



Planning Department
Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

April 15, 2026

**Re: The Fox Residence, 9 Peralta Ave, Los Gatos
Window Alterations**

Dear Mr Mullin,

John and Donna Fox, owners of 9 Peralta since 1996, are planning an interior remodel of the second floor. As a result, a few windows are being added/modified. This letter of justification accompanies the project plans.

Building History:

The original home was actually two separate buildings joined together sometime between 1900-1906. The first house was a wood framed cottage from 1887; this makes up the rear half of the current home. The front half of the home (Peralta) was constructed in 1900. A primary feature of the home was its sandstone walls sourced from the same quarries as Stanford University, as well as a few buildings in town. A second floor was added after 1906, on top of the stone walls. These walls are covered in wood shingles in a random laid pattern. Minor alterations occurred prior to current record keeping and include the removal of a screen porch on the upper floor balcony (over the front entry) among other minor changes.

Owner Duane Billheimer made several modifications and repairs to the home over the years, starting in 1984 (screen room converted into breakfast nook, gazebo removed, etc.), again in 1989-1991 after the 1989 Loma Prieta earthquake, as there was significant damage: the house underwent significant seismic retrofitting as well as replacement of the stone walls on the Main Floor. Between 1994-1997, the entire rear portion of the home was reconstructed, albeit in an extremely poor and dangerous manner that required major reworking by John and Donna.

The detached garage was constructed in 1991 to replace an old garage that had a redwood water tower above it.

More current work includes window and roof replacements and general maintenance.

Proposed Window Alterations:

1. On the second floor, a new bathroom is being added between bedrooms 2 & 3, with a proposed window added to the South Elevation. The shape proposed is an oval window that matches an existing window on the detached garage. The window will be in a shower so the typical tall double hung unit is entirely impractical for this use.
2. Revisions being made to the Primary Bathroom affect windows on the West Elevation. One existing tall double hung window is being shortened by 50% with a matching unit added to

the right side (as viewed from the exterior). The existing tall window is located in a walk-in closet and severely affects the usability of said closet, and we are seeking a compromise rather than proposing a complete elimination. The second window is symmetrical on the ridge and will be in the WC. The existing short window is being removed as it would be in the new shower at waist height. A window here not only won't comply with building codes but it's also as a simple matter of practicality.

Note: All new windows will be wood (painted) that match the existing- both in size/scale of the sash frames, but also match the detailing of the special trim on the upper half. The shingle siding infill will match in shape and pattern.







In Summary

These minor alterations pay respect to the historical roots and character of the original (and remodeled) residence by using matching wood windows and details. By allowing these changes, the owners will be able to more fully enjoy living in this home for years to come.

Regards,

A handwritten signature in blue ink, appearing to read "Gary Kohlsaat", with a long horizontal flourish extending to the right.

Gary Kohlsaat
Architect C19245

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