



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 05/27/2026

ITEM NO: 2

DATE: May 22, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct Exterior Alterations (Window Modifications) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 9 Peralta Avenue.** APN 510-42-040. Request for Review Application PHST-26-012. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: John and Donna Fox. Project Planner: Maria Chavarin.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations (window modifications) to an existing pre-1941 single-family residence on property zoned R-1:8, located at 9 Peralta Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database; 1880's per Anne Bloomfield Survey
2. Bloomfield Preliminary Rating: +, historic and intact or worthy of special note
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara Assessor's database lists a construction date of 1900 for the existing residence. The 1990 Anne Bloomfield Survey provides an estimated construction date of 1880s and assigns a preliminary rating of historic and intact or worthy of special note (Attachment 1). The Sanborn Fire Insurance Maps show the residence on the subject property in 1904 through 1956, showing a consistent building footprint through that period (Attachment 2). The applicant provided a Letter of Justification stating that the original home was two separate buildings joined together

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Assistant Planner

between 1900-1906 (Attachment 3). The first house was a wood framed cottage from 1887 making 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. 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) and other minor changes. The 1989 Loma Prieta earthquake damaged the northwest corner of the residence, including the windows on the west wall and window repairs were recommended at that time. The Letter of Justification indicates that the residence has been modified and repaired both before and after the earthquake, which corresponds to the Town records documenting pre-earthquake modifications and significant post-earthquake restoration (Attachment 4).

DISCUSSION:

The existing two-story Victorian style residence is located on the west side of Peralta Avenue between Hernandez Avenue and Pennsylvania Avenue. The applicant requests approval to modify two second-floor windows on the rear (west) elevation and add a window on the second floor of the left elevation (Attachment 5). Proposed changes include reducing the size of one existing double-hung window and removing a second window and in filling it with shingles to match the existing exterior. A new double-hung window is proposed adjacent to the reduced window. Additionally, a new oval window is proposed on the left (south) second floor elevation. All new windows will be wood framed to match the existing materials. No changes are proposed to the remaining windows (Attachment 5).

The Residential Design Guidelines provides the following recommendations related to window and building 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

- Use natural/original construction materials (e.g., real wood siding, rock, brick, shingles, plaster) which match and are consistent with the existing materials of the structure. The use of faux rocks or stone is prohibited.
- New materials should identically match original materials in shape, size, dimension, texture and pattern. Metal used as flashing, screening, gutters, and utility services and other traditional elements are acceptable.

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:

 X 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 is seeking a recommendation of approval to add and modify three windows on the second floor. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director, and the project would require approval through a building permit application. The project would not return to the Committee.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps
3. Letter of Justification
4. Town Records
5. Development Plans

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