

February 3, 2025

17121 Wild Way, Los Gatos
Historic Window and Door Recommendations

The following report summarizes historic architectural considerations and recommendations for the extant windows and doors of the subject residence.

Existing windows are traditional industrial steel units, mostly operating casements, several fixed, all with true-divided lites, of which there are some 40 units. There are also 2 pairs of steel doors. Other doors are hardwood plank at front, or painted wood with divided lites at side and rear.

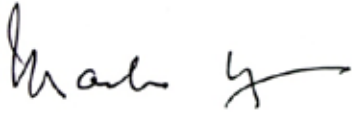
In sum, multi-lite steel units, while traditional, are an unfortunate choice for residential construction, as older single-glazed steel units are ultra-lean and lightweight, leak moisture and air excessively so, at this approximately 100-year juncture, have minimal thermal effectiveness and challengingly high maintenance requirements. At Wild Way, this reality is in clear evidence as even interior faces of steel sashes have rusted.

As these steel doors and windows are challenging both in terms of the lack of thermal and waterproofing qualities and resulting maintenance requirements, and as insulated windows and doors are recommended for fire prevention, I firmly concur that replacement is needed. Towards which, the following considerations and recommendations are intended to satisfy architectural and historic architectural requirements:

1. As the existing units are metal, replacement exterior material should be similar so that the exterior appearance is similar.
2. While new high quality thermally rated steel windows are available, they are by far the highest cost option. While fiberglass replacement windows are also an option, the exterior material and profiles would not match the existing historic.
3. Aluminum doors and windows are an alternative, whether full aluminum or aluminum exterior clad, the latter the more residential and more available option.
4. Replace the existing windows (figs.4-5) with exterior aluminum clad units with exterior design and details similar to the existing originals. Multiple manufacturers produce standard windows. Yet, based on recent experience, only several provide custom details to effectively replicate historic windows and doors – in particular exterior casings and muntins molded to replicate historic profiles (figs.6-7). Such window and door manufacturers include Marvin (Ultimate series) and Andersen (E-series), which are the recommended and equivalent replacement options (see product literature <https://www.dropbox.com/scl/fo/r00ni0he48lhnp2ss2v03/AB7UgDesWLLui-HCZEVfh0?rlkey=u94jll0xr7aqobb9si82q3u8p&dl=0>).
5. The ornamental hardwood front door (fig.8) should be retained, repaired and refinished. Other exterior doors (fig.9) should be replaced with aluminum clad units.
6. Replacement doors and windows to be thermally glazed with “simulated” divided lites and with slender exterior grids (i.e., “muntins”) to match the existing.
7. Entire window and door assemblies require replacement, so complete existing assemblies, including frames, require removal and replacement with thermal- and water-proofed assemblies.
8. Per attached photos (figs.10-12), a range of unique windows should be replicated to be similar to the existing originals include:
 - The living room bay window does not have molded casings but has flat casings, which exterior appearance the replacement assembly should replicate.

- The living room bay with fixed transom.
- Upper stair at front - with fixed transom and sidelights.
- Upper left front - with fixed transom and sidelights.
- Left side - 2 with transoms, 1 with sidelights.

Signed:

A handwritten signature in black ink, appearing to read "Mark Hulbert", with a long horizontal flourish extending to the right.

Mark Hulbert
Preservation Architect

attached: figs.1-12 (pp.3-6); product literature

Professional Qualifications:

The current inspector and author is an historical architect and historic preservation consultant with thirty-five years of professional experience in San Francisco and northern California and who exceeds the Secretary of the Interior's *Professional Qualifications Standards* for historical architecture and architectural history. My work regularly addresses historic building inspection, maintenance, rehabilitation and restoration. For further detail, please see attached resume.



Fig.1 – 17121 Wild Way - View from Wild Way (south) drive



Fig.2 – 17121 Wild Way - Front view from on site (west)



Fig.3 – 17121 Wild Way - View from Summit Way (north) drive



Figs.4-5 – Typical casement windows



Fig.6 – Typical window casing



Fig.7 – Typical window muntin



Fig.8 – Front (north) door



Fig.9 – Living room (south) doors - steel



Fig.10 – Living room bay window



Fig.11 – Casements with transom window at front



Fig.12 – Casements with side lights and transom window at front

PRESERVATION ARCHITECTURE

Mark Hulbert
Preservation Architect

With forty years of professional preservation experience – including, since 2002, as an independent historical and cultural resources consultant with offices in Oakland – I have been privileged to work on many important historical projects as a consultant, planner, architect and author. The range of my work includes:

- Preservation and rehabilitation consultation to property owners, project sponsors and their project teams;
- The preparation of historic structures reports, landscape reports, and preservation plans;
- Cultural and historical resources evaluation and consultation specific to local, state and national criteria;
- Historic preservation tax credit applications.

My professional qualifications exceed the Secretary of the Interior's Professional Qualifications Standards in the fields of History, Historic Architecture and Architecture; I am listed by the State of California Historical Resources Information System (CHRIS) as a CEQA qualified historical architect and historic preservation consultant; additionally hold a Certificate in Architectural Conservation from UNESCO's International Centre for the Conservation and Restoration of Cultural Property (ICCROM) in Rome, Italy; am serving a second term as a member of Marin County's Frank Lloyd Wright Civic Center Conservancy; and have been a registered California Architect since 1989.

Professional Experience

2002- Mark Hulbert Preservation Architecture, Oakland, CA
1998-2002 Associate/Preservation Architect, C David Robinson Architects, San Francisco
1990-1998 Architectural Conservator/Preservation Architect, Page & Turnbull, San Francisco
1986-1989 Architect, Michael Rex Associates, Sausalito, CA
1984-1985 Architecture & Preservation, Buttrick, White & Burtis, NY, NY
1982-1984 Retail Planning, Architectural & Industrial Design, Milton Glaser, NY, NY
1981-1982 Architecture & Preservation, William A. Hall & Associates, NY, NY

Professional Education

International Centre for the Conservation of Cultural Property, Rome, Italy; ARC, 1996.
North Carolina State University School of Design, Raleigh, NC: B-Env.Des.-Arch., 1980-81.
Boston Architectural Center, Boston, MA; 1979-1980
Mercer College, Trenton, NJ: A. Arch., 1977-1979

Professional Registration/Affiliation

Certificate, Architectural Conservation, ICCROM, 1996
California Architect C 21014, 1989
Member & Chairperson (current), The Frank Lloyd Wright Civic Center Conservancy, Marin County

Selected Preservation & Rehabilitation Project Experience

Pier 70/20th Street Historic Buildings (1886-1945), San Francisco
Brickyard Landing Masonry Structures, Point Richmond
Mare Island Sentry Houses, Mare Island, Vallejo
Tomaes Town Hall, Tomaes
Napa Post Office (William Corlett, 1933), Napa
Sherwin Factory (The Austin Co., 1920-1938), 1450 Sherwin Ave. Emeryville
General Storehouse Building 8 (1939), Naval Station Alameda
Hawk Hill/Battery Construction 129, Marin Headlands, GGNRA

Selected Preservation & Rehabilitation Project Experience-cont.

HJK/Oakland Auditorium (John J. Donovan, 1914), Oakland
La Bahia Hotel/Casa del Rey (William C. Hays, 1926), Santa Cruz
BPR Hotel/Petaluma Silk Mill (C. Havens, 1892; Brainerd Jones, 1922), Petaluma
Borroo Building (1877), Napa
Eschol/Trefethen Winery Building (Hamden McIntyre, 1886), Napa
471 Throckmorton Ave. (Harvey Klyce, c1892), Mill Valley
The Chalet, (Bernard Maybeck, 1904) Sonoma County
The Marshall Houses (C.M. Cook, 1900; Cunningham Bros., 1903), Berkeley
Archer Hotel/1212-1221 First Street (1929), Napa
Phoenix Lake Log Cabin (1893-94), Marin Municipal Water District
Cardiff House (1864), UC Santa Cruz
Mill Valley Lumber Co. (c1892-1926), Mill Valley
Gamble Building (c1850), Big Oak Flat
Buildings 45 and 223, Mare Island
Saint Mary's College (John J. Donovan, 1928; Milton T. Pflueger, 1960), Moraga
Marin County Civic Center Chambers (Frank Lloyd Wright, 1962), Marin County
Filbert Street Cottages (1906-1946), San Francisco
Shattuck Hotel (Benjamin McDougal, 1909-14; Walter Ratcliff, Jr., 1927), Berkeley
The Valhalla (1893), Sausalito
Demmel Boathouse, Inverness
Petaluma & Santa Rosa Railroad Trestle (1922), Petaluma
Highland Hospital (Henry H. Meyers Arch., Howard Gilkey Landscape Arch., 1926), Oakland
Claremont Branch Library (James Plachek, 1924), Berkeley
Richmond Civic Center (Pflueger & Pflueger Arch., H. Leland Vaughan Landscape Arch., 1948), Richmond
San Joaquin Experimental Range (1934), Madera County
Ford Assembly Building (Albert Kahn, 1929), Richmond
Clark Kerr Campus Buildings and Landscape (Alfred Eichler, 1930-1950), UC Berkeley
Building 165/Baylink Ferry, Mare Island Naval Shipyard, Vallejo
Chi Theta Chi House (W. Corlett, 1935-1950), Stanford
Municipal Boathouse (John G. Howard, 1907), Oakland
Los Gatos High School Theatre (William Weeks, c1925), Los Gatos
Marshall General Store/Hog Island Oyster Co., Marshall
Cryer Ranch, Hayward
Kingman Hall (Drysdale & Thomson, 1914), Berkeley
YWCA (Julia Morgan, 1914), Oakland
Studio One Arts Center, Oakland
William Colby House (Julia Morgan, 1905), Berkeley
Keeler Residence (Bernard Maybeck, 1902), Berkeley
SummerHill Historic Homes, (904-932 Bryant St., 264-270 Channing Way), Palo Alto
Edwards Stadium, UC Berkeley
Pier 40, San Francisco
Boudrow Residence (Julius Krafft, 1881), Berkeley
Heritage Theatre/Campbell High School Auditorium (William Weeks, 1925), Campbell
Lucie Stern Community Theater (Birge Clark, c1921), Palo Alto
Hearst Memorial Mining Building (John G. Howard, 1907), University of California, Berkeley
Geary Theater (Bliss & Faville, 1910), San Francisco
Pacific Gas & Electric Company (Bakewell & Brown, 1922; Bliss & Faville, 1925), San Francisco

Selected Historical Resource and Project Evaluations

Sausalito Yacht Club
Mallard Point, Belvedere
CA Capitol Annex, Sacramento
100 E. Grand Ave., South San Francisco
Laflin Residence, Berkeley
1897 Calle Arroyo, Diablo
170 Bridge Rd., Hillsborough
Dwight/Milvia Properties, Berkeley
Alexandria, San Carlos
2526 Hawthorne, Berkeley
Hayward Plunge, Hayward
12/14 Onyx Street, Larkspur
2115 Broadway, Oakland
Ladera Winery, Angwin
Kennedy Park House, Napa
Cambrian Park Plaza, San Jose
Stanford Financial Square, Palo Alto
Trefethen Winery, Napa County
Sausalito City Hall, Sausalito
Point Reyes Lodge, Olema
Saint Mary's College, Moraga
94th & International, Oakland
1212-1222 First Street, Napa
1945 Broadway, Oakland
Demmel Boathouse, Inverness
Mill Valley Lumber Co., Mill Valley
450 Hayes Street, San Francisco
565 Throckmorton Avenue, Mill Valley
The Valhalla, Sausalito
167 Lovell Avenue, Mill Valley
Wheeler Plaza, San Carlos
1538 3rd Street, Napa
1501 Third Street, Napa
94th & International, Oakland
136 Ord Street, San Francisco
University/Shattuck Properties, Berkeley
466 Missouri Street, San Francisco
352 Richland Ave., San Francisco
1531 Oak Park Blvd., Pleasant Hill
12 Laurel Way, Kentfield
St. Matthew School, San Mateo
2 Glenwood Avenue, Ross
Claremont Branch Library, Berkeley
Horseshoe Hill Ranch, Bolinas
Menlo Park Fire Station 2, East Palo Alto
Yolanda-Hurd Ranch, Danville

Lick Mansion, Santa Clara
Laurel Ranch, Clayton
401 Taylor Blvd., Pleasant Hill
350 Bella Vista, Belvedere
Fire Station 66, Richmond
Masonic Homes, Union City
280 Divisadero Ave., San Francisco
660 Bridgeway Blvd., Sausalito
24829 Palomares Road, Castro Valley
Richmond Public Library, Richmond
San Antonio Hills Neighborhood, Oakland
30935 Vallejo Street, Union City
1 Culloden Park Road, San Rafael
1500 San Pablo Avenue, Berkeley
2600 Shattuck Avenue, Berkeley
St. Brigids Church, San Francisco
2255 Lyon Street, San Francisco
216 Corte Madera Avenue, Mill Valley
Armstrong School Building, Berkeley
First Congregational Church, San Francisco
412 Monte Vista Avenue, Oakland
1849 Van Ness Avenue, San Francisco
Booker T. Washington Center, San Francisco
SF Boys & Girls Club, San Francisco
430 Main & 429 Beale Street, San Francisco
Town & Country Village, Palo Alto
Winters Building, Richmond
3900 Adeline Street, Emeryville
323 University Avenue, Palo Alto
Alto Spring Estate, Berkeley
5924-30 Foothill Blvd., Oakland
Mazda Lamp Works, Oakland
461 Baker Street, San Francisco
Berkland Baptist Church, Oakland
Pier 40, San Francisco
1505 Shattuck Avenue, Berkeley
Harrison Street Properties, San Francisco
2121 Allston Way/Magnus Museum, Berkeley
45 Lansing Street, San Francisco
401 Alice & 420 Third Streets, Oakland
Pier 23, San Francisco
1919 Market Street, Oakland
Clayburgh Building, San Francisco
Terminal One, Richmond
Saratoga Lanes, San Jose
Macdonald Avenue, Richmond

Historic Structure Reports and Preservation Plans

Maybeck Chalet, Sonoma	323 University Avenue, Palo Alto
Phoenix Lake Log Cabin, MMWD	Camera Obscura, San Francisco
Hawk Hill/Battery 129, GGNRA	Ahwahnee Hotel, Yosemite
Girton Hall, UC Berkeley	Geary Theatre, San Francisco
The Pelican Building, UC Berkeley	California State Office Building, San Francisco
Sea Scout Base, Palo Alto	Casa Amesti, Monterey
Municipal Boathouse, Oakland	U.S. Court House, Los Angeles
SummerHill Historic Homes, Palo Alto	U.S. Customs House, San Francisco
Petaluma Silk Mill, Petaluma	U.S. Appraiser's Building, San Francisco
Richmond Civic Center, Richmond	U.S. Court of Appeals, San Francisco
Cloyne Court Hotel, Berkeley	Presidio of Monterey
Clark Kerr Campus, UC Berkeley	

Recent Awards**Pier 70, 20th Street Historic Buildings, San Francisco:**

- Governor's Historic Preservation Award, 2023

Pier 70, Building 102, San Francisco:

- Traditional Building's Palladio Design Award, 2022

Pier 70, Buildings 113-116, San Francisco:

- ASCE-SF Historical Renovation Project of the Year, 2019
- California Preservation Foundation, Preservation Design Award, 2018
- Engineering News Record, Best Project Award, 2018

Trefethen Winery Building, Napa:

- California Preservation Foundation, Preservation Design Award, 2017

Filbert Street Cottages, San Francisco:

- California Preservation Foundation, Preservation Design Award, 2017

Ford Assembly Building, Richmond:

- California Governor's Historic Preservation Award for 2013
- California Heritage Council, Award of Recognition, 2013
- National Trust for Historic Preservation, National Honor Award, 2008
- California Preservation Foundation, Preservation Design Award, 2009
- AIA East Bay Chapter, Citation Award, 2009
- AIA San Francisco Chapter, Historic Preservation and Innovation Award, 2010

Highland Hospital, Alameda County:

- Design/Build Institute of America, Western Pacific Region, Award of Distinction, 2012

Richmond Civic Center, Richmond:

- California Governor's Historic Preservation Award, 2011
- California Preservation Foundation, Preservation Design Award, 2010
- AIA San Francisco Chapter, Historic Preservation and Innovation Award, 2010
- Design/Build Institute of America, Western Pacific Region, Regional Award, 2010
- City of Richmond, Historic Preservation Award, 2010
- California Construction Award, Overall Top Project, 2009

Municipal Boathouse, Oakland:

- California Preservation Foundation, Preservation Design Award, 2011

Studio One Arts Center, Oakland:

- AIA East Bay Chapter, Citation Award, 2011