



105 Locust St., ste. D  
Santa Cruz, CA. 95060  
408/705.6763

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4 OCTOBER 2025

**Town of Los Gatos Planning Dept.**

Suray Nathan  
110 E. Main St.  
Los Gatos, CA. 95030

**Re:** Response to Comments Dated October 1, 2025 – 69 Hernandez Avenue

Dear Mr. Nathan,

Pursuant to your comments dated October 1, 2025, please find attached photos of 69 Hernandez Avenue for your review.

As noted in the historic evaluation prepared by Archaeological Resource Management, the home has been heavily modified over time—both on the exterior and interior—resulting in a non-cohesive floor plan. We are proposing revisions to the interior layout to restore a more functional and cohesive plan. As part of these revisions, several window locations will need to be adjusted, as shown on the submitted Floor Plans and Exterior Elevations.

In addition, we propose to correct the window proportions to a more historically appropriate vertical orientation. Due to past modifications, the existing windows vary in style, operation, and material. To achieve a unified and consistent design, we are proposing to replace all existing windows with Marvin Ultimate aluminum clad wood windows in Ebony. A manufacturer photo is attached for reference. The new windows will have no grids.

Thank you for your consideration. Please let us know if any additional information is needed.

Sincerely,

**Mike Tinsley, Architect**

**License #: C-30944**



Current street view from Hernandez Ave. Page 15 of the Historic Evaluation prepared by Archeological Resource Management, shows what the original home looked like (dated circa 1970). Since then, the Entry has been relocated, the porch has been enclosed, and a new porch with a new roof constructed. We are proposing to replace these windows with properly proportioned windows.



Circa 1970 showing original porch





Current street view from Walnut Ave. We are proposing to remove the existing chimney, noted as non-historic. All windows appear to be replacement windows along this side of the home. We are proposing to remove the striped canvas awnings, remove bay windows in the center of the home and replace all windows with appropriate proportioned windows.



Current view from above existing garage. We are proposing to relocate the 2nd story window, and remove the striped awning. We are proposing to replace the existing wood casement windows.



Marvin Ultimate Casement

Proposed Color: Ebony (Black)

## *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: [armcartier@netscape.net](mailto:armcartier@netscape.net)*

Mr. Phil Rolla  
69 Hernandez Ave  
Los Gatos, CA. 95030

July 10, 2025

RE: HISTORIC EVALUATION OF THE RESIDENCE AT 69 HERNANDEZ AVENUE IN  
LOS GATOS

Dear Mr. Rolla:

As per your request our firm is submitting the enclosed historical evaluation of the residence at 69 Hernandez Avenue in Los Gatos. Based upon the requirements of the Town of Los Gatos, a methodology was designed which included the following services:

- an evaluation of the structures based on the criteria of the NRHP and CRHR
- an evaluation of the structures using the criteria of the Town of Los Gatos Historic Preservation Ordinance
- State Historic Resources Evaluation forms (DPR 523) for the structures

The current proposed plans for the property include expansion of the 2<sup>nd</sup> floor addition, demolition of the detached garage, and construction of a new garage with an ADU above.

The residence at 69 Hernandez Avenue is not currently listed in the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition, it does not appear to be eligible for listing in either of these registers.

The structure at 69 Hernandez Avenue is not located within a recognized historic district for the Town of Los Gatos and is not currently listed within the LHP overlay. The structure was constructed Circa 1900, and thus before 1941. However, the residence is lacking in historic association and architectural interest and has been heavily modified from its original form.

Thus the structure at 69 Hernandez Avenue does not appear to be historically significant, and no further recommendations are being made.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert Cartier". The ink is dark and the signature is fluid.

Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

## PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 13

Resource Name or # 69 Hernandez Avenue

P1. Other Identifier: Speedee Mart Building

P2. Location: \_\_\_\_\_ Not for Publication ☒ Unrestricted \*a. County Santa Clara  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Los Gatos, CA Date: 2021 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 69 Hernandez Avenue City: Los Gatos Zip: 95030

d. UTM: 10S 5 89 480mE/41 20 405mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 510-41-015

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The structure at 69 Hernandez Avenue is a two story vernacular residence in fair condition. The structure is roughly rectangular in form, oriented lengthwise off of Hernandez Avenue, at the southeast corner of Hernandez and Walnut Avenues. The primary roof is hipped and moderately pitched, surfaced with composition shingles. A front-gabled wing extends from the front façade. A slightly lowered hipped roof of shallower pitch extends over the enclosed porch addition to the eastern façade. The second story addition also features a hipped roof of moderate pitch. The eaves are somewhat broad and open, with exposed rafters.

See Continuation Sheet Page 4

\*P3b. Resource Attributes: HP06 (commercial 1-3 stories)

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object District ☐ Element of District ☐ Site ☐ Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)  
View of the front façade of 69 Hernandez Avenue

\*P6. Date Constructed/Age and Sources

Historic ☒ Prehistoric ☐ Both ☐

Constructed Circa 1900 based on County of Santa Clara Appraiser's property records

\*P7. Owner and Address:

Phillip & Gwynne Rolla  
69 Hernandez Avenue  
Los Gatos, CA 95030

\*P8. Recorded by:

Robert Cartier  
Archaeological Resource Management  
496 North 5<sup>th</sup> Street  
San Jose, CA 95112

\*P9. Date Recorded: 7/10/2025

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

None

\* Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact  
Record ☐ Photographic Record ☐ Other (List):



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 13

\*NRHP Status Code     

\*Resource Name or # (Assigned by recorder) 69 Hernandez Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 69 Hernandez Avenue

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Based upon visual evaluation and available documentation, the residence at 69 Hernandez Avenue was constructed Circa 1900. Numerous modifications and additions to the home have been made including the enclosing of the original wrap around porch and entry, relocation of the porch and entry to the western side of the front façade, a rear addition and the addition of the second story in 1981 (BP# 9441), reroofing in 1992 (BP# 24863), replacement of the original chimney, and replacement of many of the original windows.

\*B7. Moved? x No      Yes      Unknown      Date:      Original Location:     

\*B8. Related Features:

Also present on the property is a detached garage, which appears to be of late 20<sup>th</sup> Century construction.

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme architecture & shelter Area Santa Clara, CA  
Period of Significance 1900- Property Type private residential Applicable Criteria N/A

The land on which the subject structure now stands consists of a portion of the Rancho Rinconada De Los Gatos. In 1876, the subject property made up a portion of the lands of W. McCormick (Thompson & West 1876). By 1890 the property was owned by the S. and L.G. Real Estate Association (Official Map of Santa Clara County, 1890). The subject property consists of a portion of Lots 9 & 10 of Block 2, as shown on the "Map of Glen Ridge Park" dated April 11, 1891 (Book E of Maps, Page 97). Based upon County of Santa Clara Appraiser's records, the residence at 69 Hernandez Avenue was constructed Circa 1900. The earliest known owners of the home were George and Elizabeth Miller. George was born in 1862 in Ireland, and emigrated to the United States with his family in 1880. George and Elizabeth are listed as residing on Hernandez Avenue in the US Census of 1920, where George is noted to be employed as a farmer/orchardist.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

\*B12. References:

See Continuation Sheet, Page 7

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

\*Date of Evaluation: 7/10/2025

(This space reserved for official comments.)



## LOCATION MAP

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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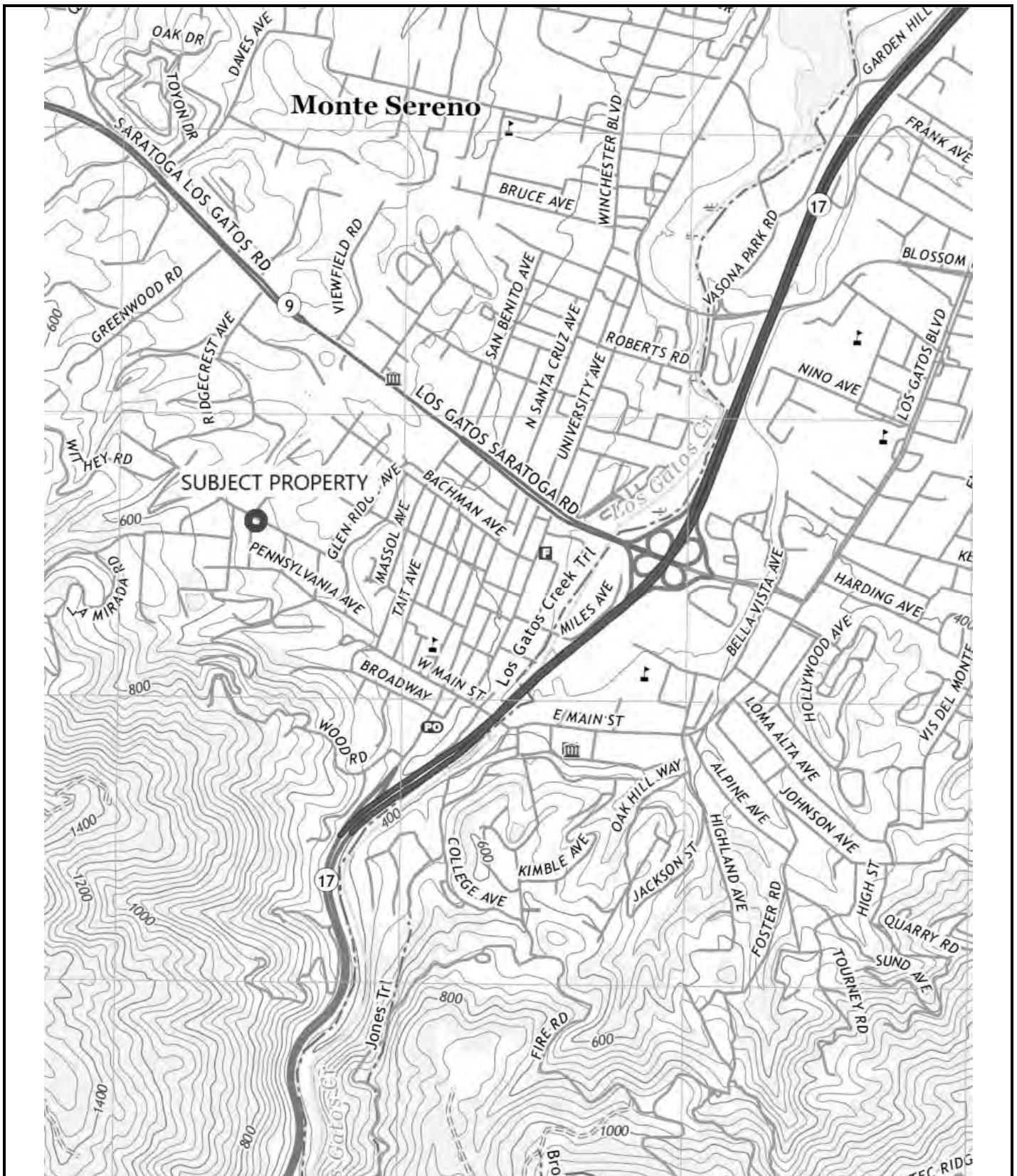
Resource Name or # (Assigned by recorder) \_\_\_\_\_

69 Hernandez Avenue

\*Map Name: Los Gatos, CA

\*Scale: 7.5 Minute

\*Date of Map: 2021



## CONTINUATION SHEET

Page 4 of 13

\*Resource Name or # (Assigned by recorder)

69 Hernandez Avenue

\*Recorded by Archaeological Resource Management

Date 7/10/2025

Continuation ☒ Update

Continued from P3a:

Exterior walls are surfaced with narrow horizontal wooden siding on the first floor, with wood shingle siding on the second story addition. The original fenestration is wooden framed and primarily in a double-hung sash configuration, however the majority of the windows appear to be non-original. The front façade features a recessed porch accessed via a brick stairway, both of which appear to be non-original.

Continued from B10:

George Miller retained ownership of the property until his death on March 26, 1938. On September 27, 1938 the property was granted by his estate to Bertha Goldstein (Book 899 OR, Page 231). Bertha Goldstein (later Bertha Passavoy) owned the property until her death in 1979. On November 9, 1979 the property was granted by her estate to Lillian Varadi and Eboly Frankel (Book E973 OR, Page 490). On May 22 of 1980 they granted the property to Brian and Christina Barnett and Robert and Carol Palmer (Book F340 OR, Pages 82-84). The 2<sup>nd</sup> story was added to the residence during their ownership of the property, in 1981. On October 22, 1981 the property was granted to Norman and Nancy Nason (Book G405 OR, Page 747). On October 5, 1982 they granted the property to Dennis and Jocelyn Penner (Book H063 OR, Page 739). Jocelyn Penner retained ownership of the property until April 24, 2025, when it was granted to Phillip and Gwynne Rolla, who are the current owners (Assessor's Doc#25803591).

### *Los Gatos Historic Building Inventory*

The Los Gatos Town Code (Sec. 29.80.215) states that "The purpose of historic preservation is to promote the health, safety and general welfare of the public through:

- (1)The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important in local, State, or National history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and \ irreplaceable assets to the Town and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.
- (2)The development and maintenance of appropriate settings and environment for such structures.
- (3)The enhancement of property values, the stabilization of neighborhood and areas of the Town, the increase of economic and financial benefits to the Town and its inhabitants, and the promotion of tourist trade and interest.
- (4)The enrichment of human life in its educational and cultural dimensions by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past.

(Ord. No. 1316, § 4.86.010, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

The Town of Los Gatos recognizes a structure as historic if any one of the following apply:

1. Any structure / site that is located within an historic district
2. Any structure / site that is historically designated within the LHP (Landmark Historic Preservation) overlay
3. Any primary structure constructed prior to 1941, unless the town has specifically determined the structure has no historic significance or architectural merit

The structure at 69 Hernandez Avenue is not located within a recognized historic district and is not currently listed within the LHP overlay. The structure was constructed Circa 1900, and thus before 1941. However, the residence is lacking in historic association and architectural interest and has been heavily modified from its original form.

*California Register of Historic Resources Criteria*

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 69 Hernandez Avenue is not currently listed on the CRHR. In addition the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events and thus it does not appear to be eligible for listing under Criterion 1. The structure is not associated with the lives of historically significant people, thus it does not appear to be eligible for inclusion under Criterion 2. The structure is an example of vernacular architecture, however it is not a notable example of this style. Thus it does not appear to be eligible for listing under Criterion 3. The structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under Criterion 4.

## CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder)

69 Hernandez Avenue

\*Recorded by Archaeological Resource Management

Date 7/10/2025

Continuation ☒ Update

### *National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- A. that are associated with events that have made a significant contribution to broad patterns of our history;
- B. that are associated with the lives of persons significant in our past;
- C. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. that have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- |              |                |
|--------------|----------------|
| 1. location  | 5. Workmanship |
| 2. design    | 6. Feeling     |
| 3. setting   | 7. Association |
| 4. materials |                |

The residence at 69 Hernandez Avenue is not currently listed on the National Register of Historic Places. In addition the structure does not appear to be eligible for inclusion in this register. The property is not associated with any known significant historical events, thus it does not appear to be eligible under Criterion A. The structure is not associated with historically significant persons, thus it does not appear to be eligible for inclusion in the NRHP under Criterion B. Although an example of vernacular architecture, it is not a notable example of this style and does not appear to be eligible for inclusion under Criterion C. The structure does not appear likely to yield important historical information, thus it does not appear eligible for inclusion under Criterion D.

## CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder)

69 Hernandez Avenue

\*Recorded by Archaeological Resource Management

Date 7/10/2025

Continuation ☒ Update

Continued from B12:

Appraiser's Office, County of Santa Clara

2025 Appraiser's records for 69 Hernandez Avenue.

Assessor's Office, County of Santa Clara

2025 Record search of assessed value and associated taxes for 69 Hernandez Avenue.

Calloway, S. and E. Cromley

1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Hoover, M. et al

1966 Historic Spots in California. Stanford University Press, Stanford California.

McAlester, V. and L. McAlester

1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Recorder's Office, County of Santa Clara

2025 Record search of recorded information for 69 Hernandez Avenue.

US Department of the Interior

1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

US Department of the Interior

1982 Bulletin 15 – "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.

1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder)

69 Hernandez Avenue

\*Recorded by Archaeological Resource Management

Date 7/10/2025

Continuation ☒ Update



Photo 1: View of the front façade of 69 Hernandez Avenue.



Photo 2: View of the front gabled wing on the front façade.

**CONTINUATION SHEET**

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HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder)

69 Hernandez Avenue

\*Recorded by Archaeological Resource Management

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Continuation ☒ Update



Photo 3: View of the enclosed porch addition to the eastern façade.



Photo 4: View of the (non-original) front porch and entry to the residence.

## CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder)

69 Hernandez Avenue

\*Recorded by Archaeological Resource Management

Date 7/10/2025

Continuation ☒ Update



Photo 5: An oblique view of the front façade from the northwest.



Photo 6: View of bay window along the western facade

**CONTINUATION SHEET**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 11 of 13

\*Resource Name or # (Assigned by recorder)

69 Hernandez Avenue\*Recorded by Archaeological Resource ManagementDate 7/10/2025Continuation ☒ Update

Photo 7: Detail of the (non-original) chimney.



Photo 8: View of the rear entry to the residence.

**CONTINUATION SHEET**Photo 9: View of the 1<sup>st</sup> floor of the rear façade.Photo 10: View of the 2<sup>nd</sup> story, rear façade.



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 13 of 13

\*Resource Name or # (Assigned by recorder)

69 Hernandez Avenue

\*Recorded by Archaeological Resource Management

Date 7/10/2025

Continuation ☒ Update



Photo 11: Image from the County of Santa Clara Appraiser's Property Record for 69 Hernandez Avenue showing the residence prior to the porch enclosure, entry relocation, and 2<sup>nd</sup> story addition (Circa 1970's).

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