminary Historic Status Code: '+' – Historic and intact, worthy of special note
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? N/A
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

**BACKGROUND:**

The subject property is located on the northeast side of Loma Alta Avenue, approximately 100 feet southeast of Alta Heights Court. The County Assessor indicates that the residence was constructed in 1900 and the 1990 Anne Bloomfield Survey indicates a construction date of the 19<sup>th</sup> century (Attachment 1). Town records indicate that the property was once the site of the

**PREPARED BY:** SEAN MULLIN, AICP  
Senior Planner

BACKGROUND (continued):

Market Street School from 1894 to 1917. Town records also indicate that a new foundation, new windows, and an addition were complete in 1990, and a second-story addition was completed in 1992.

DISCUSSION:

The applicant is requesting approval to replace one existing wood window with a wood composite window (Attachment 2). The window to be replaced is a fixed window located on the front elevation under the gable end to the right of the front entry (Attachment 3). The new window would be the same size, operation, location, and style as the existing window. The applicant indicates that the existing window is not original and has been replaced five times previously. The applicant also notes that the wood composite windows would preserve the architectural style and historic appearance of the home against what currently exists.

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

DISCUSSION (continued):

window frame and dressing is designed consistent with the historic context of the building.

The proposed wood composite material was not available when the Guidelines were written, and it is silent on its use. The Guidelines emphasize the use of wood windows but allows exceptions for alternative materials when they are not noticeably different from wood at a short distance, found to be consistent with the historic context, and consistent with the appearance of the original material where it would be unlikely to discern the difference. The applicant requests approval of the alternative window materials and provided a Letter of Justification and details on the proposed windows (Attachments 2 and 4).

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

CONCLUSION:

The applicant requests approval to replace one existing wood window with a wood composite window (Attachment 2). The new window would be the same size, operation, location, and style as the existing window. 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:

1. 1990 Anne Bloomfield Survey
2. Letter of Justification
3. Photos
4. Window Specifications

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