



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 10/22/2025

ITEM NO: 3

DATE: October 17, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 69 Hernandez Ave.** APN 510-41-015. Request for Review PHST-25-019. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner: Phil Rolla. Applicant: Mike Tinsley. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations (window replacement) to an existing pre-1941 single-family residence on property zoned R-1:8, located at 69 Hernandez Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor; 1910 (estimated) per Bloomfield Survey
2. Bloomfield Preliminary Rating: ✓, historic & some altered, but still a contributor to the district if there is one
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? N/A
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 69 Hernandez Ave was constructed in 1900, and the 1990 Bloomfield Survey estimates the construction date to be 1910 (Attachment 1). The residence appears on the Sanborn Fire Insurance Map in 1908, and the residence's footprint remained consistent between 1928 and 1956 (Attachment 2).

PREPARED BY: Suray Nathan
Assistant Planner

DISCUSSION:

The applicant is requesting approval to replace all existing windows, which vary in material (wood and vinyl) and style (fixed, casement, and double hung). The proposed window replacement is one component of Building Permit for an interior remodel currently under review by the Town. The project includes modification of some windows and the addition of one new window. The proposal also includes the removal of a chimney (non-historic, according to the applicant's research), replacement of a wood door with a wood-framed glass door at the street-facing rear entrance, and removal of one bay window along the street-facing west elevation (Attachments 3 and 7). There are 32 existing windows, and the applicant proposes to remove and reconfigure 15 of the windows, replace 17 windows, and add one new window, resulting in a total of 33 new windows, featuring Marvin Ultimate aluminum-clad wood windows in ebony (Attachments 3 and 7).

The applicant's Letter of Justification states that the subject house has undergone significant modifications over time, including the enclosure of the front porches that wrap around to the side and the construction of a second floor (Attachments 3 and 5). The applicant notes further that the window replacement would also provide a more cohesive look by correcting the window proportions to match the original historic proportions.

The Residential Design Guidelines provides the following recommendations related to window materials:

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- Select window types to complement the style of the house. Each architectural style generally has one or two window types that are traditional to the style. Double hung windows, for example, are common features of Victorian and Craftsman Styles while casement windows are seen frequently in Mission and Spanish Eclectic styles

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.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- Divided lights (i.e., larger window panes broken up into smaller pieces) are common in many home styles found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions (i.e., the ratio of the horizontal to the vertical dimension) of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window systems that have dimensional muntins on both the exterior and interior of the glass along with a spacer muntin between the panes of glass. Use consistently for windows on all sides of the house.

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 layperson 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.

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, 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 32 existing windows, which vary in material (wood and vinyl). The project includes modification of some windows and the addition of one new window. All new windows would be Marvin Ultimate aluminum-clad wood windows in ebony. Should the Committee find merit in the request, a recommendation of approval 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:

- B. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Maps
3. Letter of Justification
4. Town Permit Records
5. Town Records - Provided by Applicant
6. Section 3.9, Residential Design Guidelines
7. Development Plans