



**TOWN OF LOS GATOS  
HISTORIC PRESERVATION COMMITTEE  
OCTOBER 22, 2025  
110 EAST MAIN STREET  
TOWN COUNCIL CHAMBERS  
4:00 PM**

*Lee Quintana, Chair  
Martha Queiroz, Vice Chair  
Susan Burnett, Planning Commissioner  
Emily Thomas, Planning Commissioner  
Alan Feinberg, Committee Member*

**HOW TO PARTICIPATE**

The Town of Los Gatos strongly encourages your active participation in the public process. If you are interested in providing oral comments during the meeting, you must attend in-person, complete a speaker's card, and return it to the staff. If you wish to speak to an item on the agenda, please list the item number on the speaker card. The time allocated to speakers may change to better facilitate the meeting. If you are unable to attend the meeting in-person, you are welcome to submit written comments via email to [planning@losgatosca.gov](mailto:planning@losgatosca.gov).

**Public Comment During the Meeting:**

When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Town meeting.

Speakers at public meetings may be asked to provide their name and to state whether they are a resident of the Town of Los Gatos. Providing this information is not required.

**Deadlines to Submit Written Comments:**

If you are unable to participate in person, you may email [planning@losgatosca.gov](mailto:planning@losgatosca.gov) with the subject line "Public Comment Item #\_" (insert the item number relevant to your comment). Persons wishing to submit written comments to be included in the materials provided to the Commission must provide the comments as follows:

- For inclusion in the agenda packet: by 11:00 a.m. the Friday before the Committee meeting.
- For inclusion in the agenda packet supplemental materials: by 11:00 a.m. on the day of the Committee meeting.
- For inclusion in a desk item: by 11:00 a.m. the day of the Committee meeting.

## CALL MEETING TO ORDER

## ROLL CALL

**VERBAL COMMUNICATIONS** *(Members of the public are welcome to address the Historic Preservation Committee on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Committee. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to three minutes or such time as authorized by the Chair.)*

**VERBAL COMMUNICATIONS** *(Members of the public are welcome to address the Historic Preservation Committee on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Committee. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to three minutes or such time as authorized by the Chair.)*

1. Draft Minutes of the September 24, 2025, Historic Preservation Committee Meeting

**PUBLIC HEARINGS** *(Applicants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Committee's consent at the meeting.)*

2. Consider a Request for Approval to Construct Exterior Modifications (Siding Replacement) on an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 155 Hernandez Avenue.** APN 510-40-152. Request for Review Application PHST-25-020. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Catherine Nadeau. Applicant: Marcie Macdonough. Project Planner: Ryan Safty.
3. 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.** 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.

**OTHER BUSINESS** *(Up to three minutes may be allotted to each speaker on any of the following items.)*

4. Consider Providing Staff with Direction on Window Materials. **Project Location: Town Wide.** Project Planner: Sean Mullin.

## **REPORT FROM THE DIRECTOR OF THE COMMUNITY DEVELOPMENT**

### **COMMITTEE MATTERS**

### **ADJOURNMENT**

**ADA NOTICE** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104].

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**TOWN OF LOS GATOS  
HISTORIC PRESERVATION  
COMMITTEE REPORT**

MEETING DATE: 10/22/2025

ITEM: 1

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**DRAFT  
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING  
SEPTEMBER 24, 2025**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on September 24, 2025 at 4:00 p.m.

**MEETING CALLED TO ORDER AT 4:00 PM**

**ROLL CALL**

Present: Chair Lee Quintana, Vice Chair Martha Queiroz, Commissioner Susan Burnett, Commissioner Emily Thomas and Committee Member Alan Feinberg.

Absent: None.

**VERBAL COMMUNICATIONS**

None.

**CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)**

1. Approval of Minutes – August 27, 2024

**MOTION:** Motion by Committee Member Thomas to approve the Consent Calendar. **Seconded** by Commissioner Burnett.

**VOTE:** Motion passed 4-0 with Chair Quintana abstaining

**PUBLIC HEARINGS**

2. 333 Los Gatos Boulevard

Consider a Request for Approval to Construct an Addition to an Existing Pre1941 Single-Family Residence on Property Zoned R-1D. APN 529-22-021. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-018. Property Owner/Applicant: Nichola Palmer. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Opened and Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                    **Motion by Commissioner Burnett** to Recommend Approval to the Community Development Director for a Request for Approval to Construct an Addition to an Existing Pre1941 Single-Family Residence on Property Zoned R-1D. APN 529-22-021. **Seconded by Vice Chair Queiroz.**

**VOTE:**                    **Motion passed unanimously.**

3. 16488 Bonnie Lane

Consider a Request for Approval to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. Located at 16488 Bonnie Lane. APN 532-02-014. Request for Review Application PHST-25-017. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owner: Mai of Tran 2020 Trust. Applicant: Vu-Ngan Tran. Project Planner: Maria Chavarin.

Maria Chavarin, Project Planner, presented the staff report.

Committee members asked questions of staff.

Opened Public Comment.

Applicant presented the project.

Vu-Ngan Tran, Owner

Their plans to add a master bathroom on the second floor were previously approved. This creates an open space below. They want to extend the family room to use that space.

Committee members asked questions of the applicant.

Closed the public comment.

Committee members discussed the matter.

**MOTION:**                    **Motion by Committee Member Feinberg** to Recommend that the Applicant Return with Revised Plans that the Doors on the First and Second Floors to Incorporate Divided Lites Across the Doors. The Doors Would Remain with Sidelites. **Seconded by Commissioner Burnett.**

**Motion was discussed.**

**MOTION:**                    **Alternative Motion** by **Commissioner Thomas** to recommend approval with the condition that the upstairs porch doors and side panels have divided lites. Either all across the top or on just on the side panels. On the bottom also have divided lites or all across the glass panels.

**Alternative Motion failed due to lack of a second.**

Committee members discussed the matter.

**MOTION:**                    **Alternative Motion** by **Commissioner Burnett** to Recommend Approval to the Community Development Director for a Request to Construct an Addition to an Existing Pre1941 Single-Family Residence on Property Zoned R-1D. APN 529-22-021, with the Following Conditions:

1. Modify the proposed French doors and side light windows located on the second story of the east elevation as follows:
  - a. Side light windows shall include full divided lights; and
  - b. The two doors shall remain without divided lights or incorporate divided lights on the top portions of the doors.
2. Modify the glass folding doors located on the first story of the east elevation with the following design by removing one or two of the folding glass door panels and incorporate full length divided lights on the remaining panels.

**Seconded by Vice Chair Queiroz**

**VOTE:**                    **Motion passed 3-2 with Commissioner Thomas and Chair Quintana dissenting.**

4. 446 San Benito Avenue

Consider a Preliminary Review of a Request to Construct a New Second-Story Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-16-051. Request for Review Application PHST-25-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Devendra Deshwal. Project Planner: Maria Chavarin.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF SEPTEMBER 24, 2025

Maria Chavarin, Project Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Devendra Deshwal, Owner/Applicant

They are retaining the front elevation. But they want to change a window into a door. The second story will be similar to what exists. The former owner changed the windows to flat vinyl windows without sills. The current owners propose to replace the windows but with sills as seen in older photos of the home. Other houses in the neighborhood have the same sills.

Commissioner Thomas

Wood shingle siding is proposed for the front and side elevations with stucco in the rear. Why the two different materials?

Devendra Deshwal, Owner/Applicant

The existing elevation has stucco. It is not visible from the street.

Vice Chair Queiroz

What is the material of the garage doors?

Devendra Deshwal, Owner/Applicant

It is wood.

Chair Quintana

Please respond to the staff comments on

- Appropriateness of the location and scale of the proposed addition.
- Appropriateness of an attached garage.
- Apparent aluminum roll-up garage door.
- Proportion of the attached garage to the front façade.
- Compatibility of contemporary front doors.
- Use of vinyl windows and vinyl siding is discouraged.
- Appropriateness of the use of stucco on only one elevation.
- Use of the belly band on the side elevations.

Vice Chair Queiroz

The existing windows are vinyl. The owner is proposing vinyl windows.

Commissioner Thomas

Good that the addition is in the back.

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF SEPTEMBER 24, 2025

Vice Chair Queiroz

The addition looks like a box attached to a small house. It looks too boxy. It could be broken up with some portions moved forward.

Committee Member Feinberg

Concerned about the attached garage. Prefer to see a detached garage in the back of the house.

Chair Quintana

The addition is out of scale to the house and the surrounding homes. The garage should be detached and located towards the back of the house. The façade of the garage is over fifty percent of the front façade and dominates the front.

Chair Quintana

The Committee is trying to discourage vinyl windows. The applicant is encouraged to be consistent with the use of materials. The stucco siding is not consistent.

Sean Mullin, Planning Manager

The belly band is used to break up the mass. But staff are concerned that it appears slapped on and terminates at the outside corners. Staff will work with the applicant about a technical demo. The shingles may need to be replaced due to age and termite damage. Items raised in the staff report will be addressed. Staff will also cover options on how to reduce mass and scale.

Chair Quintana

Locating the garage in the back of the house allows more room on the side for the addition.

Committee Member Feinberg

It is helpful having the list for the Committee to focus on.

Sean Mullin, Planning Manager

There are two-story homes across the street. There are strategies to reduce the mass.

Commissioner Burnett

When doing an addition, you go back to the original windows of wood and not vinyl.

Erin Walters, Senior Planner

The Design guidelines have a section on transitioning for a one to two story structure.

Neighbor

They are concerned about fire danger in the area. The wood used on the first floor can be treated with a fire protective covering. There are aluminum doors that have the look of wood. Please consider fire safety as a criteria.

Chair Quintana

Check with your insurance company if the materials need to be fireproof.

Commissioner Thomas

These windows should align. One way to make an attached garage less prominent is to not have a second story.

Sean Mullin, Planning Manager

The Design Guidelines describe strategies such as a trellis, pushing back the second story over the garage, etc. The staff can work with the applicant.

Commissioner Thomas

Having wood sills under the windows restores the character to the home.

**OTHER BUSINESS** (*Up to three minutes may be allotted to each speaker on any of the following items.*)

5. Discussion of Potential Historic Preservation Topics to be Included in a Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items.

Committee members discussed the matter.

Sean Mullin, Planning Manager

Propose that the item be discussed at a special meeting of two hours on this one topic. Staff will poll the Committee for a date and time. Keep it high level. It does not need to be written as a code.

Chair Quintana

There are three main areas to cover: Demolition code, Historic Overlay code and Design Guidelines. The Committee can have a separate meeting regarding Glenridge.

Alan Fienberg

Would like to see a map of the Glenridge area.

Commissioner Burnett

There is a lot of information available. It could be discussed as a separate topic.

**REPORT FROM THE DIRECTOR OF THE COMMUNITY DEVELOPMENT**

None.

**COMMITTEE MATTERS**

None.

**ADJOURNMENT**

The meeting adjourned at 5:58 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 24, 2025 meeting as approved by the Historic Preservation Committee.

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Sean Mullin, AICP, Planning Manager

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**TOWN OF LOS GATOS  
HISTORIC PRESERVATION  
COMMITTEE REPORT**

MEETING DATE: 10/22/2025

ITEM NO: 2

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DATE: October 17, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Construct Exterior Modifications (Siding Replacement) on an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 155 Hernandez Avenue.** APN 510-40-152. Request for Review Application PHST-25-020. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Catherine Nadeau. Applicant: Marcie Macdonough. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval to construct exterior modifications (siding replacement) on an existing pre-1941 single-family residence on property zoned R-1:8, located at 155 Hernandez Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1917 (effective year built 1950) per County Assessor's Database; 1910s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: +, historic and intact or worthy of special note
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? N/A
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 155 Hernandez Avenue was constructed in 1917, with an effective year built of 1950, which usually reflects significant alterations or additions occurred after the original construction date. The 1991 Bloomfield Survey describes the residence as being built in the Colonial Revival style with an estimated construction date of the 1910s (Attachment 1). The Bloomfield Survey rates the residence as historic and intact or worthy of special note. The Sanborn Fire Insurance Maps show that the footprint of the residence remained consistent between 1928 and 1956 (Attachment 2).

PREPARED BY: Ryan Safty  
Associate Planner

On January 22, 2025, the Historic Preservation Committee (Committee) reviewed and approved a request for exterior alterations to this residence, including raising the height of roof, changing the roof pitch, and replacing existing windows with new dual-pane fiberglass windows. Any needed replacement siding was required to match the existing siding. The project plans approved by the Committee are included as Attachment 3.

In the process of construction, the applicant has returned to the Committee due to concerns with the existing exterior siding.

DISCUSSION:

In late August, during construction, the applicant contacted Town staff to request an inspection of the existing exterior siding. Their concerns were related to the deteriorated condition of the existing wood siding, the lack of a vapor barrier, and fire hardening of the existing residence. Planning staff and the Building Official visited the property with the contractor and determined the following:

1. The existing exterior siding is not deteriorated to the point that the Building Official can approve of the “repair” demolition exemption pursuant to Town Code Section 20.10.020 (copied below), and therefore, further demolition or siding removal would need Committee approval;
2. The installation of a vapor barrier would require the removal and replacement of the existing siding, which constitutes demolition unless Committee approval is obtained; and
3. The replacement of wood siding with Hardie board siding is not a kind-for-kind replacement and therefore requires Committee approval.

On September 18, 2025, the applicant submitted for additional Committee review (Attachment 5). The applicant is requesting that the Committee approve replacement of all existing wood siding on the residence with Hardie board siding. As noted in Attachment 5, the reason for this request is to ensure longevity of the existing historic residence. In addition to the deteriorated condition of the existing wood siding, the applicant desires to ensure the residence is weather resistant and more fire resistant.

To make the house more weather resistant, a weather-resistant barrier must be installed on the exterior of the studs, under the existing wood siding. Removing the existing wood siding and replacing it with the existing wood siding would be challenging due to the condition of the existing wood siding. The applicant is requesting Hardie board siding as a replacement and feels that the new Hardie board siding would be consistent with the appearance of the original materials and that a lay person would be unlikely to discern the difference pursuant to Residential Design Guideline 4.8.2 (Attachment 6). Pictures of the existing wood, new wood, and Hardie board siding are shown next to each other in Attachment 5.

Additionally, the property at 155 Hernandez is located within the Very High Fire Severity Area and therefore must follow Wildland Urban Interface guidelines and requirements. One option for compliance with these requirements is installation of non-combustible siding, such as Hardie board material.

The size and profile of the proposed Hardie board siding would be the same and would be installed horizontally to match the existing wood siding. The existing wood shingle siding on the front porch and lower portion of the west elevation would remain (Attachment 5).

Town Code Section 29.10.020 clarifies that demolition of a historic structure means removal of more than twenty-five percent of the wall(s) facing a public street or fifty percent of all exterior walls. When approved by the deciding body, the following is exempt from the demolition definition:

- a. *Replacement*. The exterior wall covering may be removed if the covering is not original to the structure.
- b. *Repair*. The removal and replacement of in kind non-repairable exterior wall covering (siding) resulting in no change to its exterior appearance or historic character if approved by the deciding body.
- c. *Removal*. The removal of an addition(s) that is not part of the original structure and which has no historic significance, as determined by the Historic Preservation Committee. Demolition shall be determined by subsections (1) and (2) above for the original structure, where walls enclosed by additions shall be considered as exterior walls.

Based on the applicant's description of the existing condition of the residence, it is likely that exemption *(b)-Repair* is applicable to this request.

The applicant is seeking a determination from the Committee that the removal and replacement of the siding is appropriate and therefore exempt from the demolition definition. Should the Committee find merit in the request, a recommendation would be forwarded to the Community Development Director. Once approved, Building Permit revisions could be approved by the Town and the project would not return to the Committee.

#### FINDINGS AND CONSIDERATIONS:

##### A. Findings

##### **Sec. 29.10.020. Demolition (historic structures)**

All remaining exterior walls must be contiguous and must retain the existing exterior wall covering. No new exterior wall covering shall be permitted over the existing exterior wall covering. The following are exempt from this definition:

- \_\_\_ b. *Repair.* The removal and replacement of in kind non-repairable exterior wall covering (siding) resulting in no change to its exterior appearance or historic character if approved by the deciding body.

B. 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.

C. Residential Design Guidelines

Section 4.8.2 of the Town's Residential Design Guidelines offers recommendations for exterior building materials on historic resources (Attachment 6).

CONCLUSION:

Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director. The proposed work would be completed with a Building Permit and would not return to the Committee for further review.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Project Plans
4. Property Pictures
5. Project Description
6. Section 4.8.2, Residential Design Guidelines



Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY  
LOS GATOS RESEARCH

File address 155 Hernandez

PARCEL MAP INFORMATION

Parcel # 510-40-152 Lot size: 0.75 front ft. x 796 ft. deep

Lot shape: Rectangle an L an Rectangle with small rear jog an Other an

Location: N an S an E an W an side of H St an Ave an Other an

distance to cross st: an ft. N an S an E an W an from an

at NE an NW an SE an SW an corner of Chestnut

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Glen Ridge Park Old Block # 4 Old lot # 2.6 + 7?

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1910s Style Colonial Reviv. # stories an

Alterations chimney damaged

Other an

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) 8975 Effective date 12-87

|                |                       |             |              |                 |                |            |
|----------------|-----------------------|-------------|--------------|-----------------|----------------|------------|
| APN 510-40-152 | ADDRESS 155 HERNANDEZ | AV LG 95030 | 73 SQ. FEET  | 1,773 TOT ROOMS | 6 DINING ROOM  | 1 POOL     |
| SINGLE FAMILY  | TRA 3-038             | WIDTH 01    | 105 ADDN S/F | BEDROOMS        | 2 FAMILY ROOM  | GARAGE S/F |
|                | USE CODE              | DEPTH 17    | NO. FLOORS   | 2 BATHS         | 1.0 UTILITY RM | 1 FIN BSMT |
|                | YR BUILT              | ACRES       |              |                 |                | 256        |

OWNERSHIP SHOWN ON MAPS

| Source Name   | Source Date | Source Page | Location of property, or Old tract/block/lot | Lot Size         | Owner Name |
|---------------|-------------|-------------|----------------------------------------------|------------------|------------|
|               | 1891        |             |                                              |                  |            |
| Blk Book      | 1908        |             |                                              |                  |            |
| <u>Survey</u> | 1944        | 13          | <u>Hernandez / Chestnut</u>                  | <u>36' x 61'</u> |            |
|               |             |             |                                              |                  |            |
|               |             |             |                                              |                  |            |
|               |             |             |                                              |                  |            |

155 Hernandez  
EVALUATION Date 1905-24  
Contributor an  
District Non-contrib 65  
Earliest known Owner an Resident an  
Context: possible residents 1925  
Alterations: E Moved  
Raised Porch encl  
Addition Siding  
Windows Condition  
Designer: a b d

PHOTOS: Roll/frame # 030/24 Date 8 Feb 90



Previous Survey an  
Gebhard: page # an illustration page # an  
Butler/Junior League an



File address 15 HernandezARCHITECTURAL SURVEY  
BUILDING RESEARCH

## PUBLISHED ANNOUNCEMENTS

Source: A&E Bulletin CA&BN Call Chron DPB Ed AB EX News PCA Other  
Volume          Date          Page         Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/rend'g Floor plan Arch't/cont'r pub Real est.

Copy exactly:

OwnerBuilder/ContractorArchitect/EngineerLocationNature of workCostInitialsDate

## BUILDING PERMITS

Address requested                                 Source: Permit  
Register, Press-  
Dem., or . . .Application  
NumberDateLocationCostUse/  
No. of  
UnitsOwner  
&  
addressBuilder/  
contr. &  
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engin'r  
& addressDescription of workBldg's  
width/  
depth/  
heightExterior  
MaterialsInitialsdate

OTHER SOURCE (specify thoroughly)

InitialsDate

## SANBORN MAPS

Vac.  
or  
dif.Color:  
yel, pnk,  
orange  
blu, gry  
greenPatches  
Yes/  
NoNo. of  
storiesHeight  
(ft.)No. of  
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windows

PORCH

Differences from today in:  
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ARCHITECTURAL HISTORY  
(415) 922-1063  
2229 WEBSTER STREET  
SAN FRANCISCO, CA 94115

relevant dates: construction\_\_\_\_\_. birth\_\_\_\_\_. death\_\_\_\_\_. other\_\_\_\_\_

| Year | Book | Name/Classified Heading | Listing (copy entire, exactly as shown: use * for boldface) |
|------|------|-------------------------|-------------------------------------------------------------|
| 1951 | 100  | 100                     | 100                                                         |

|      |     |                                                    |             |
|------|-----|----------------------------------------------------|-------------|
| 1925 | 2SD | Waldie - Swanson, G S rt. 1 box 30a Chestnut av    |             |
| 1930 | SD  | " Gustaf F (Nancy Y) patr h                        | rt 1 box 33 |
| "    | "   | " Robert Y Keller Bldg of Italy                    | " " " " " " |
| "    | "   | " WF                                               | " " " "     |
| 1930 | SD  | Cote, Oliver R (Emma M) h Hernandez av rt 1 box 29 | stat?       |
| 1925 | SD  | WAL - Beaver, Mrs EL Chestnut av                   |             |
| 1930 | SD  | "                                                  | φ           |
| 1912 | "   | "                                                  | φ           |

Mark 'X' (info) or 'Ø' (nothing found) at each source you try. List findings below.

Los Gatos Library:

- \_\_\_ City directories (name & street index) \_\_\_\_\_
- \_\_\_ Historic Collection Index (green boxes) \_\_\_\_\_
- \_\_\_ Thompson & West, 1876 (bio index) \_\_\_\_\_
- \_\_\_ Pen Pictures, 1988 (bio index) \_\_\_\_\_
- \_\_\_ Sunshine Fruit & Flowers, 1895 (bio index) \_\_\_\_\_
- \_\_\_ Guinn, 1904 (bio index) \_\_\_\_\_ S
- \_\_\_ Sawyer, 1922 (bio index) \_\_\_\_\_

|                                               |      |
|-----------------------------------------------|------|
| Extended index to Bruntz                      | P    |
| Bio index of Munroe Frazer, 1881 (Survey box) |      |
| Photo collection (2 boxes)                    | Othe |

Los Gatos Museum (Forbes Mill):

- Death records by year
- Funeral records (index cards to big books)
- Photo collection

California History Center, De Anza College:

Biographical file  
Photo collection

San Jose Historical Museum:

- \_\_\_ Great Registers (of voters)
- \_\_\_ Indexes
- \_\_\_ Photo collection

Other sources:

       Indexes, California Historical Quarterly  
       State Library Information Index (fiche)  
       State Library-S.F. Newspaper Index ("")

III. LIST ALL REFERENCES FROM ABOVE. Find them. Copy good material & attach. Or copy below if only a few words. Or explain why not relevant (as, wrong person).

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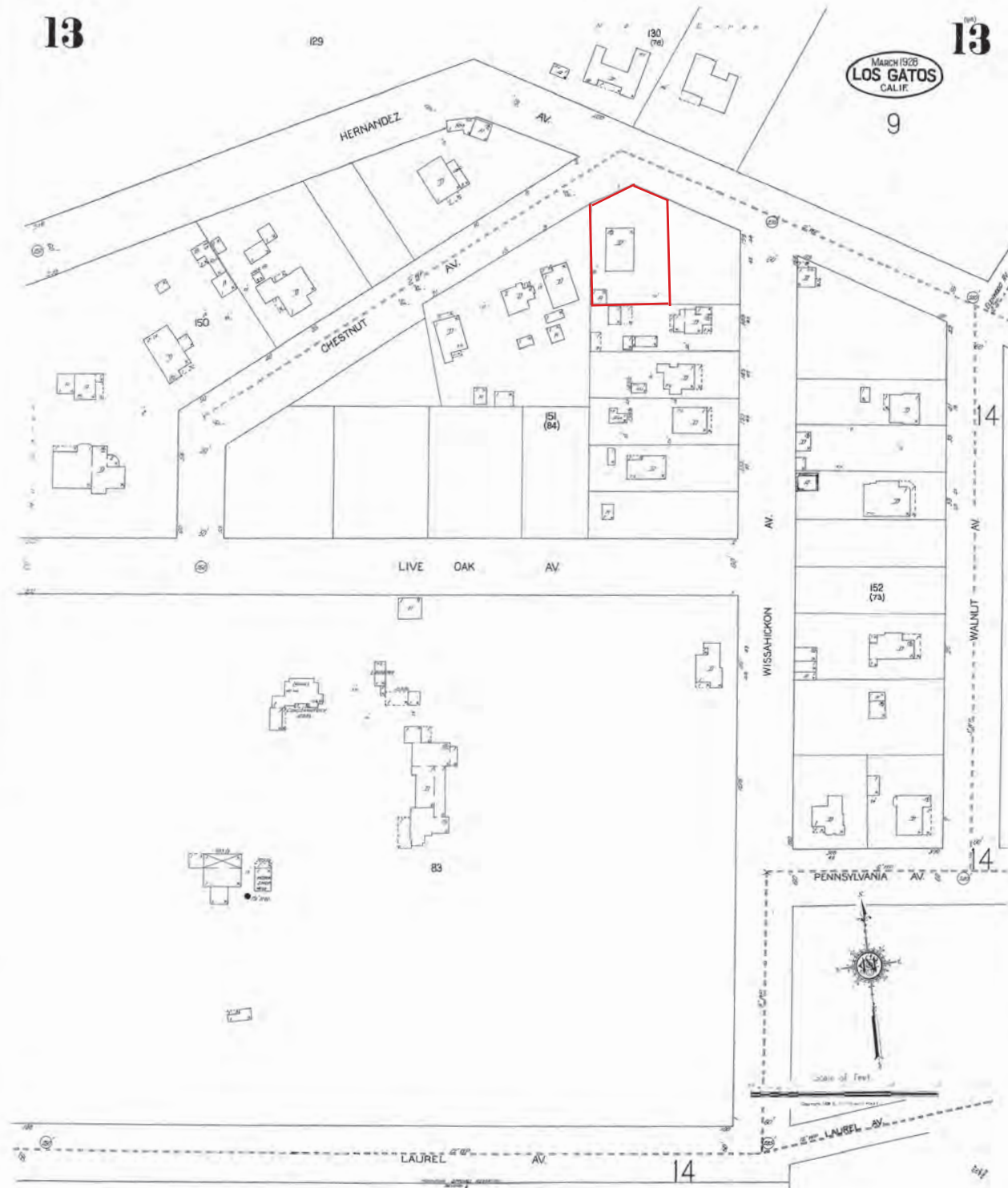
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MARCH 1928  
LOS GATOS  
CALIF.

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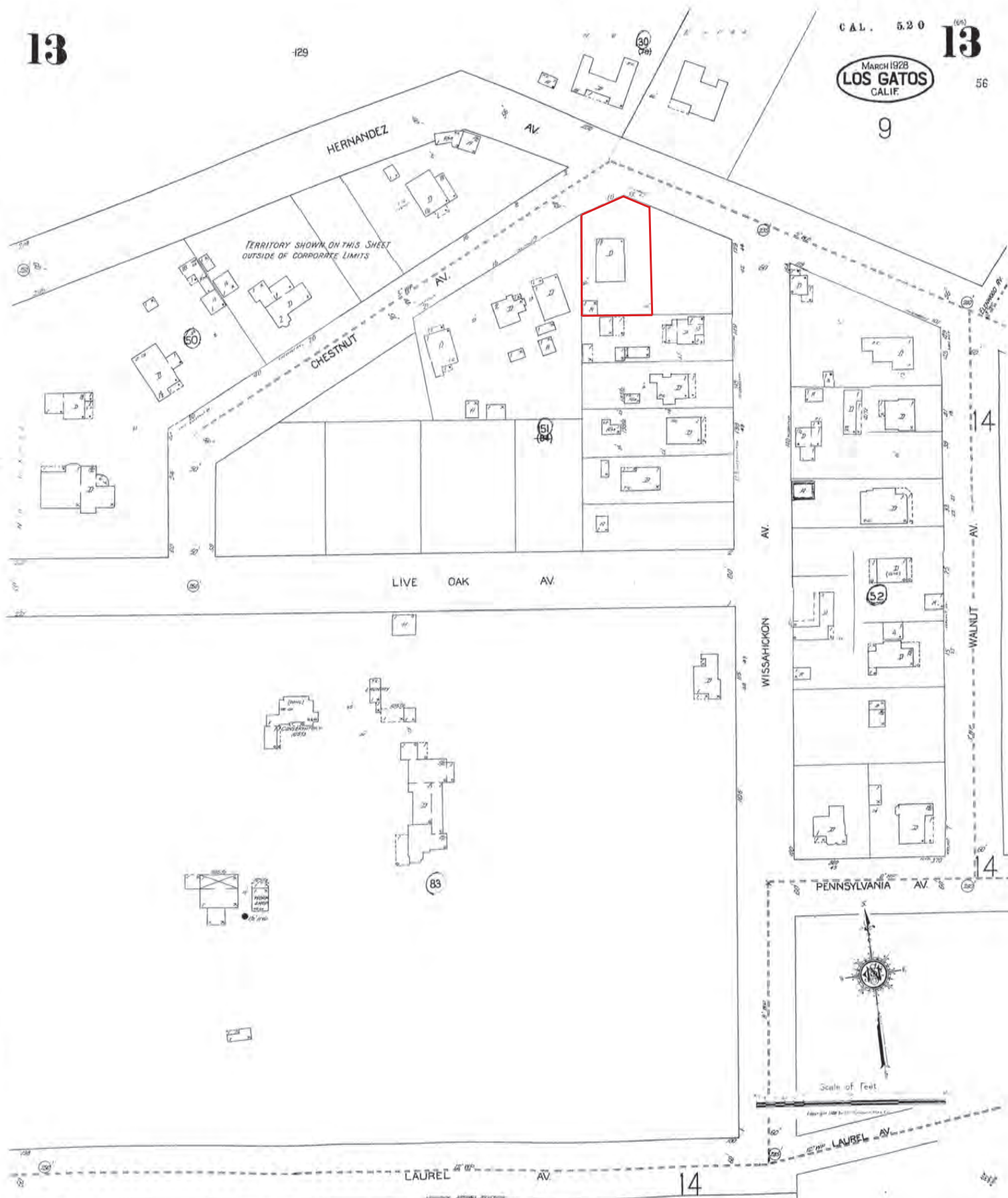
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MARCH 1928  
LOS GATOS  
CALIF.

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MARCH 1928  
LOS GATOS  
CALIF.

9

HERNANDEZ

TERRITORY SHOWN ON THIS SHEET  
OUTSIDE OF CORPORATE LIMITS

CHESTNUT

LIVE OAK AV

AV

WISSAHICKON

AV

14

WALNUT

14

PENNSYLVANIA

AV

LAUREL

AV

14



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Pre-Planning Set

Remodel

155 Hernandez Avenue  
Los Gatos, CA

Scope of Work

The project includes the interior remodel and roof re-build of this 1917 Colonial Revival home. No additional square footage will be added. Every effort will be made to maintain the look and feel of this Colonial Revival home.

Windows:  
All windows will be replaced with new dual pane windows that match the style and pane patterns of the original 1917 windows.

On the Front (North) elevation the windows will be replaced within their existing locations. On the other elevations, several original windows will be moved for interior functionality, but will still match the original window style and patterning. Additionally, there are several existing, non-original aluminum windows that will be removed. Replacement siding at removed window sites will match the existing siding.

Roof:  
The existing roof framing will be removed. The new framing will be placed on wall plates that are 1' higher than the existing and the existing pitch (5:12) will be changed to 6:12. The ridge will end up about 2' higher . The front eave above the porch will end up about 10" higher than it's current position. The dormer roof plate will also be raised 1' and the pitch will remain 2:12.

Sheet Index

- A0.0 Cover Sheet, Site Plan and Project Data
- A1.0 Existing/Demolition Floor Plans
- A1.1 Existing Elevations
- A2.0 Proposed Floor Plans
- A3.0 Proposed Elevations
- A3.1 Proposed Elevations
- A4.0 Proposed Section

Project Data

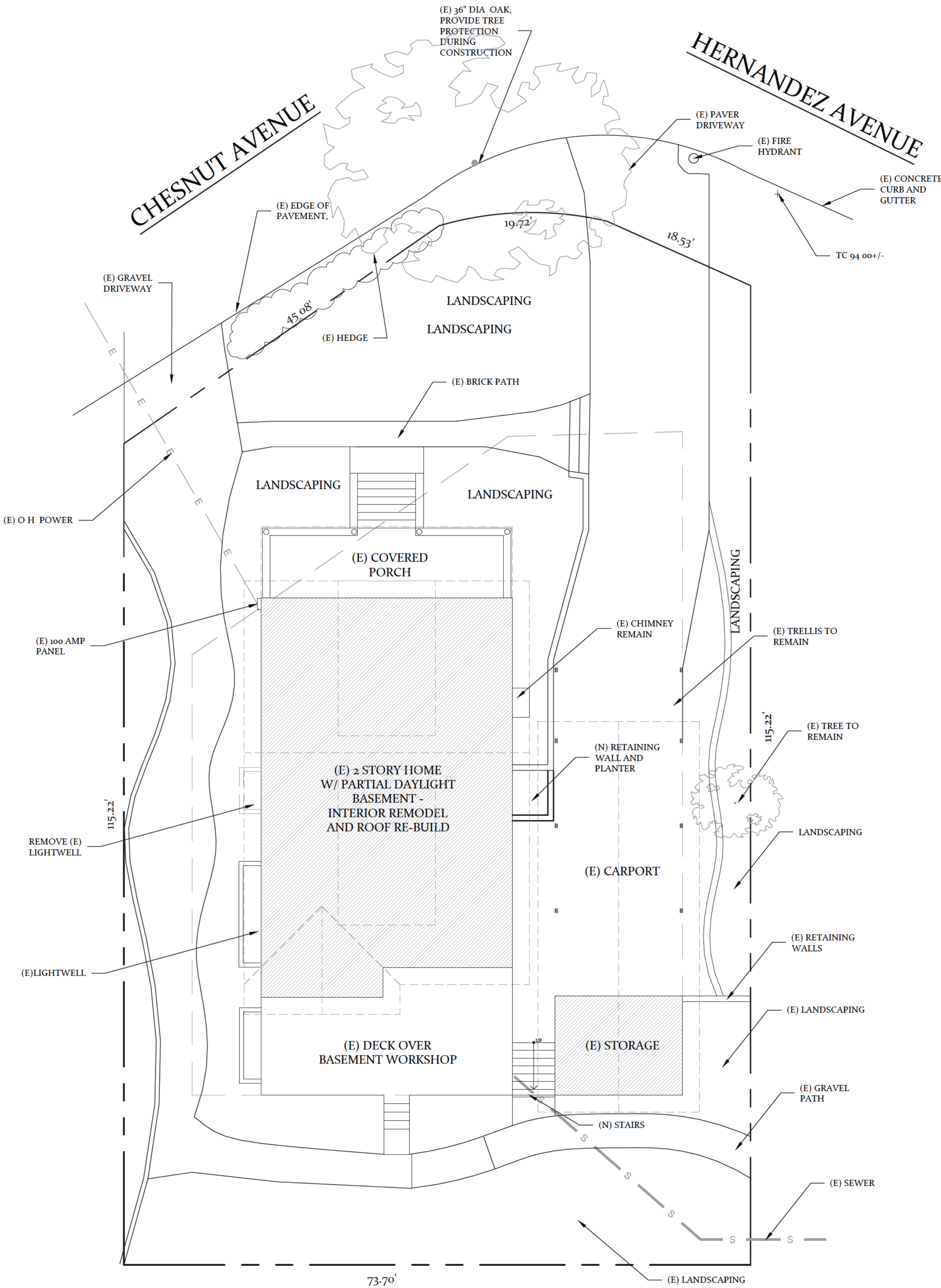
|                                 |                                           |
|---------------------------------|-------------------------------------------|
| Address:                        | 155 Hernandez Ave.<br>Los Gatos, CA 95030 |
| Owners:                         |                                           |
| APN:                            | 510-40-152                                |
| Zoning:                         | R-1-8                                     |
| Type of Construction:           | V-B                                       |
| Number of Stories:              | 3                                         |
| Occupancy Type:                 | R/U                                       |
| Wildland Interface Zone         |                                           |
| Year Built:                     | 1917                                      |
| Front Setback:                  | 25'                                       |
| Side Setback:                   | 8'                                        |
| Rear Setback:                   | 20'                                       |
| Main Building Max. Height:      | 30'                                       |
| Accessory Building Max. Height: | 15'                                       |

Area Calculations

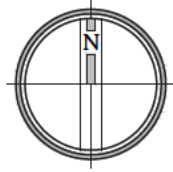
|                     |                                     |
|---------------------|-------------------------------------|
| Lot Area:           | 8,486 sf                            |
| FAR calculation:    | $.35 - ((8.5 - 5) / 25 * .2) = .32$ |
| FAR allowable area: | $.32 (8,486) = 2,732 \text{ sf}$    |
| Lot Coverage:       | $40\% (8,486) = 3,394 \text{ sf}$   |

Main House FAR Areas

| Building Area:     | Existing | New      |
|--------------------|----------|----------|
| Main Floor:        | 1,336 sf | 1,336 sf |
| 2nd Floor:         | 817 sf   | 829 sf   |
| Basement Livable:  | 762 sf   | 751 sf   |
| Basement workshop: | 374 sf   | 361 sf   |
|                    | 3,289 sf | 3,277 sf |



1 Existing/Proposed Site Plan



1/8" = 1'-0"

Marie MacDonough, Architect  
New Homes, Additions and Remodels  
(408) 455-5103  
MARDIEMACD@GMAIL.COM

Interior Home Remodel  
The [Redacted] Family  
155 Hernandez Avenue, Los Gatos

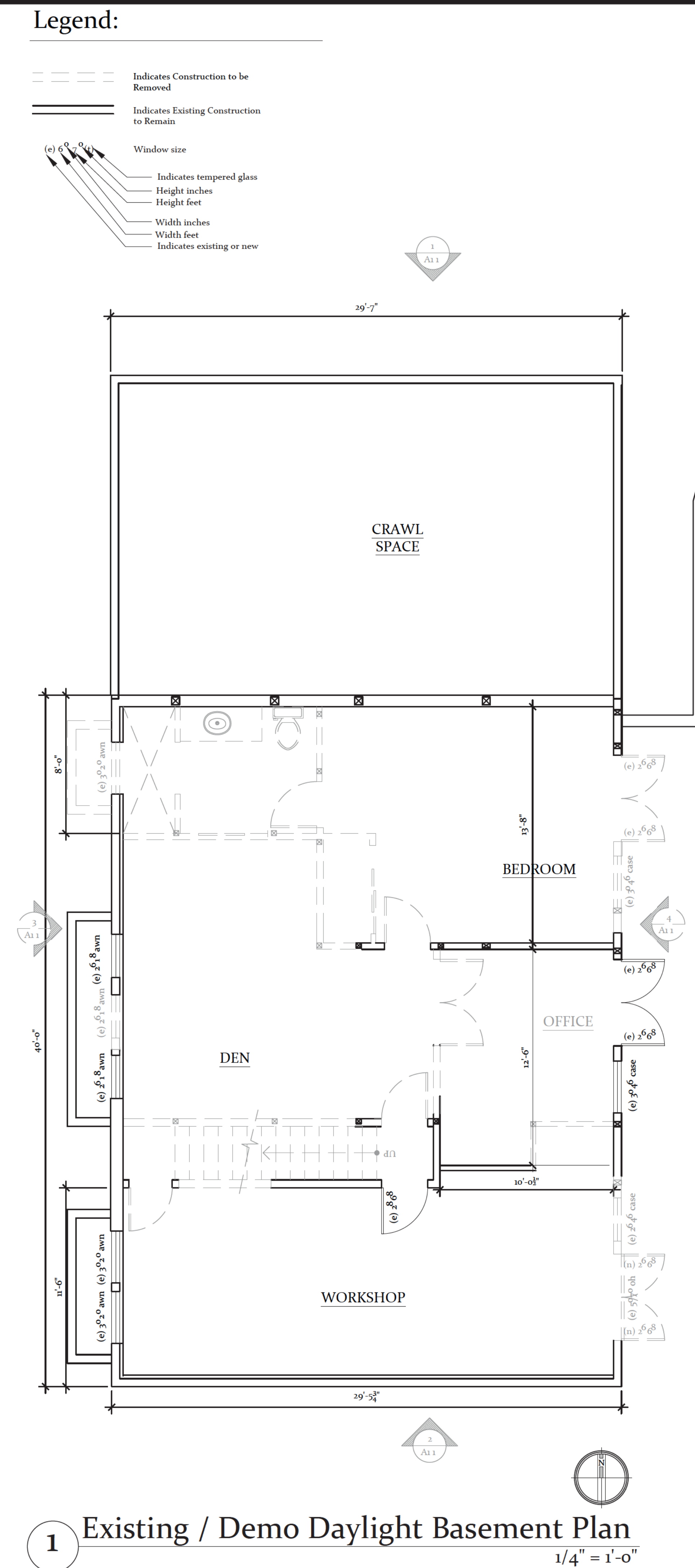
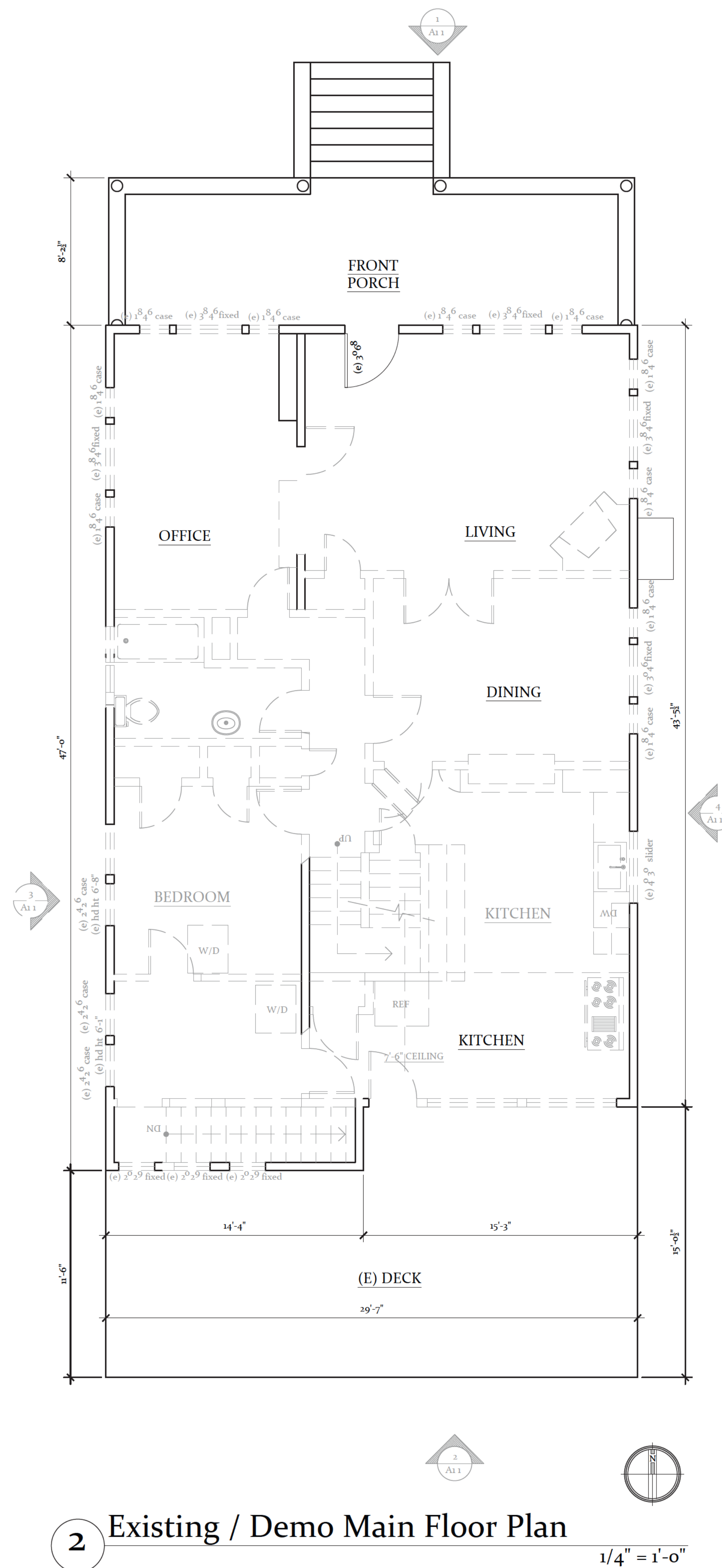
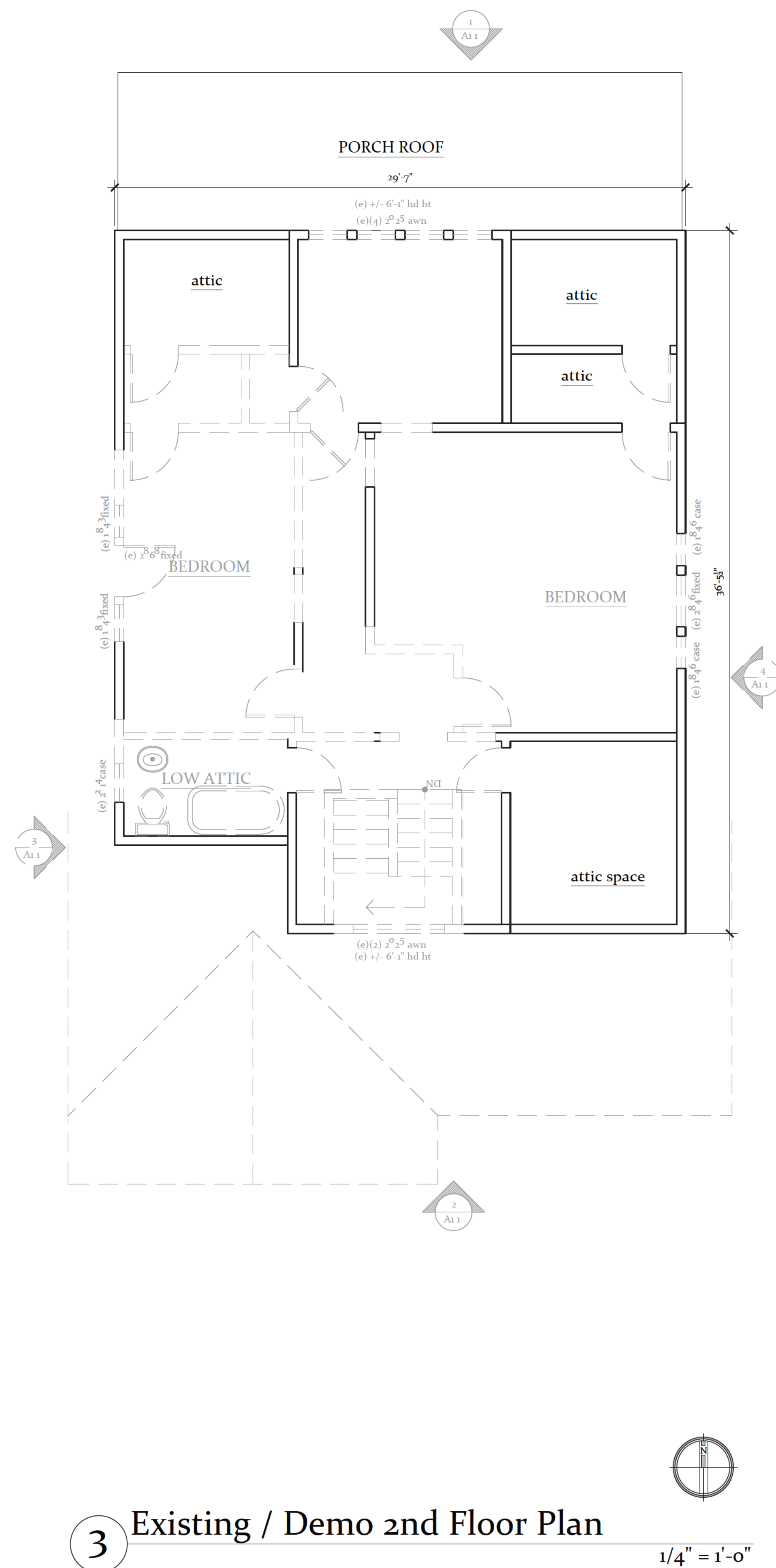
Submittal:

Site Plan and  
Project Data

SCALE See Drawings  
DATE Nov 26, 2024

Ao.o





*Marcie MacDonough, Architect*  
*New Homes, Additions and Remodels*  
 (408) 455-5103  
 MARCIEMACD@GMAIL.COM

**Interior Home Remodel**  
**The [REDACTED] Family**  
**155 Hernandez Avenue, Los Gatos**

Submittal:

Existing / Der  
Plans

|       |              |
|-------|--------------|
| SCALE | See Drawing  |
| DATE  | Nov 26, 2024 |

## A1.0





3 Existing Side (West) Elevation  
1/8" = 1'-0"



1 Existing Front (North) Elevation  
1/8" = 1'-0"



4 Existing Side (East) Elevation  
1/8" = 1'-0"



2 Existing Rear (South) Elevation  
1/8" = 1'-0"

*Marcie MacDonough, Architect*  
New Homes, Additions and Remodels  
(408) 455-5103  
MARCIEMACD@GMAIL.COM

Interior Home Remodel  
The [REDACTED] Family  
155 Hernandez Avenue, Los Gatos

Submittal:

Existing  
Elevations

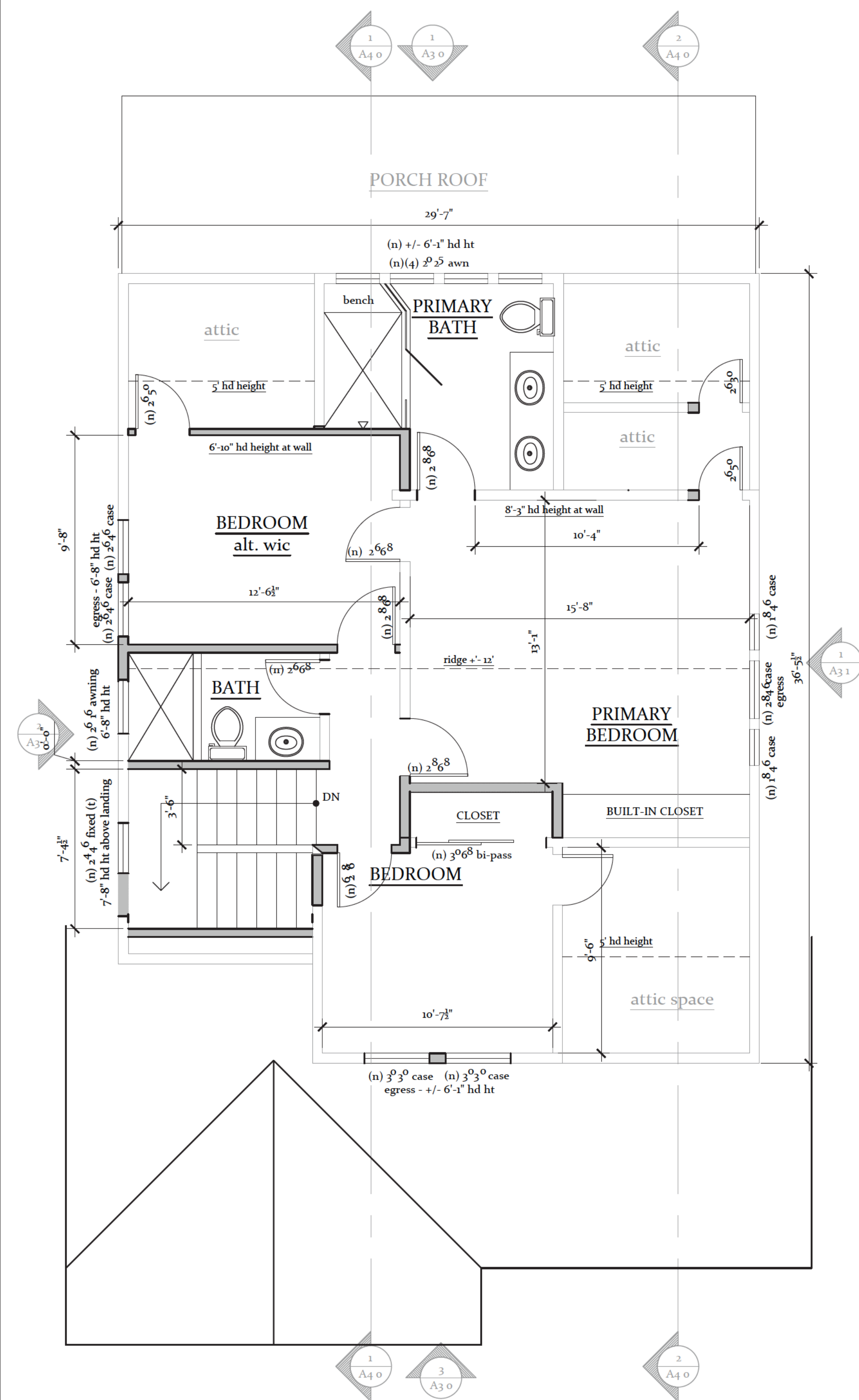
SCALE See Drawings  
DATE Nov 26, 2024

A1.1



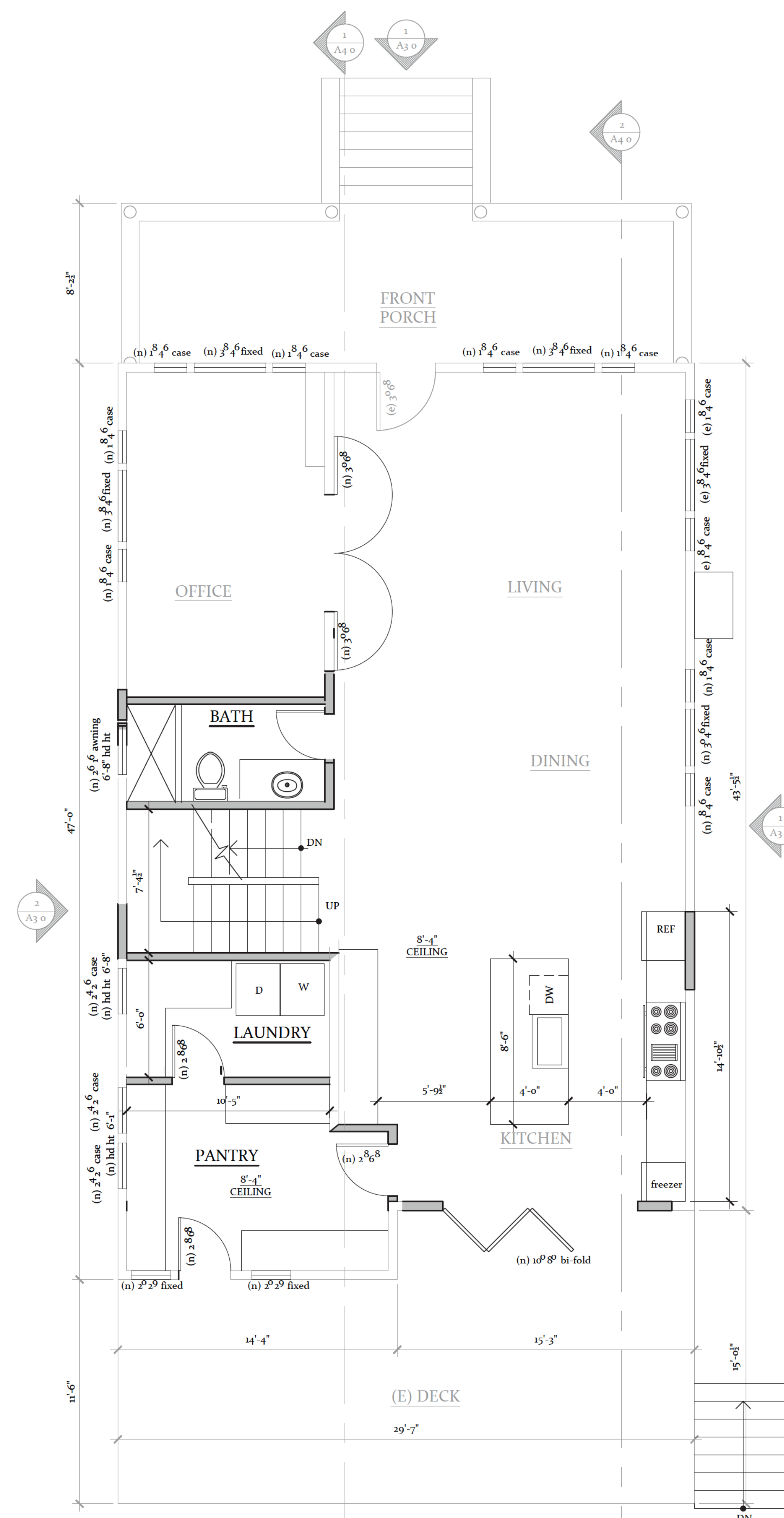
Floor Plan Legend:

- 

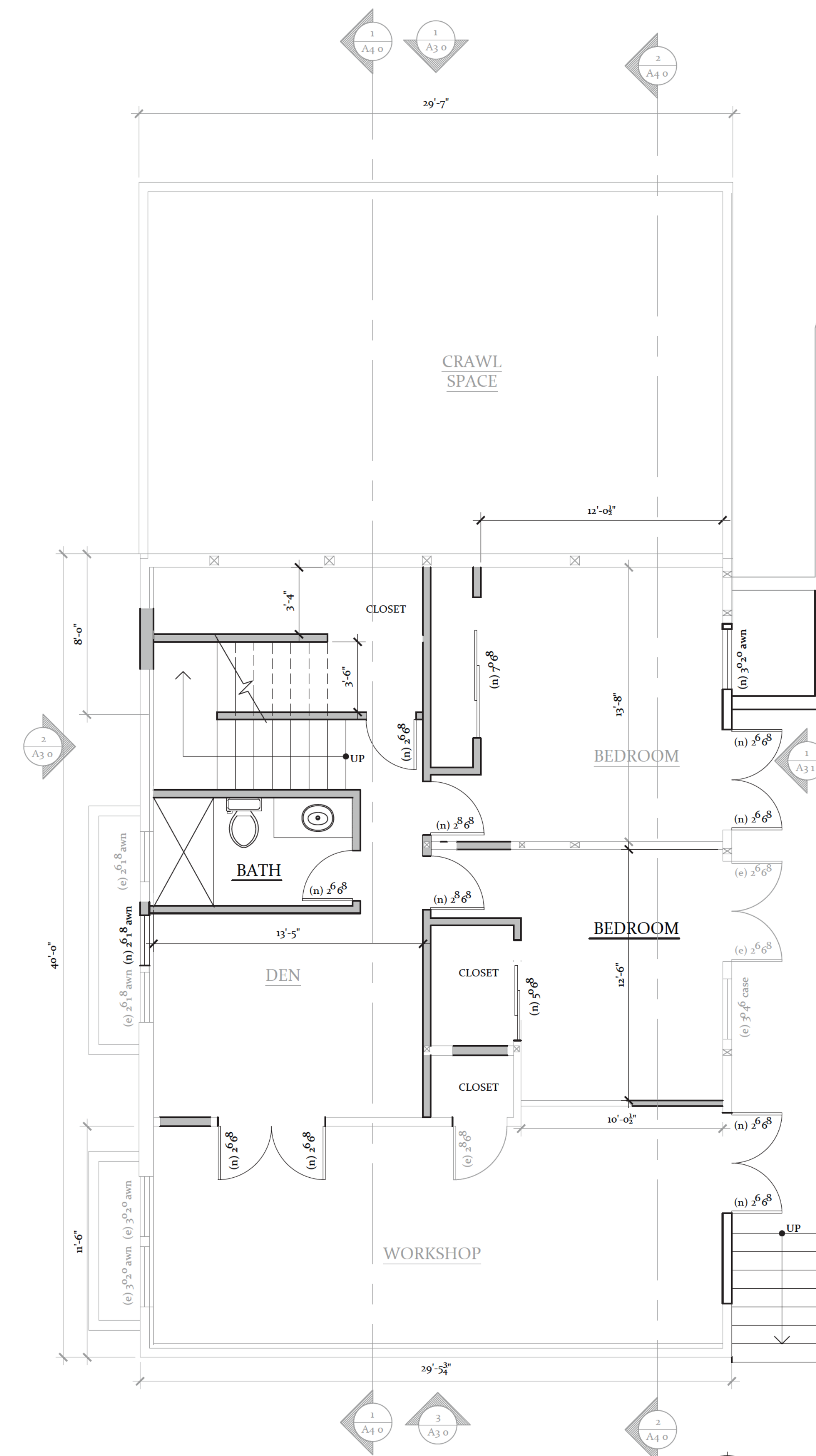


### 3 Proposed 2nd Floor Plan

---


$$1/4'' = 1'-0''$$


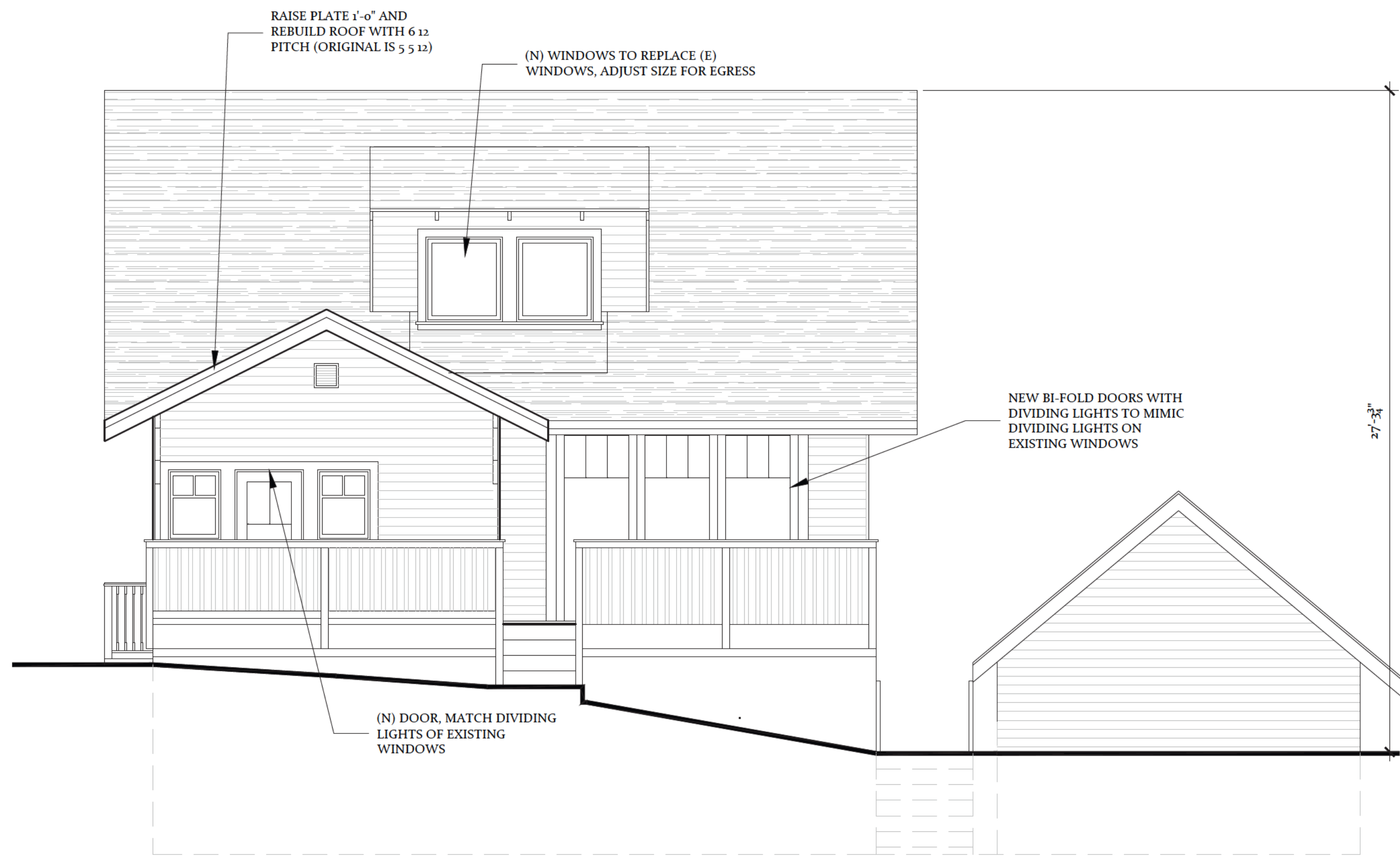
## 2 Proposed Main Floor Plan

$$\frac{1}{4}'' = 1'-0'$$


## 1 Proposed Daylight Basement Plan

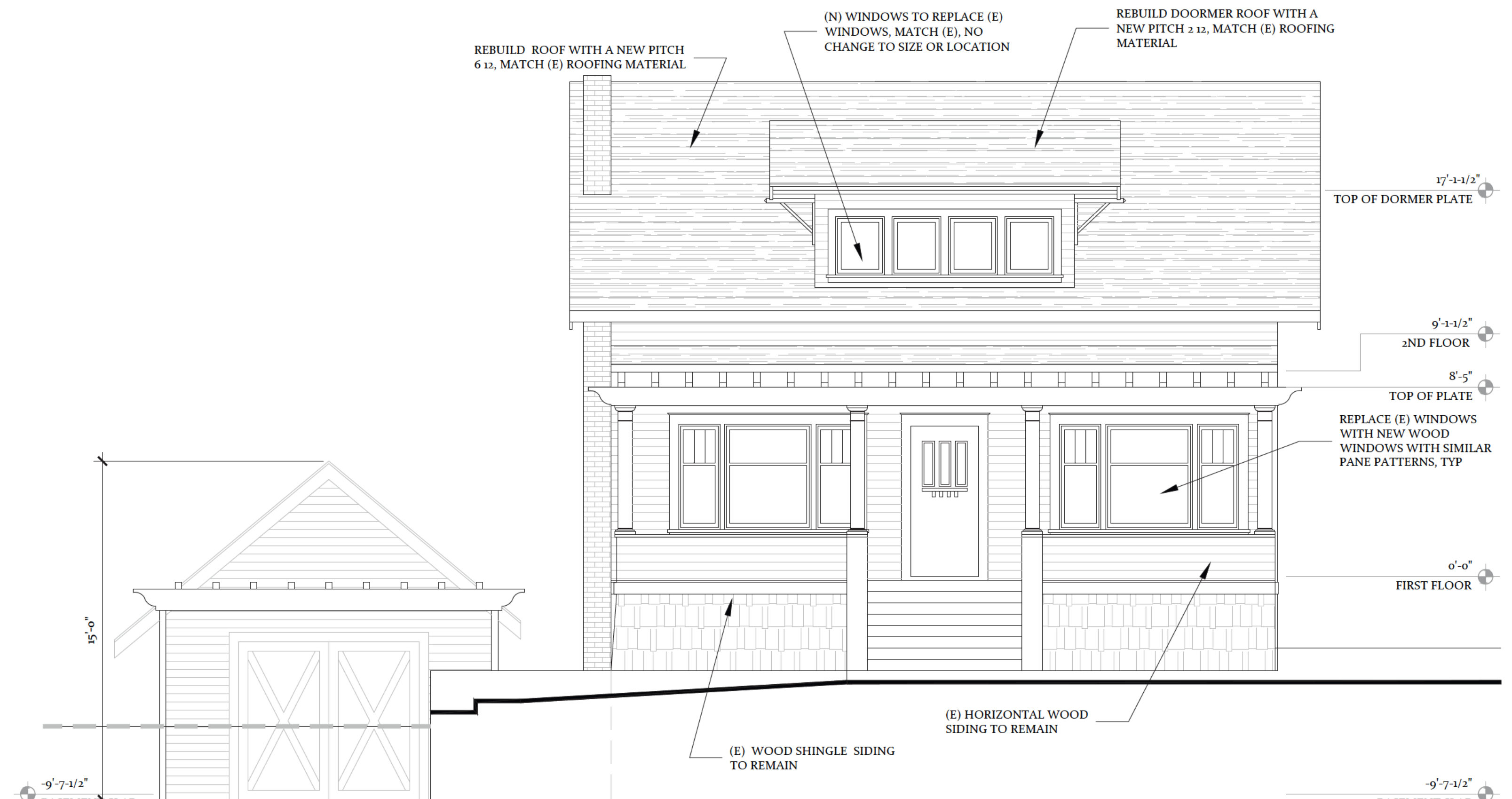
$$\frac{1}{4}'' = 1'-0''$$





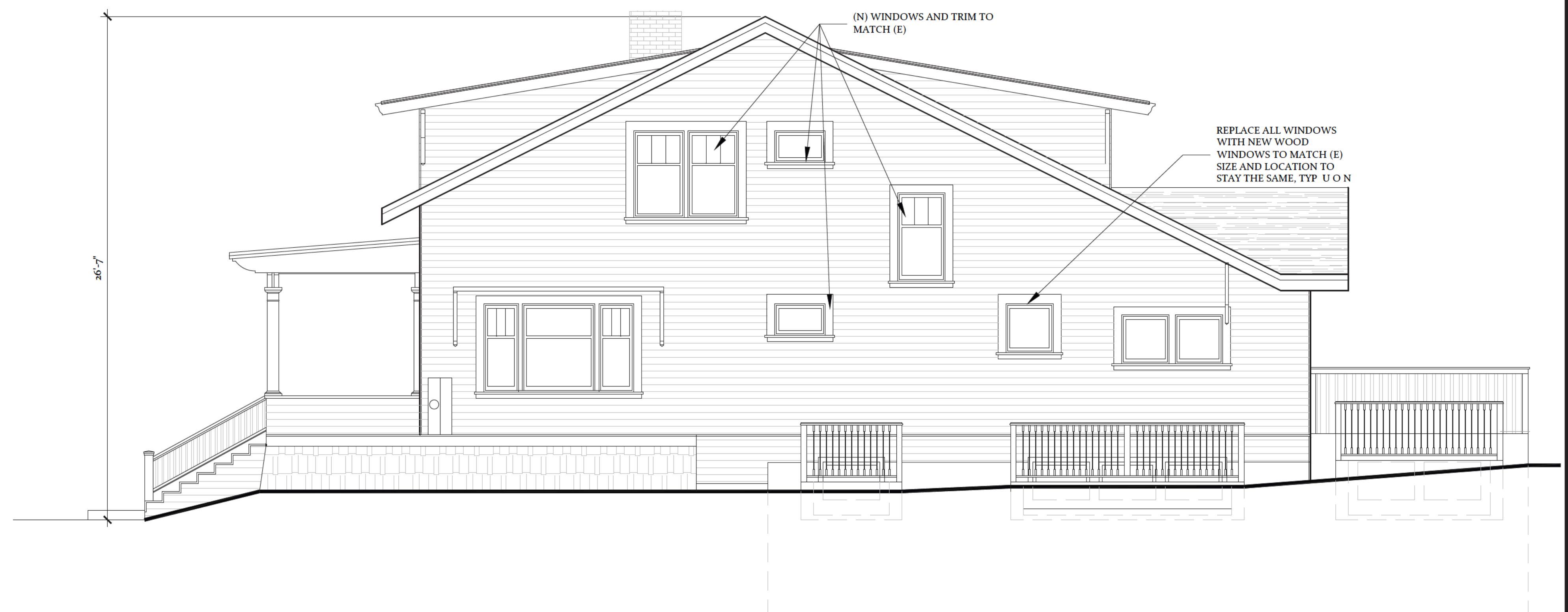
3 Proposed Rear (South) Elevation

1/4" = 1'-0"



1 Proposed Front (North) Elevation

1/4" = 1'-0"



2 Proposed Side (West) Elevation

1/4" = 1'-0"

Marie MacDonagh, Architect  
New Homes, Additions and Remodels  
(408) 455-5103  
MARCIEMACD@GMAIL.COM

Interior Home Remodel  
The [Redacted] Family  
155 Hernandez Avenue, Los Gatos

Submittal:

Proposed Elevations

SCALE See Drawings

DATE Nov 26, 2024

A3.0





1 Proposed Side (East) Elevation

1/4" = 1'-0"

Marie MacDonough, Architect  
New Homes, Additions and Remodels  
(408) 455-5103  
MARCIEMACD@GMAIL.COM

Interior Home Remodel  
The [REDACTED] Family  
155 Hernandez Avenue, Los Gatos

Submittal:

Proposed  
Elevation

SCALE See Drawings

DATE Nov 26, 2024

A3.1







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ATTACHMENT 4

































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September 18th, 2025

Re-Siding

155 Hernandez Avenue, Los Gatos CA

## Project Overview

We received the Historic Preservation Committee's approval earlier this year for replacing and moving a few windows and raising the roof of this lovely home built in 1917. We very much appreciate your approval.

We return to your committee to request the replacement of all remaining existing horizontal wood siding with new horizontal hardi-board siding. The exposure and profile will be exactly the same (4-3/4"). The front of the porch and lower few feet along the west elevation wall has shingle siding that will remain untouched.

The homeowner, the design professionals, and the contractor for this project see ourselves as stewards of this historic home. To ensure that this home lasts another 100 + years, we would like to make the house both more water tight and more fire resistant.

### Weather Resistance:

To make the house more weather resistant we will need to install a weather-resistant barrier (house wrap). Current codes (CRC 703.1.1) and common building practices require a weather-resistant barrier to be installed on the exterior of the studs and sheathing and below the siding. The only way to do this would be to remove all of the existing wood siding.

The existing wood horizontal siding has done a great job of protecting this home for over 100 years. While this siding is still in ok shape, as the builders remove it to install the new windows they are finding that it splits easily and will be difficult to re-install. Due to its fragility and the many layers of old paint, marrying it and blending it with new wood siding will be extremely difficult. For a more visually cohesive and water-tight finished product we suggest using a uniform material, with continuous lengths (rather than cobbling the shorter runs from the salvaged existing siding). We understand that per the City's Residential Design Guidelines 4.8.2

*Composite ... wood products, ... 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 lay person 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*

Be assured that the new siding will be consistent with the appearance of the original materials and a lay person would be unlikely to discern the difference. See attached photo with a visual comparison of Hardi-Board, existing wood siding and new wood siding.

### **House Hardening for Fire:**

For fire resistance we are following the Wildland Urban Interface (WUI) guidelines that are required in this neighborhood had the house been newly built. One of the important aspects to comply with WUI standards is to install exterior wall coverings per R337.7.3. Among several options is to install non-combustible siding. Hardi-board siding is non-combustible and is certified by Cal Fire.

### **Conclusion:**

The California Historic Preservation Code encourages preservation but does not authorize the prevention of improving the safety of the building. Reasonable equivalency allows for the installation of a concealed weather-resistant barrier and the installation of an ignition resistant or non-combustible product that maintains the visible historic preservation.

Thus, please kindly consider our request to replace the remaining existing wood horizontal siding with non-combustible Hardi Board siding.



*MacDonough Architecture*

MARCIE MACDONOUGH  
CALIFORNIA ARCHITECT C33477

160 S. OAK STREET  
100PMB 192  
SISTERS, OR 97759  
(408) 455-5103  
MARCIEMACD@GMAIL.COM



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#### 4.8 RESTORATION / REHABILITATION / RECONSTRUCTION

The *restoration* of a historic resource involves the return of a structure to its original form and appearance by means of the removal of features from other periods in its history and the reconstruction of missing features from the original design.

The *rehabilitation* of a historic resource involves repairs, alterations, and additions to the original structure while preserving those portions or features that convey its historic, cultural, or architectural values. For additions to a historic resource, applicants should also refer to Section 4.9: Additions to Structures below.

The *reconstruction* of a historic resource is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

##### 4.8.1 General Guidelines

- The mass and scale of building expansions of contributing structures should be subordinate to the historically significant elements of the original structure.
- The Neighborhood Pattern standards contained in Section 2 and the Building Design standards in Section 3 apply to historically significant structures unless in conflict with more restrictive standards contained in this Historic Resources section.
- All protected elements of the existing exterior facade should be retained and, if necessary, repaired.
- When a remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and should utilize the same materials as the existing protected exterior elements.
- Any alteration of an existing structure should incorporate and continue the form, architectural style, materials, and details of the existing structure.
- All exterior elements including, but not limited to, roof lines, porches, doorways, windows, trim and siding should be consistent with and continue the architectural style and design of the original structure.

##### 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.

#### GUIDELINES OVERVIEW

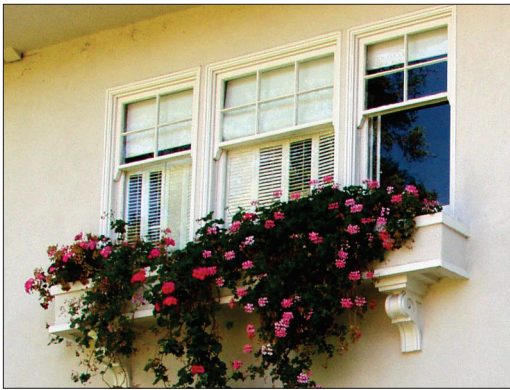
- The design guidelines do not prescribe specific architectural styles. Rather they encourage property owners to determine the special character and features which are inherent in their particular residence and neighborhood.
- Numerous appropriate design solutions exist for established neighborhoods.
- The primary consideration is that a proposed design consciously reflect the scale, rhythm, and continuity of the existing neighborhood to create a harmonious fit that will enhance the quality of the neighborhood.
- In general, additions to existing structures should match, but be subordinate to, the original building.
- Materials for all restoration, rehabilitation, reconstruction and new construction should be authentic and match, to the maximum degree possible, those originally used in the historical architectural style. Faux stone, vinyl windows, and manufactured siding are prohibited.
- Professional consultation is recommended for existing structures and for development within sensitive areas to ensure an appropriately designed and detailed building.
- Complete build out to the maximum boundaries of existing zoning requirements may not necessarily be acceptable in some cases.

## HISTORIC RESOURCES

## 4



*Original doors and windows should be retained and repaired*



*True divided lite windows are encouraged when appropriate to the original structure*



*Simulated divided lite windows may be considered on a case-by-case basis*

- 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.
- 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 lay person 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.
- The decision making body may approve an acceptable alternative to the original building material if use of the original material is not feasible due to unreasonable cost and commercial availability, or health and safety considerations.

#### 4.8.3 Doors

- Original doors should be retained and restored.
- New replacement doors for Victorians should not be flush, but of raised or flat panel design.
- Front doors generally should be painted, not stained.  
*Not applicable to Mission Revival/Mediterranean style structures.*
- Screened doors should be real wood framed of simple design unless patterns can be shown to fit the existing style.

#### 4.8.4 Windows and Glass in doors

- Original windows, glass and window decorations should be retained and restored.
- Replacement of only the deteriorated portions of the windows is recommended rather than the replacement of the entire window.
- New or replacement windows should be wood-sashed and muntined if applicable.
- Sills, lintels, frames, sashes, muntins, and all decorations should be identically replaced.
- All elements of new windows should be identical in size, shape, proportion, and dimensions as the original windows of the building, or consistent with traditional sizes, proportions and dimensions of buildings of the same architectural style, design and era.
- Windows should be constructed of real glass, and window





**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



*Anne Bloomfield*

ARCHITECTURAL/CULTURAL SURVEY  
LOS GATOS RESEARCH

File address 69 Hernandez

PARCEL MAP INFORMATION

Parcel # 510-41-015 Lot size: 67? front ft. x 113 ft. deep

Lot shape: Rectangle of L Rect Rectangle with small rear jog Other

Location: N S E W side of H St Ave Other

distance to cross st:        ft. N S E W from       

at NE NW SE SW corner of Walnut

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Glen Ridge Park Old Block # 2 Old lot # pts 9+10

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ✓ Estimated age 1910s? Style Colonial Rev. # stories       

Alterations some windows — chimney

Other       

COUNTY ASSESSOR---PROPERTY CHARACTERISTICS (paste on copy) Page        Effective date       

OWNERSHIP SHOWN ON MAPS

| Source Name | Source Date | Source Page | Location of property, or Old tract/block/lot | Lot Size | Owner Name |
|-------------|-------------|-------------|----------------------------------------------|----------|------------|
|             | 1891        |             |                                              |          |            |
| Blk Book    | 1908        |             |                                              |          |            |
| Survey      | 1941        |             |                                              |          |            |
|             |             |             |                                              |          |            |
|             |             |             |                                              |          |            |
|             |             |             |                                              |          |            |

MISCELLANEOUS

National Register listed date       

County Inventory 1979       

Town of Los Gatos: Designation        Recognition       

District Name       

Previous Survey       

Cobbard: page #        illustration page #       

EVALUATION. Date 1907 (San)

Glen Ridge Contributor X

District Non-contrib       

st known Resident       

(s): 6

Alterations: Moved       

Raised        Porch encl       

Addition        Siding       

Windows X Condition       

Designer: a        b        d       

PHOTOS: Roll/frame # 032/12, 13 Date 15-2-90



ATTACHMENT 1



ARCHITECTURAL HISTORY  
(415) 922-1063  
2229 WEBSTER STREET  
SAN FRANCISCO, CA 94115

addresses associated with Name 69 Hernandez

Year, Book | Name/Classified Heading | Listing (copy entire, exactly as shown; use \* for boldface)

[illegible]

initials                      date

Mark 'X' (info. or 'S' (nothing found) at each source you try. List findings below.

California History Center, De Anza College:

Biographical file

Photo collection

Photo collection (2 boxes)

box)

State Library-S.F. Newspaper Index ("")

Photo collection

Page 54



file address 69 Hernandez

### PUBLISHED ANNOUNCEMENTS

Source:   A&E      Bulletin    CA&BN    Call    Chron    DPB    Ed. AB    EX    News    PCA    Other     
Volume    Date    Page   

Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/rend'g Floor plan Arch't/cont'r pub Real est.  
Copy exactly:

| <u>Owner</u> | <u>Builder/Contractor</u> | <u>Architect/Engineer</u> | <u>Location</u> | <u>Nature of work</u> | <u>Cost</u> |
|--------------|---------------------------|---------------------------|-----------------|-----------------------|-------------|
|              |                           |                           |                 |                       |             |

Initials

Date

## BUILDING PERMITS

Address requested \_\_\_\_\_

[illegible]

OTHER SOURCE (specify thoroughly)

| Initials | Date |
|----------|------|
|----------|------|

**SANBORN MAPS**

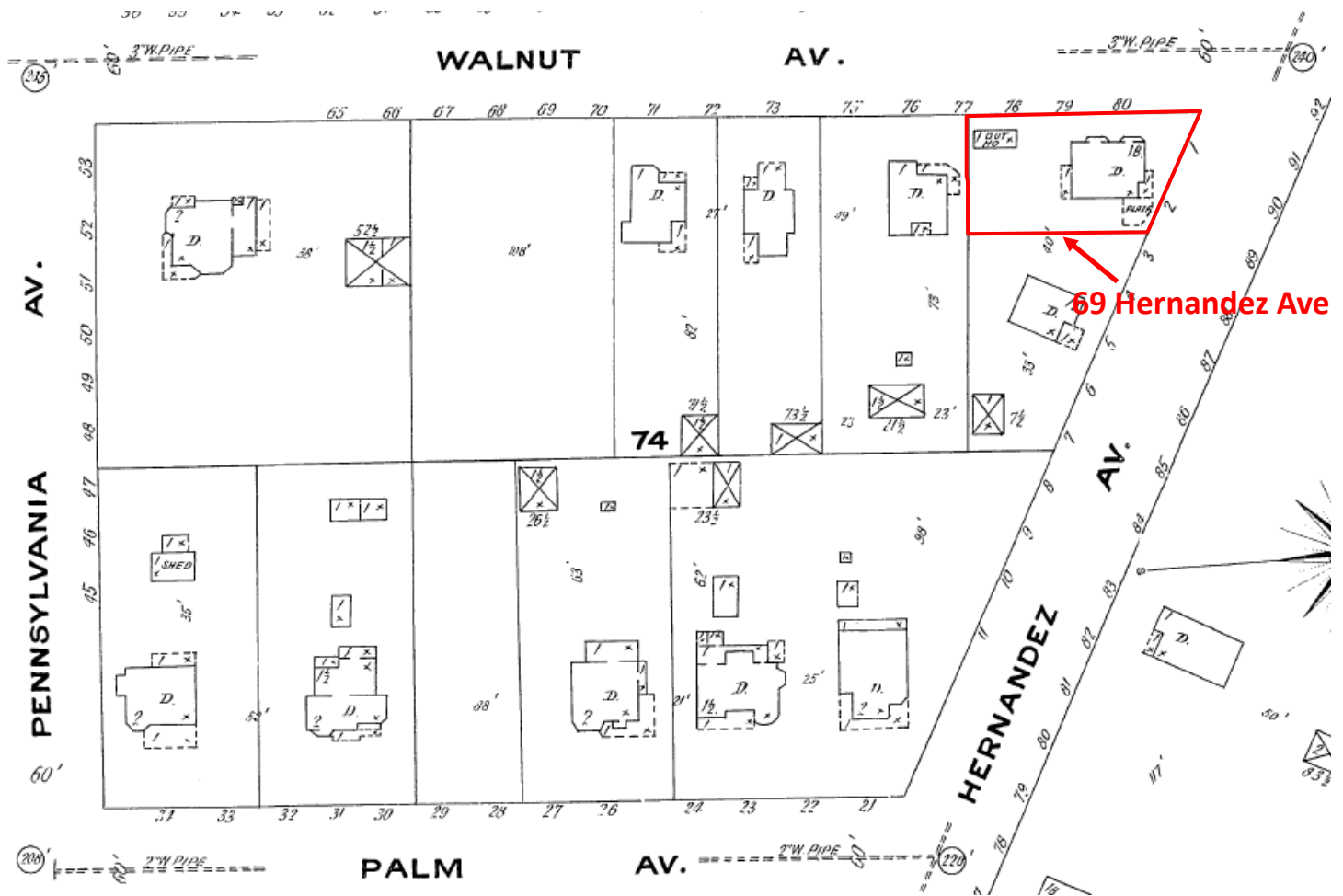
| SANBORN MAPS |              |                            | Color:<br>yel, pnk,<br>orange<br>blu, gry<br>green |     | Patches<br>Yes/<br>No |                   | No. of<br>stories |                          | Height<br>(ft.) |                                                     | No. of<br>bay<br>windows |                            | Porch |  | Differences from today in:<br>Use Stories Footprint |  |  | Date of<br>constr. |  | Describe or sketch<br>plan |  |
|--------------|--------------|----------------------------|----------------------------------------------------|-----|-----------------------|-------------------|-------------------|--------------------------|-----------------|-----------------------------------------------------|--------------------------|----------------------------|-------|--|-----------------------------------------------------|--|--|--------------------|--|----------------------------|--|
| Date         | Vol/<br>page | Vac.<br>or<br>dif.<br>bldg | Address                                            | Use | Patches<br>Yes/<br>No | No. of<br>stories | Height<br>(ft.)   | No. of<br>bay<br>windows | Porch           | Differences from today in:<br>Use Stories Footprint | Date of<br>constr.       | Describe or sketch<br>plan |       |  |                                                     |  |  |                    |  |                            |  |
| 1895         | 12           | Vac.                       |                                                    |     |                       |                   |                   |                          |                 |                                                     |                          |                            |       |  |                                                     |  |  |                    |  |                            |  |
| 1904         | 5            | "                          |                                                    |     |                       |                   |                   |                          |                 |                                                     |                          |                            |       |  |                                                     |  |  |                    |  |                            |  |
| 1908         | 6            | this                       | 1224-                                              | D   | -                     | 13                | -                 | 2 on Wal.                | 2 + auto shed   |                                                     |                          |                            |       |  |                                                     |  |  |                    |  |                            |  |
| 1928         | 14           | "                          | 694- (ex 12)                                       | "   | "                     | 1                 |                   | 0                        | 2 +             |                                                     |                          |                            |       |  |                                                     |  |  |                    |  |                            |  |

Page 55

|          |      |
|----------|------|
| Initials | Date |
|----------|------|

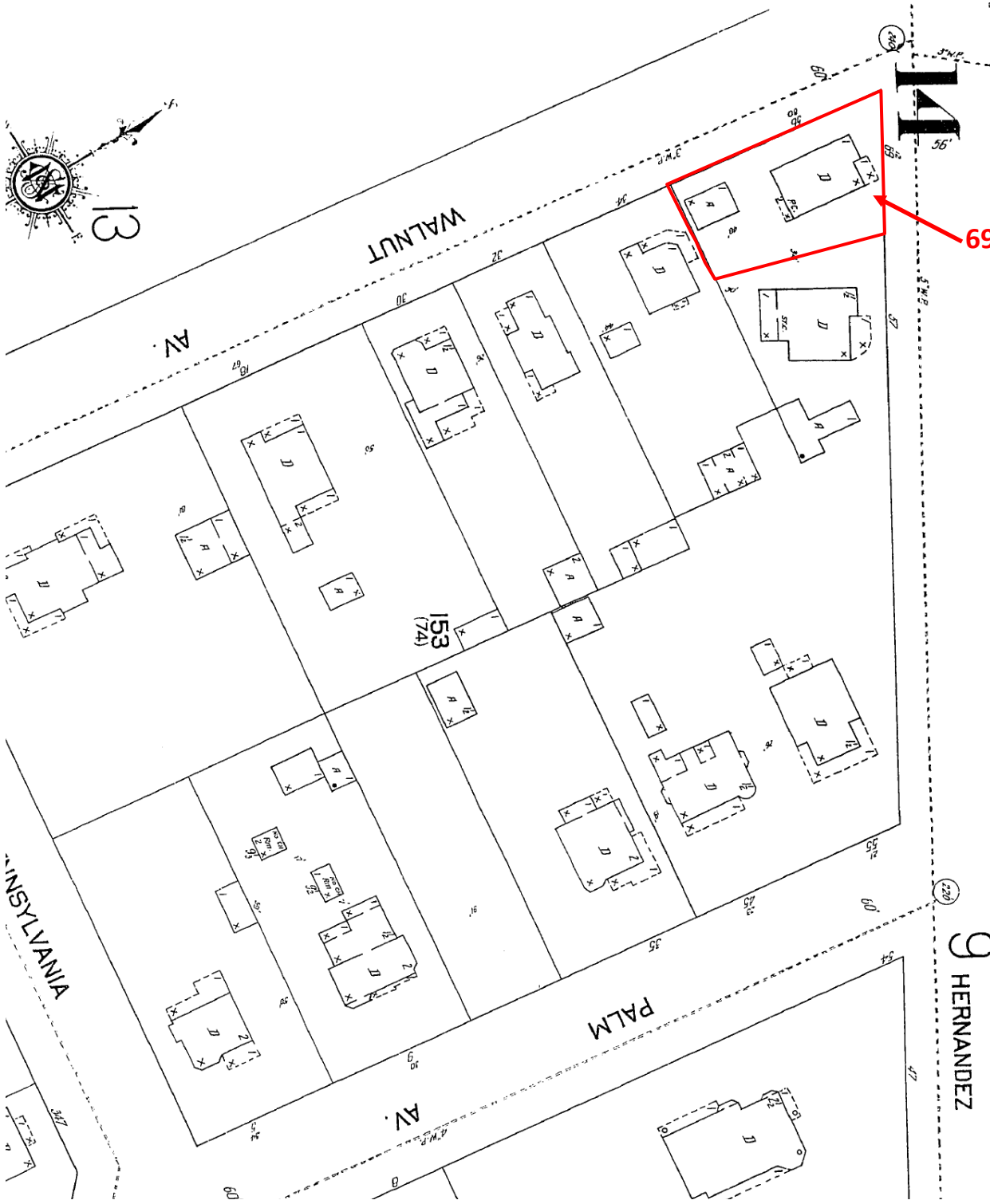
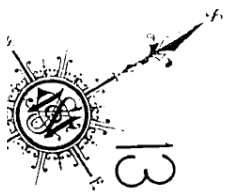
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1908

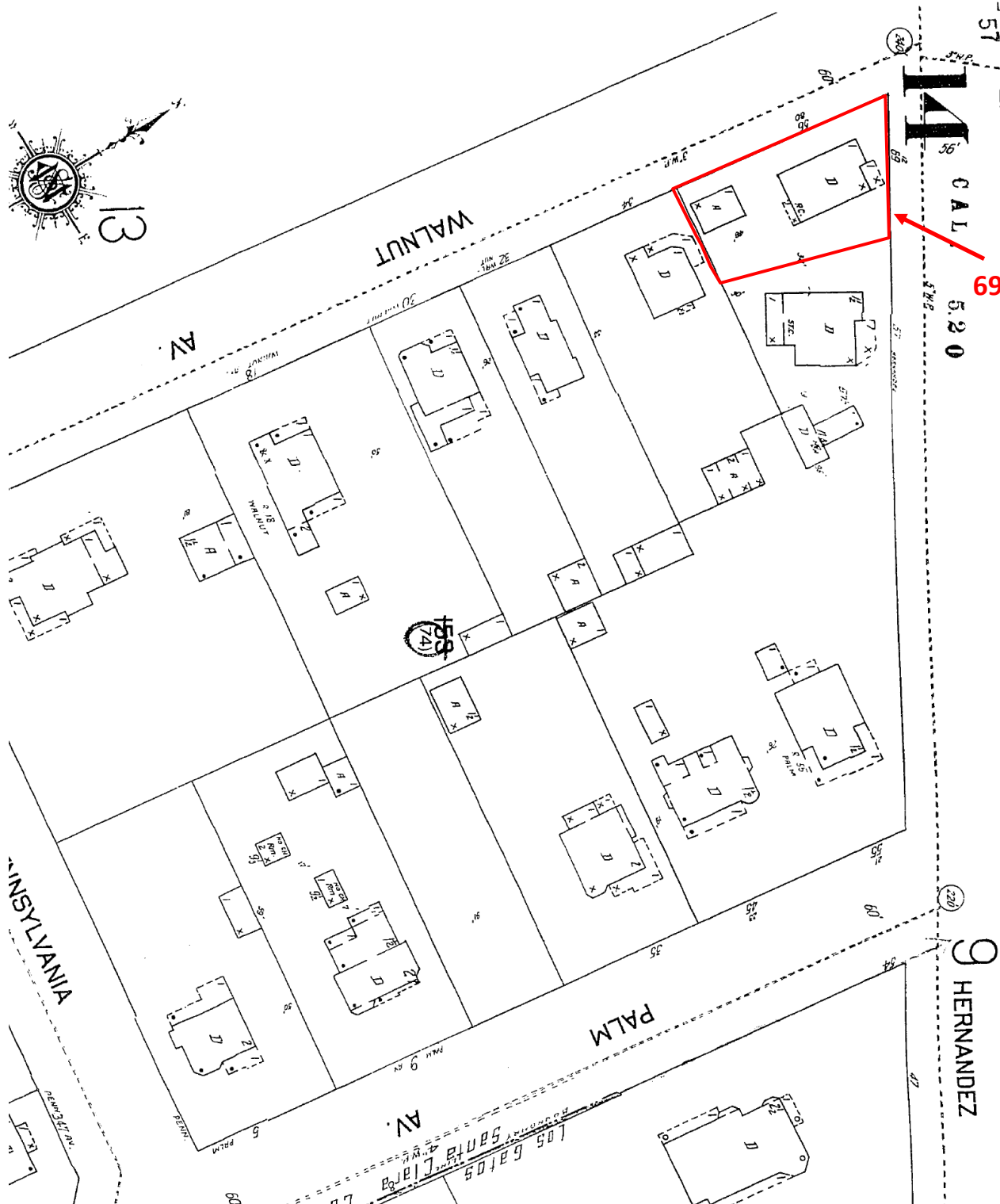
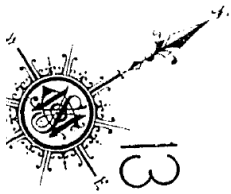
ATTACHMENT 2



69 Hernandez Ave

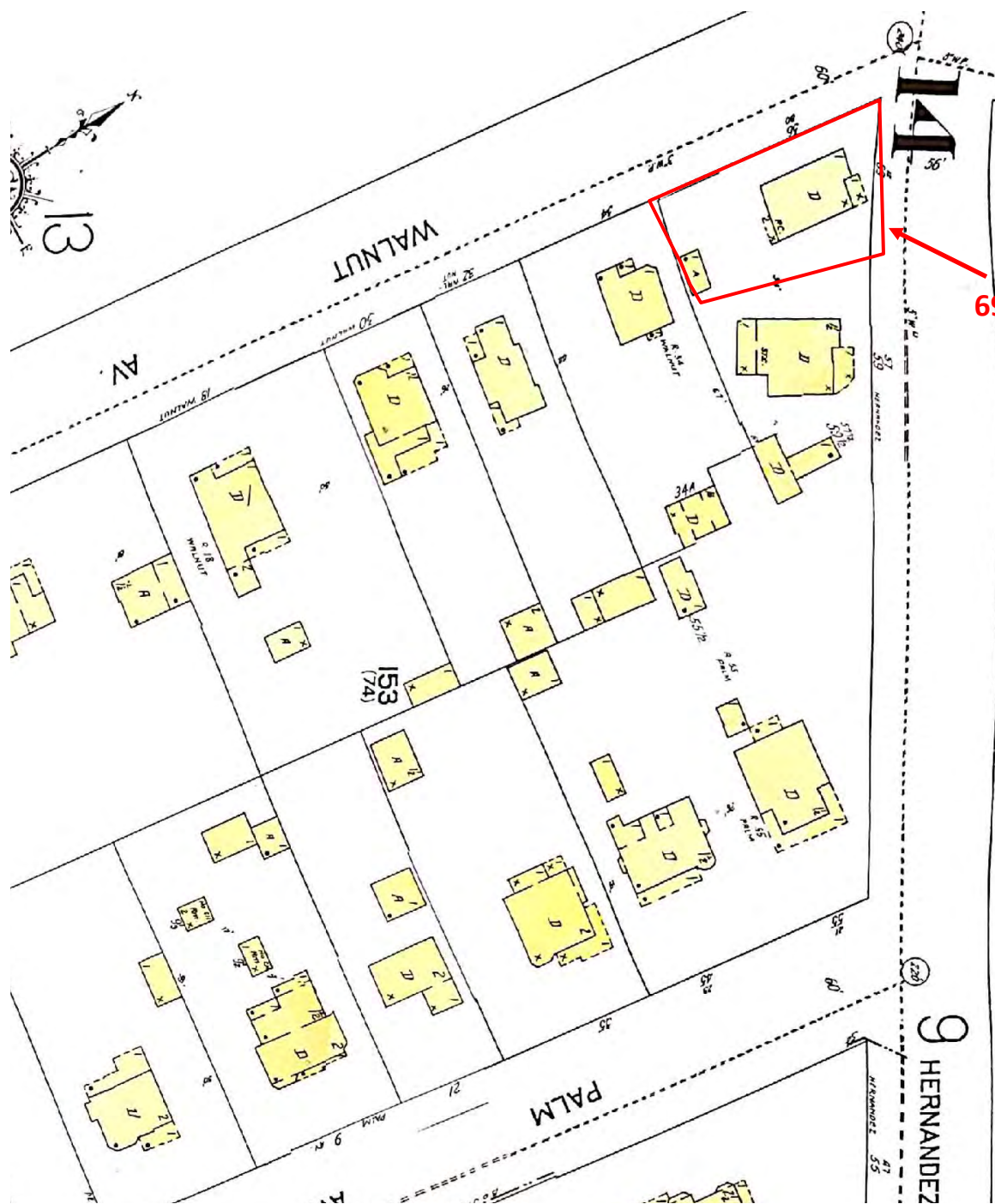
1928





69 Hernandez Ave

1944



69 Hernandez Ave

1956





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

---

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**

ATTACHMENT 3



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".

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

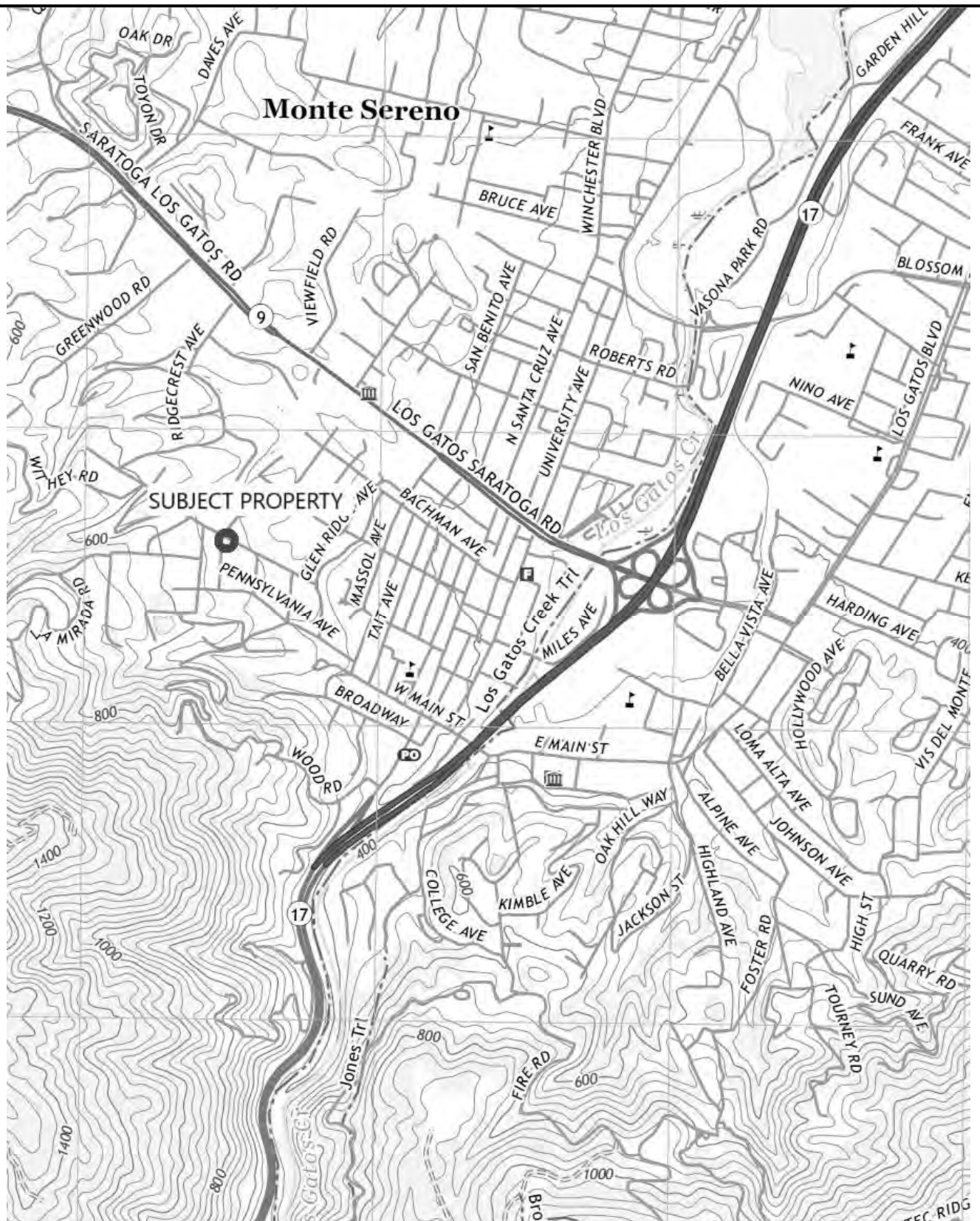
(This space reserved for official comments.)



## LOCATION MAP

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 13      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 \_\_\_\_\_

Page 6 of 13

\*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 \_\_\_\_\_

Page 7 of 13

\*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 \_\_\_\_\_

Page 8 of 13

\*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**

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

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

Trinomial \_\_\_\_\_

Page 9 of 13

\*Resource Name or # (Assigned by recorder)

69 Hernandez Avenue

\*Recorded by Archaeological Resource Management

Date 7/10/2025

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 \_\_\_\_\_

Page 10 of 13

\*Resource Name or # (Assigned by recorder)

69 Hernandez Avenue

\*Recorded by Archaeological Resource Management

Date 7/10/2025

Continuation

x 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**

HRI #

Trinomial

Page 12 of 13

\*Resource Name or # (Assigned by recorder)

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

Continuation

x Update

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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69 Hernandez

# PLUMBING PERMIT

Nº 2238 P

**Location**

69 Hernandez

Date: 11-21-1950

is hereby granted Access Permit  
to install plumbing at above location. In accordance with

Application for Passover owner

RECEIPT for Five hundred Dollars  
Inspection fee is hereby acknowledged.

OF LOS GATOS BUILDING INSPECTION DEPT.

By

W. C. C. 2.

|                  |       |         |
|------------------|-------|---------|
| For Permit       |       | 1.00.   |
| Water System     | 1.00  |         |
| House Sewer      | 1.00  |         |
| Sewer Connection | 10.00 |         |
| Fixtures         | 1.00  |         |
| Water Heater     | 1.00  |         |
| Gas Line         | 1.00  |         |
| Gas Appliances   | .50   |         |
| Central Heat     | 1.00  |         |
|                  |       |         |
| <b>TOTAL FEE</b> |       | \$19.00 |

## ATC-20 Detailed Evaluation Safety Assessment Form

## BUILDING DESCRIPTION:

Name: PENNER.Address: 69 HERMAN DER.No. of Stories: 2Basement: Yes ☒ No ☐ Unknown ☐Approximate Age: 65-70 YearsApproximate Area:          Square feet

## Structural System:

Wood Frame ☒ Unreinforced Masonry ☐Reinforced Masonry ☐ Tilt-up ☐Concrete Frame ☐ Concrete Shear Wall ☐Steel Frame ☐ Other         

## Primary Occupancy:

Dwelling ☒ Other Residential ☐ Commercial ☐Office ☐ Industrial ☐ Public Assembly ☐School ☐ Government ☐ Emer. Serv. ☐Historic ☐ Other         

## OVERALL RATING: (Check One)

INSPECTED (Green) ☒LIMITED ENTRY (Yellow) ☐

## INSPECTOR:

Inspector ID MARILYN/SNEDELLAffiliation SONOMA CO.

## INSPECTION DATE:

Mo/day/year 10-20-88Time 2:45 am ☐ pm ☒

Instructions: Complete building evaluation and checklist on next page and then summarize results below.

## Posting:

None

Existing ☒

Recommended

Inspected (Green)

☐☐

Limited Entry (Yellow)

☐☐

Unsafe (Red)

☐☐

Posted at this Assessment:

☐ Yes ☐ NoExisting posting by:         

## Recommendations:

☐ No further action required☒ Engineering Evaluation required (circle one) Structural ☒ Geotechnical ☐ Other         ☐ Barricades needed in the following areas:         ☐ Other (falling hazard removal, shoring/bracing required, etc.):         Comments (Why posted Unsafe, etc.):         

1. INVESTIGATE PERIMETER FOUNDATION, MOTOR. CONNECTIONS POINTS, HOUSE SHIFTED TO NORTH.

2. CHIMNEY FAILURE, FIRE CHIMNEY MUST BE REBUILT.

ATC-20

Foundation & chimney damage.

Appendix O

Sheet 1 of 1

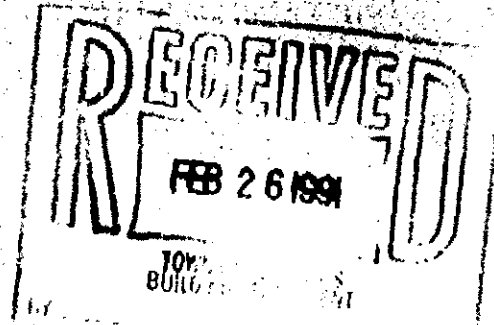
131







TOWN of LOS GATOS  
BUILDING DEPARTMENT  
(408) 354-6876



## REQUEST FOR EXTENSION

### PLAN REVIEW APPLICATION

APPLICATION NUMBER: B-19810  
APPLICATION DATE: Sep 20 1990  
EXPIRATION DATE: MARCH 20 1991  
PHONE NUMBER: 354-8360

JOB ADDRESS: 239 Hernandez  
OWNER NAME: Robert Keller  
MAILING ADDRESS: 10 JACKSON ST  
Suite # 203C  
Los Gatos CA 95030

DESCRIPTION OF WORK: new house

Please review and extend my application. The following is an explanation of the conditions (out of my control) which necessitate this request:

The mudslides on Hillside during rainy season

APPLICANT SIGNATURE: [Signature]

DATE: 2-26-91

- NOTE TO APPLICANT: 1. An application may be extended only once. An extension is valid for 180 days. In order to renew on an application after expiration date, the applicant shall re-submit plans and pay a new plan review fee.
2. Return to:

Building Department  
110 E. Main Street  
Los Gatos, CA 95032

DO NOT WRITE BELOW THIS LINE



APPROVAL



DISAPPROVAL

EXTEND TO: 9-4-91

REASONS:

APPROVED BY: [Signature]

Director of Building Services

DATE: 3-4-91

REMARKS:

# TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA. 95030

BUILDING INSPECTION DEPARTMENT • PHONE 364-6874

## APPLICATION FOR BUILDING PERMIT

B 19373

|                                                  |                                     |
|--------------------------------------------------|-------------------------------------|
| BUILDING ADDRESS<br><b>69 Hernandez</b>          | DATE<br><b>7-6-90</b>               |
| LOT NO.<br><b>TRACT</b>                          | SIZE OF LOT<br><b>12.5 AC.</b>      |
| USE OF EXISTING BUILDING<br><b>Residence</b>     | NO. OF BUILDINGS<br><b>12.5 AC.</b> |
| OWNER<br><b>Jill &amp; Dennis Penner</b>         | PH<br><b>354-1372</b>               |
| ADDRESS<br><b>69 Hernandez</b>                   | CITY<br><b>Los Gatos</b>            |
| ARCHITECT OR ENGINEER<br><b>Riley Associates</b> | PH<br><b>314-1100</b>               |
| ADDRESS<br><b>125 E. Sunnyside</b>               | CITY<br><b>Campbell</b>             |
| CONTRACTOR<br><b>Vega Corp.</b>                  | PH<br><b>354-3412</b>               |
| ADDRESS<br><b>336 N. Santa Cruz</b>              | CITY<br><b>Los Gatos</b>            |
| STATE LICENSE<br><b>564014</b>                   | TOWN LICENSE<br><b>891545</b>       |

|                                                              |                                     |                          |                          |                          |
|--------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| NEW                                                          | ADD                                 | ALTER                    | REPAIR                   | DEMOLISH                 |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| USE OF EXISTING                                              | AREAS                               | BSMT                     | OTHER                    |                          |
| <input type="checkbox"/>                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| DESCRIPTION OF WORK<br><b>Foundation &amp; exterior work</b> |                                     |                          |                          |                          |

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

☐ NOT APPLICABLE

**CONTRACTOR'S DECLARATION**

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA/A CONTRACTOR'S LICENSE LAW.

SIGNATURE X *[Signature]*

**WORKER'S COMPENSATION DECLARATION**

**A**

I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE. A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE X *[Signature]*

**B**

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA.

SIGNATURE X *[Signature]*

**C**

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X *[Signature]*

| BUILDING PERMIT APPROVAL |             | DATE         |
|--------------------------|-------------|--------------|
| PLAN DEPT.               |             | <b>11</b>    |
| ENGINEERING DEPT.        |             | <b>11</b>    |
| FIRE DEPT.               |             | <b>11</b>    |
| BUILDING DEPT.           |             | <b>21/29</b> |
| SEWER DEPT.              |             |              |
| COMPT.                   |             |              |
| FR                       | TYPE CONST. |              |
| SB                       | OCC GROUP   |              |
| FEAR                     | USE         |              |
| SB                       | FORM        |              |
| LEFT                     | FIRE        |              |
| SB                       | SPR         |              |
| RIGHT                    |             |              |
| SB                       |             |              |
| VALUATION                |             | \$           |
| FEES & TAXES             |             |              |
| BUILDING PERMIT          |             | \$           |
| SEISMIC TAX              |             |              |
| CONSTRUCTION TAX         |             |              |
| UTILITY TAX              |             |              |
| PARK TAX                 |             |              |
| PLAN CHECK FEE           |             |              |
| TOTAL                    |             | \$           |

**INSPECTION RECORD**

7/12/90 CRACK WALL SINK NAIL (A)

7/22/90 CRACK WALL AB'S OK (A)

3651A111 07/06/90 TOTAL 0.00

**10/23 APPROVALS**

|                  |                |                    |
|------------------|----------------|--------------------|
| PERMITS LOCATION | DATE           | APPROVAL           |
| FORMS MATERIALS  | <b>8-13-90</b> | <i>[Signature]</i> |
| FEAR FIREWORKS   | <b>7-27-90</b> | <i>[Signature]</i> |
| BRACING BENTS    |                |                    |
| FURNACE LOCATION |                |                    |
| GAS VENT EXITS   |                |                    |
| INSULATION       |                |                    |
| LATH EXT         |                |                    |
| INSULATION EXT   |                |                    |
| LANDSCAPING      |                |                    |
| PAVING AND CURBS |                |                    |
| IMPROVEMENTS     |                |                    |
| COMPLETED        |                |                    |



**BUILDING INSPECTION DEPARTMENT • PHONE 354-8878  
INSPECTION REQUESTS PHONE 354-8877**

**P. 18484**

|       |          |              |      |
|-------|----------|--------------|------|
| GROUP | USE ZONE | PROCESSED BY | DATE |
|       |          | ALCZAC       | 9/10 |

INSPECTION RECORD

|                       |   |   |
|-----------------------|---|---|
| Classical @ prep time | 8 | 6 |
|-----------------------|---|---|

**TOTAL FEES \$**

### CONTRACTORS DECLARATION

S. YATKE X *Common Carabid.*

## COMPLETE A OR B

# WORKERS COMPENSATION DECLARATION

SIGNATURE *X. Thomas. T. Lock.*

**CERTIFICATE OF EXEMPTION FROM WORKERS COMPENSATION INSURANCE**

SCALFEE X

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS RELATING TO PLUMBING CONSTRUCTION AND I HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

*Connie Garlock*

## VALUATION

TOWN OF LOS GATOS

PAID for 1000  
for 172546

## AFFIDAVITS

|                     | DATE    | INSPECTOR'S SIGNATURE |
|---------------------|---------|-----------------------|
| UNDERFLOOR WORK     | 8-17-93 | <i>[Signature]</i>    |
| ROUGH PLUMBING      |         |                       |
| GAS FITTING         |         |                       |
| GAS VENTS           |         |                       |
| HOT WATER HEATER    |         |                       |
| HOUSE SEWER         |         |                       |
| PLUMBING FIXTURES   |         |                       |
| GAS TEST            |         |                       |
| UTILITY CO NOTIFIED |         | <i>[Signature]</i>    |

7/20/62 11:11 AM

|                          |        |
|--------------------------|--------|
| 7/20/62 11:11 AM         | 11724  |
| CONSUMER 469 469 469 469 |        |
| DESCRIPTION              | AMOUNT |
| CONSUMER 469 469 469 469 | 128.00 |
| 7/20/62                  |        |
| TOTAL DUE:               | 128.00 |
| CONSUMER 469 469 469 469 | 1.00   |
| CONSUMER 469 469 469 469 | 128.00 |
| CONSUMER 469 469 469 469 | 128.00 |
| CONSUMER 469 469 469 469 | 1.00   |

7/20/62 11:11 AM 7/20/62 11:11 AM

116 E. MAIN ST., LOS GATOS, CA 95030  
BUILDING INSPECTION DEPARTMENT • PHONE 364-6874

INSPECTION REQUESTS PHONE 384-6977

**B 24863**

[illegible]



19 Hernandez  
19373

SCOPE OF WORK:

A. PRELIMINARY SITE WORK:

1. Arrange with owner for working space requirements and material storage areas required onsite before starting work.
2. Remove all attached structures, sheds, plantings, irrigation systems and other items that will interfere with reconstruction work. Store removed materials onsite for future reinstallation after reconstruction work is completed.

B. FOUNDATION REPLACEMENT:

1. Provide for temporary provisions to raise utilities (sewer, water, gas, etc.) to provide continuous operation of the utilities during the temporary working reconstruction period. Provide diagonal bracing members from ground to floor level to stabilize house when lifted. Remove only that portion of exterior siding necessary to allow working space for the damaged foundation replacement. Remove nuts and washers from foundation anchor bolts and save for future reinstallation.
2. Use houseowner's jacks or heavy duty jacks to lift house from foundation sufficient to provide working room for reconstruction of damaged existing foundation. Maintain stability of structure at all times with diagonal bracing from ground to floor.
3. Remove damaged existing concrete foundations at those locations shown on the plans as well as any location where hidden damage to the foundation is discovered during the course of the work. Dispose of removed concrete and construction debris offsite.
4. Excavate for new concrete foundations as per the foundation detail shown on the plans. Do not fill overexcavated foundation areas with compacted soil - instead fill entire excavated area with structural concrete at time of pouring new foundation.
5. Install foundation forms, reinforcing steel and anchor bolts for the foundation as shown on the plans. Pour new foundation with 3,000 psi (4 sack per cubic yard) concrete. At least four (4) standard samples are to be taken and stored until tested by a material testing laboratory. Foundation forms are not to be removed until the concrete reaches 3,000 psi as measured by compression testing of these samples by the materials laboratory.

C. FLOOR ADJUSTMENT AND LEVELING:

1. Reset house on foundation only after new concrete foundations have reached 3,000 psi as measured by compression testing of concrete samples by the materials laboratory.
2. Install floor leveler jacks (see detail on plans) in place of each girder support post or as required by the field conditions to hold floor leveling adjustment.
3. Level first floor of house to within 1/2" of true level (using the top of the subfloor as reference) throughout the house.
4. After leveling is finished the mudsills shall be drypacked with a non-shrink grout to provide proper bearing and the mudsills shall then be reanchored to the foundation using bolt connector sleeves, bolt extensions, wooden spacer blocks, and larger washers to compensate for the larger holes thru the spacer blocks necessitated by the installation of the connector sleeves. The exterior siding is then to be reinstalled. However, any siding damaged by the contractor's operations including original removal as well as earthquake damage is to be replaced with new siding of like kind. All damaged floor beams and studs as well as other damaged structural members are to be replaced in kind.
5. In order to allow the wood framing of the house to adjust to the leveled condition, allow a nominal period of between three months and six months to elapse between the time that the house is leveled and the time that work begins to correct all interior wall cracks, door reframing and window distortion corrections (see Cosmetic Repairs below). It should be realized that the process of lifting and leveling the house will probably create new wall cracks and distortions that will also require future repairs.
6. After the house has been leveled and after the nominal period of between three months and six months has passed, the brick chimney and fireplace is to be rebuilt in conformance with the Town of Los Gatos Building Code including the use of reinforcing steel and full grouting of the space between the flue liner and the brick structure as well as proper metal flashing at the roof level where penetrated by the chimney.
7. Cleanup worksite, remove and dispose of all wood scraps and other construction debris from the basement area as well as the underfloor area and the exterior site area.

D. COSMETIC REPAIR:

1. Following the completion of the above construction items and after the recommended lapse of time to allow the frame, window and door shifting and adjustment to the new support conditions, the existing cracks in the wall and ceiling are to be repaired and painted as follows: Wall cracks should be repaired by replacing the damaged sheetrock panel to the stud and plate or backing block, NOT by putty infilling the cracks.
2. Ceiling cracks and ceiling damaged areas should be repaired by removing all damaged and loose plaster and replastering by an experienced craftsman with the proper equipment.
3. Distorted or uneven doors and windows should be rehung plumb and free working with proper trim installed.
4. The exterior and interior of the house is to be painted to blend the repaired areas with the nonrepaired areas to present a homogeneous appearance with proper surface protection.

These plans are based on normal engineering calculations made in accordance with generally accepted engineering principles using recommendations contained in a project report prepared by the undersigned dated November 13, 1989, Project 8993-1.

The reconstruction presented herein will, in my professional opinion, mitigate the effects of the earthquake of October 17, 1989, on the project property. It is expected, however, that some additional minor movement is possible and is to be expected. It is not represented that the reconstruction shown herein will be an absolute cure for the problems at the subject site.

The above is made in lieu of all other warranties either express or implied.

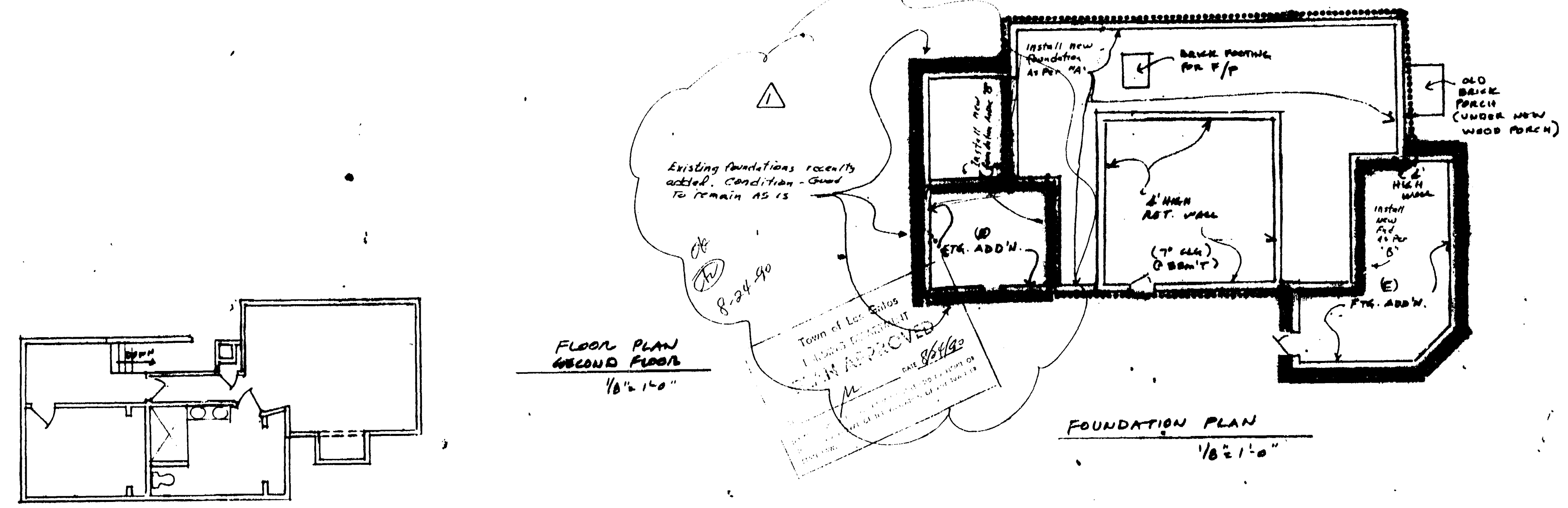
JAMES F. RILEY, R.C.S. 9493

APR 11 1992  
RILEY ASSOCIATES

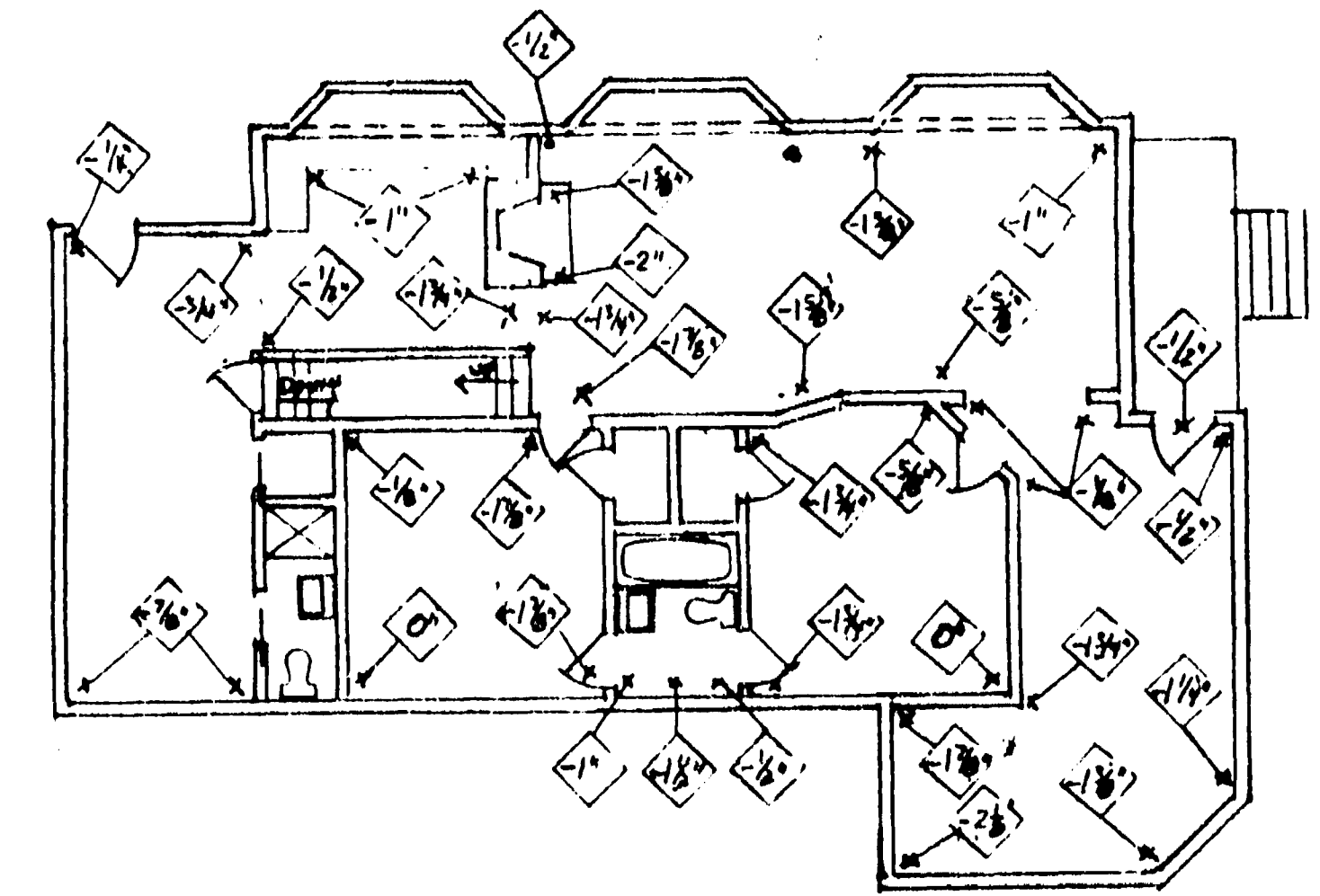
| FOUNDATION RECONSTRUCTION                                     |               |               |               |
|---------------------------------------------------------------|---------------|---------------|---------------|
| DATE: 4/11/92                                                 | DATE: 4/11/92 | DATE: 4/11/92 | DATE: 4/11/92 |
| THE PENNER RESIDENCE<br>69 HERNANDEZ AVE, LOS GATOS, CA 95030 |               |               |               |
| RILEY ASSOCIATES<br>8993                                      |               |               |               |

SHEET 1 of 1

NOTE  
Indicates FOUNDATION DETAIL  
Indicates FOUNDATION DETAIL  
Indicates FOUNDATION DETAIL



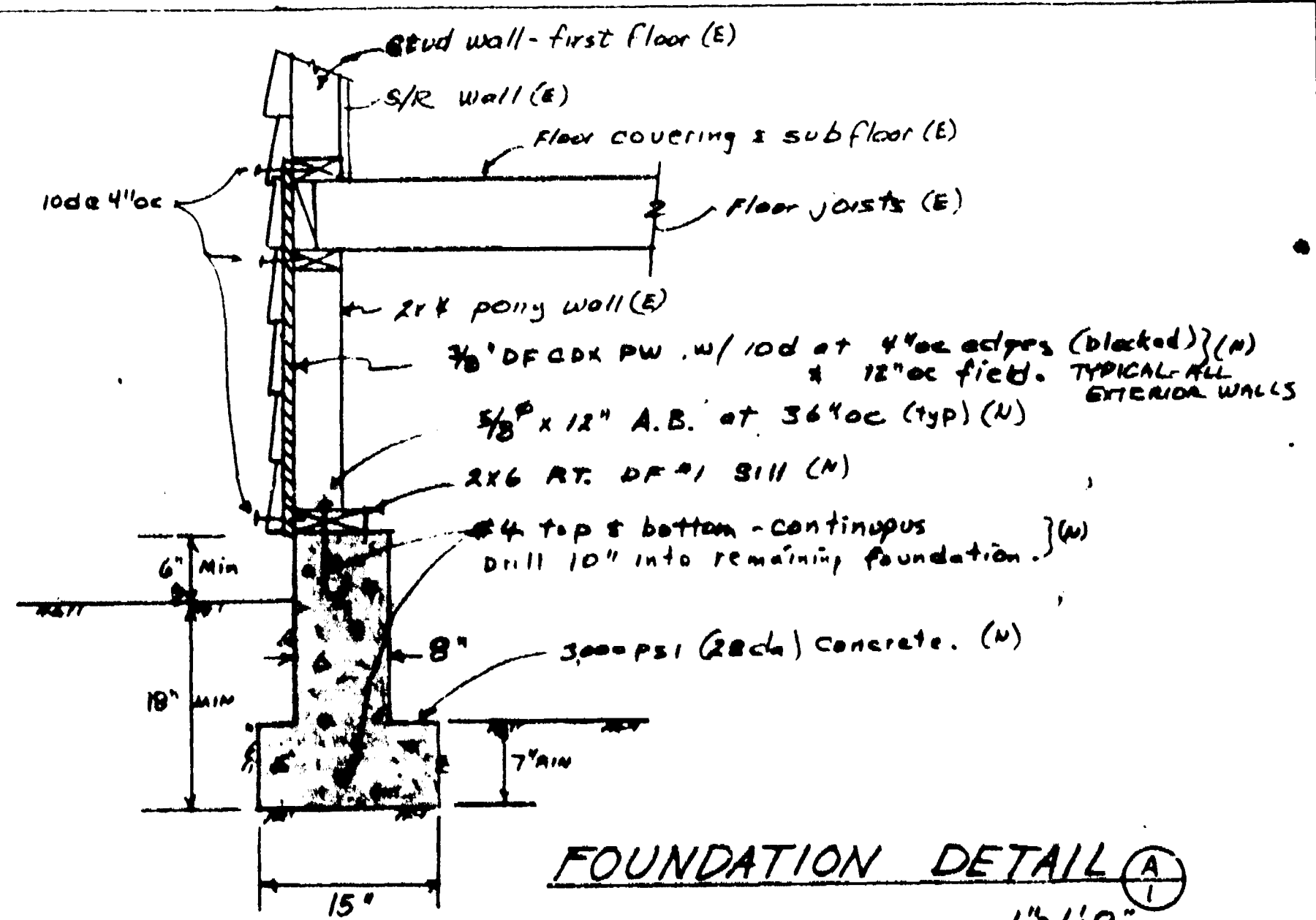
FOUNDATION PLAN  
1/8" = 1'-0"



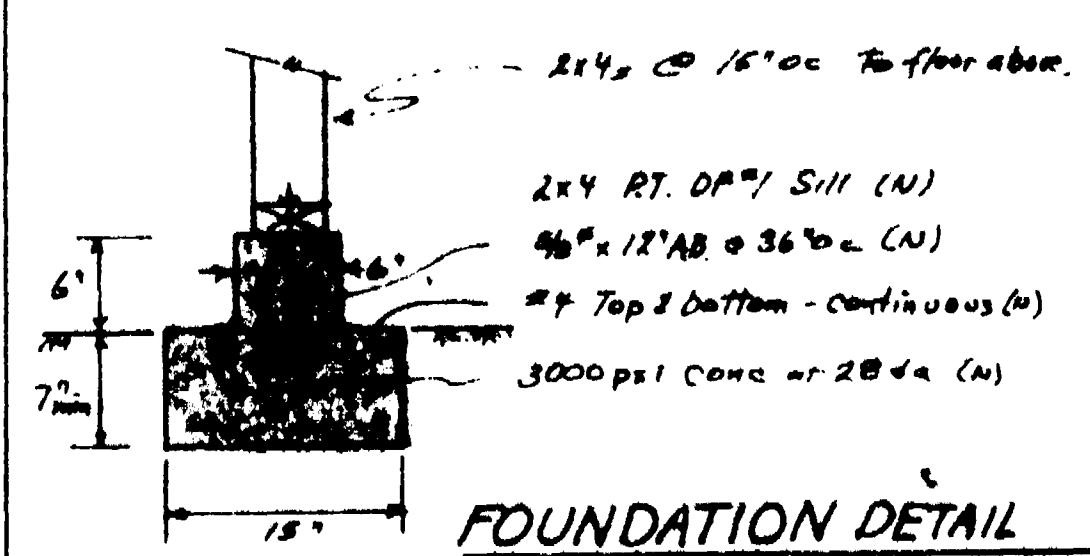
FLOOR PLAN  
FIRST FLOOR  
1/8" = 1'-0"

NOTE: (E) INDICATES (E) FINISH FLOOR IS 1/8" BELOW LEVEL FLOOR PLANE  
(O) INDICATES LEVEL FLOOR PLANE POINT  
LEVEL FLOOR PLANE IS AT TOP OF SUB FLOOR AT BOTTOM OF LINOLEUM (1/4" MIN.) AND AT BOTTOM OF RUG (5/8" MIN.) AND AT BOTTOM OF TILE (1/2" MIN.).

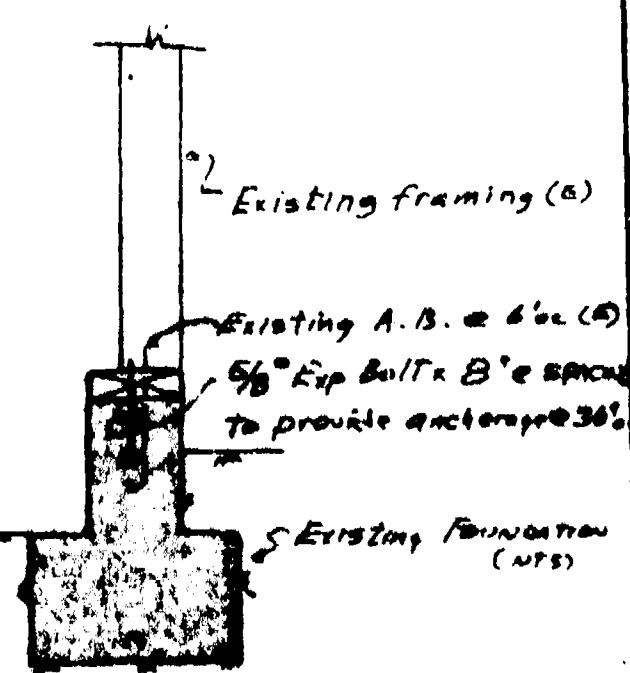
FLOOR PLAN  
BASEMENT 1/8" = 1'-0"



FOUNDATION DETAIL A  
1/4" = 1'-0"



FOUNDATION DETAIL B  
1/4" = 1'-0"

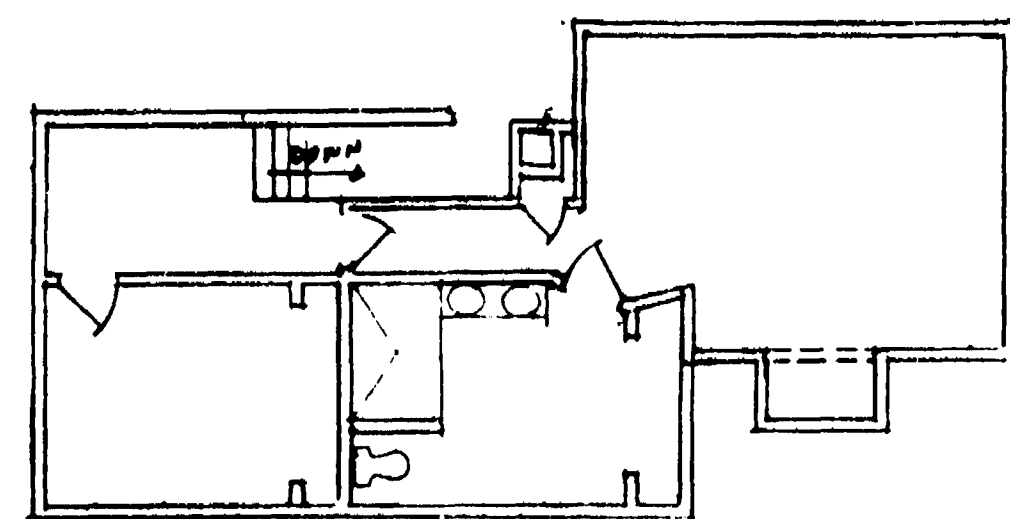


FOUNDATION DETAIL C  
1/4" = 1'-0"

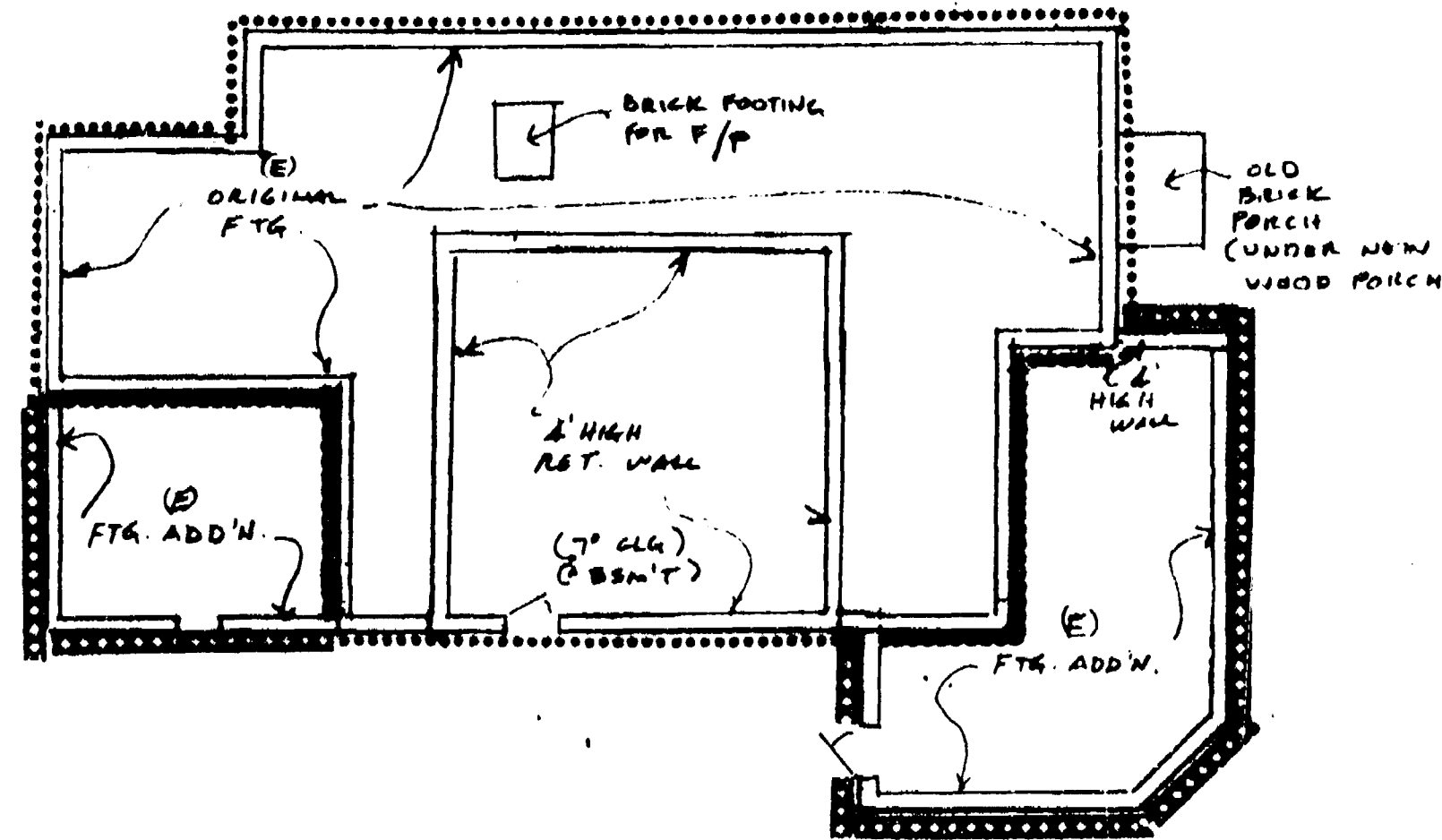
24X



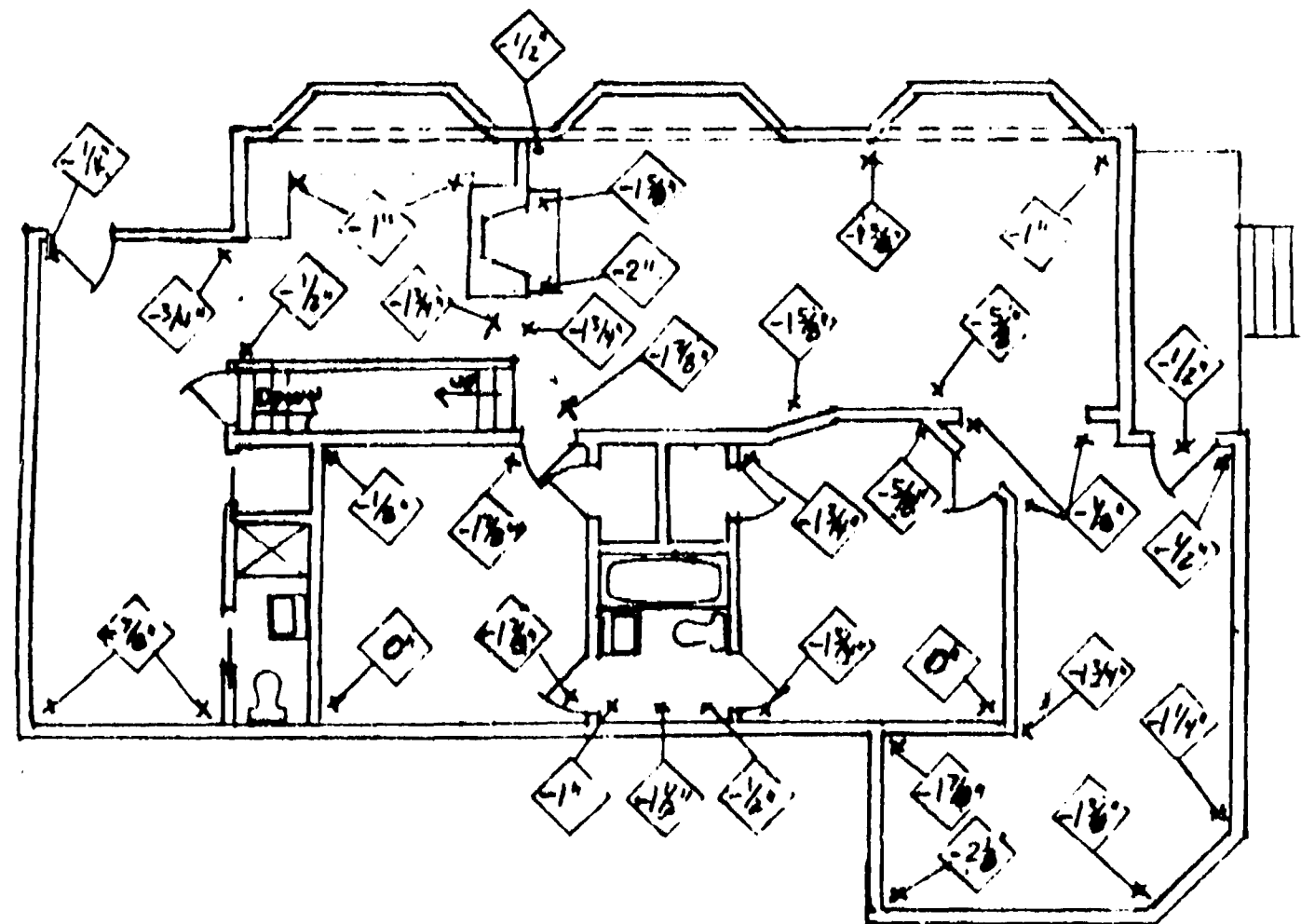
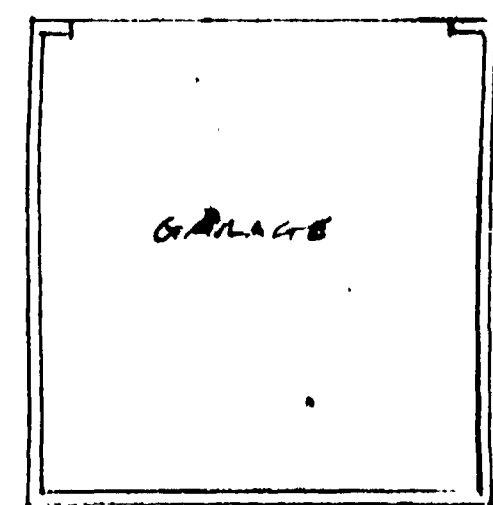
**NOTE**  
 ..... Indicates FOUNDATION DETAIL (A)  
 ..... Indicates FOUNDATION DETAIL (B)  
 ..... Indicates FOUNDATION DETAIL (C)



FLOOR PLAN  
SECOND FLOOR  
18' x 14'0"

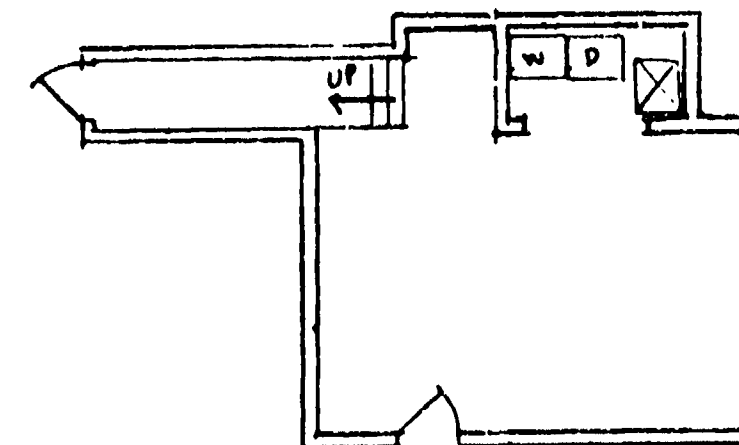


FOUNDATION PLAN  
18' x 14'0"



FLOOR PLAN  
FIRST FLOOR  
18' x 14'0"

**NOTE:**  
 (A) INDICATES (E) FINISH FLOOR IS 1 1/2" BELOW LEVEL FLOOR PLANE  
 (B) INDICATES LEVEL FLOOR PLANE POINT  
 LEVEL FLOOR PLANE IS AT TOP OF SUB FLOOR AT BOTTOM OF LINOLEUM (1/4" thick) AND AT BOTTOM OF RUG (5/8" thick) AND AT BOTTOM OF TILE (1/2" thick).



FLOOR PLAN  
BASEMENT 18' x 14'0"

**D. COSMETIC REPAIR:**

- Following the completion of the above construction items and after the recommended lapse of time to allow frame, window and door shifting and adjustment to the new support conditions, the existing cracks in the wall and ceiling are to be repaired and painted as follows: Wall cracks should be repaired by replacing the damaged sheetrock panel to the stud and plate or backing block. NOT by putty infilling the cracks.
- Ceiling cracks and ceiling damaged areas should be repaired by removing all damaged and loose plaster and replastering by an experienced craftsman with the proper equipment.
- Distorted or uneven doors and windows should be rehung plumb and free working with proper trim installed.
- The exterior and interior of the house is to be painted to blend the repaired areas with the nonrepaired areas to present a homogenous appearance with proper surface protection.

**NOTE**

These plans are based on normal engineering calculations made in accordance with generally accepted engineering principles using recommendations contained in a project report prepared by the undersigned dated November 13, 1989. Project #892-1. The reconstruction presented herein will, in my professional opinion, mitigate the effects of the earthquake of October 17, 1989, on the project property. It is expected, however, that some additional minor movement is possible and is to be expected. It is not represented that the reconstruction shown herein will be an absolute cure for the problems at the subject site.

The above is made in lieu of all other warranties either express or implied.

*James F. Riley*  
 JAMES F. RILEY, R.C.E. 9889

**SCOPE OF WORK:**

**A. PRELIMINARY SITE WORK:**

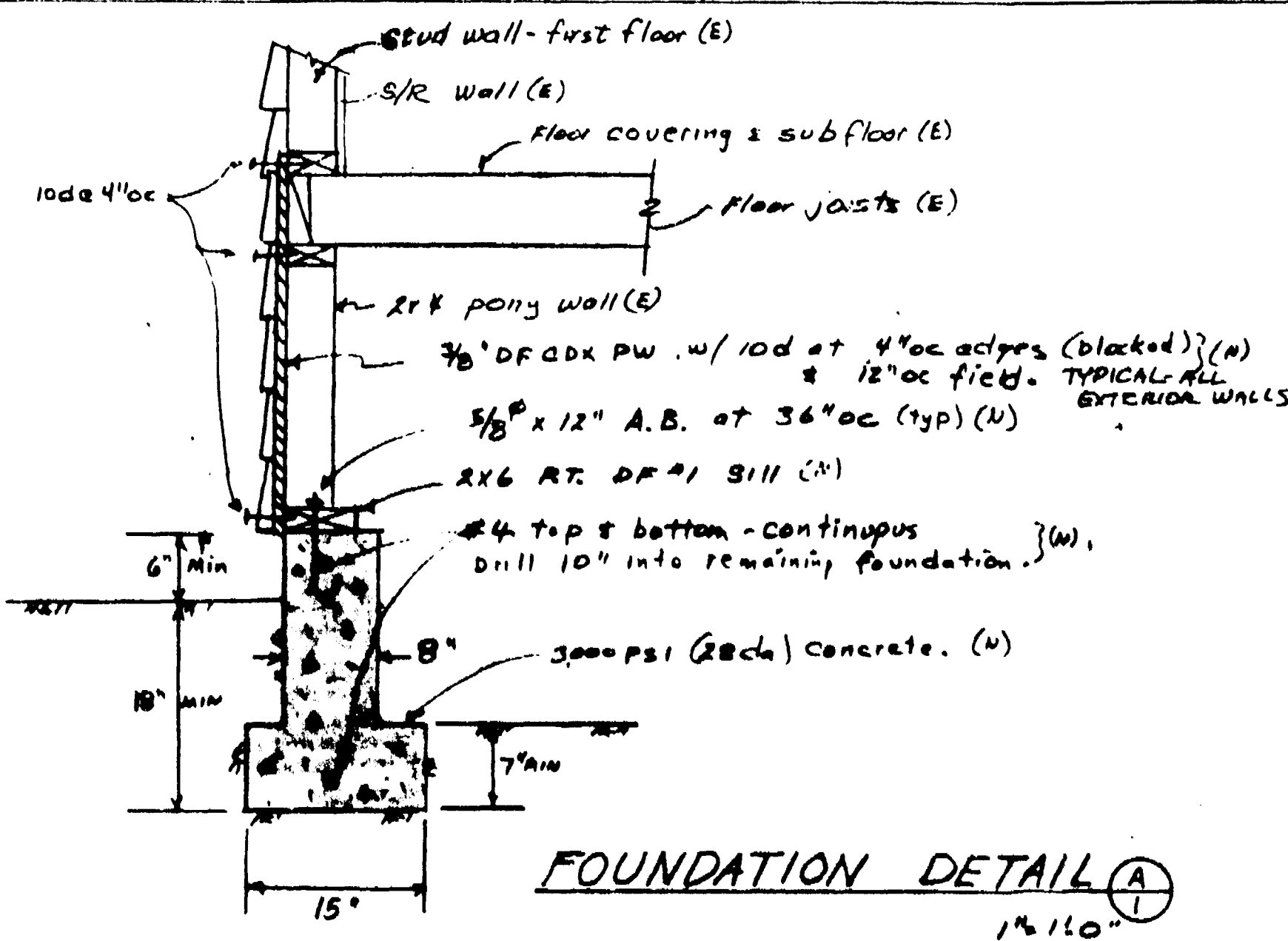
- Arrange with owner for working space requirements and material storage areas required onsite before starting work.
- Remove all attached structures, sheds, plantings, irrigation systems and other items that will interfere with reconstruction work. Store removed materials onsite for future reinstallation after reconstruction work is completed.

**B. FOUNDATION REPLACEMENT:**

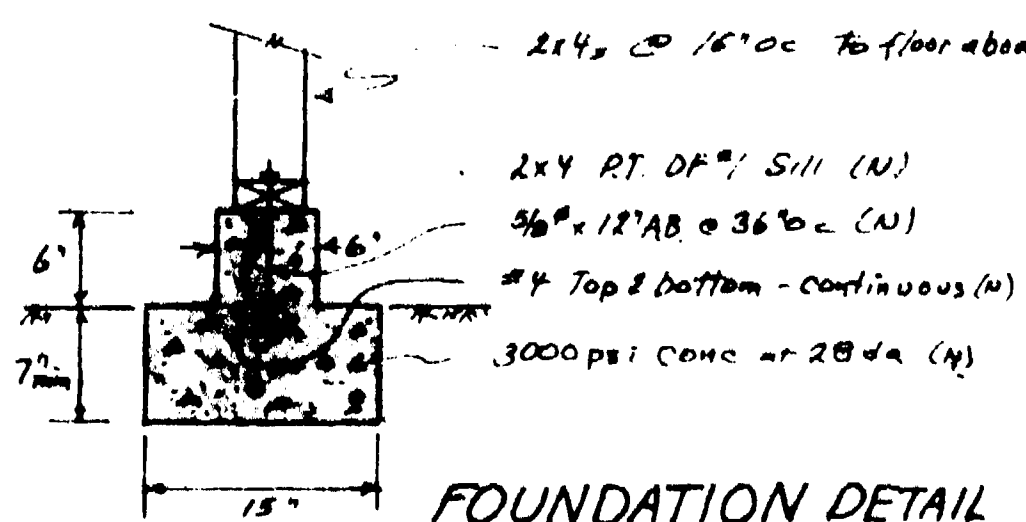
- Provide for temporary provisions to raise utilities (sewer, water, gas, etc.) to provide continuous operation of the utilities during the temporary working reconstruction period. Provide diagonal bracing members from ground to floor level to stabilize house when lifted. Remove only that portion of exterior siding necessary to allow working space for the damaged foundation replacement. Remove nuts and washers from foundation anchor bolts and save for future reinstallation.
- Use housejacker's jacks or heavy duty jacks to lift house from foundation sufficient to provide working room for reconstruction of damaged existing foundation. Maintain stability of structure at all times with diagonal bracing from ground to floor.
- Remove damaged existing concrete foundations at those locations shown on the plans as well as any location where hidden damage to the foundation is discovered during the course of the work. Dispose of removed concrete and construction debris offsite.
- Excavate for new concrete foundations as per the foundation detail shown on the plans. Do not fill overexcavated foundation areas with compacted soil - instead fill entire excavated area with structural concrete at time of pouring new foundation.
- Install foundation forms, reinforcing steel and anchor bolts for the foundation as shown on the plans. Pour new foundation with 3,000 psi (5 sack per cubic yard) concrete. At least four (4) standard samples are to be taken and stored until tested by a material testing laboratory. Foundation forms are not to be removed until the concrete reaches 3,000 psi as measured by compression testing of these samples by the materials laboratory.

**C. FLOOR ADJUSTMENT AND LEVELING:**

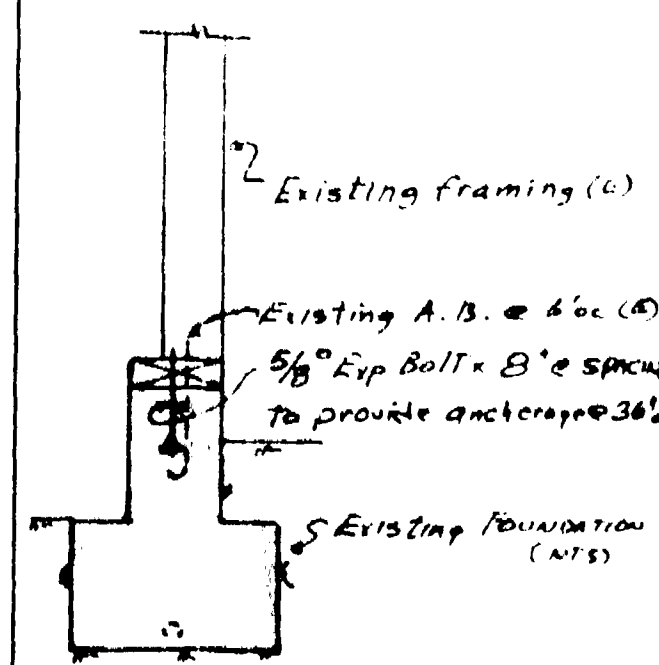
- Reset house on foundation only after new concrete foundations have reached 3,000 psi as measured by compression testing of concrete samples by the materials laboratory.
- Install floor leveler jacks (see detail on plans) in place of each girder support post or as required by the field conditions to hold floor leveling adjustment.
- Level first floor of house to within 1/2" of true level (using the top of the subfloor as reference) throughout the house.
- After leveling is finished the mudsills shall be drypacked with a non-shrink grout to provide proper bearing and the mudsills shall then be reanchored to the foundation using bolt corrector sleeves, bolt extensions, wooden spacer blocks, and larger washers to compensate for the larger holes thru the spacer blocks necessitated by the installation of the connector sleeves. The exterior siding is then to be reinstalled. However, any siding damaged by the contractor's operations including original removal as well as earthquake damage is to be replaced with new siding of like kind. All damaged floor beams and studs as well as other damaged structural members are to be replaced in kind.
- In order to allow the wood framing of the house to adjust to the leveled condition, allow a nominal period of between three months and six months to elapse between the time that the house is leveled and the time that work begins to correct all interior wall cracks, door reframing and window distortion corrections (see Cosmetic Repairs below). It should be realized that the process of lifting and leveling the house will probably create new wall cracks and distortions that will also require future repairs.
- After the house has been leveled and after the nominal period of between three months and six months has passed, the brick chimney and fireplace is to be rebuilt in conformance with the Town of Los Gatos Building Code including the use of reinforcing steel and full grouting of the space between the flue liner and the brick structure as well as proper metal flashing at the roof level where penetrated by the chimney.
- Cleanup worksite, remove and dispose of all wood scraps and other construction debris in the basement area as well as the underfloor area and the exterior site area.



FOUNDATION DETAIL (A)  
14' x 14'0"



FOUNDATION DETAIL (B)  
14' x 14'0"



FOUNDATION DETAIL (C)  
14' x 14'0"

# 19373

| FOUNDATION RECONSTRUCTION                                     |                                 |                    |                                 |
|---------------------------------------------------------------|---------------------------------|--------------------|---------------------------------|
| SCALE: 1/4" = 1'-0"                                           | APPROVED BY: <i>[Signature]</i> | DATE: MAY 15, 1990 | DESIGNED BY: <i>[Signature]</i> |
| THE PENNER RESIDENCE<br>69 HERNANDEZ AVE, LOS GATOS, CA 95030 |                                 |                    |                                 |
| RILEY ASSOCIATES                                              |                                 | 8993               |                                 |

SHEET 1 of 1

24X



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## TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA. 95030

BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

## APPLICATION FOR BUILDING PERMIT

B 9441

3

## FOR APPLICANT TO FILL IN

|                             |                              |
|-----------------------------|------------------------------|
| HERNANDEZ Que.              |                              |
| TRACT                       | SIZE OF LOT                  |
| S.F.R.                      | NO. OF BUILDINGS NOW ON LOT  |
| ST PALMER                   | PH 395-0315                  |
| IME                         | WE 371 8531                  |
|                             | PH                           |
|                             | PH                           |
|                             | TOWN LICENSE                 |
| DESCRIPTION OF WORK         |                              |
| DD                          | ALTER REPAIR DEMOLISH        |
| nd FL                       | GAR BSMT OTHER               |
| NO. OF STORIES              | NO. OF LIVING UNITS          |
| F STRUCTURE                 | DESCRIPTION OF WORK          |
|                             | room & bath                  |
|                             | ESTIMATE VALUATION 60,000.00 |
| CONSTRUCTION LENDING AGENCY |                              |

| BUILDING PERMIT APPROVAL |             | DATE     |
|--------------------------|-------------|----------|
| PLAN DEPT.               |             | 7/11/81  |
| PUBLIC WORKS             |             | 7/11/81  |
| FIRE DEPT.               |             | 1/1      |
| BUILDING DEPT.           |             | 10/15/81 |
| SEWER CONNECT            |             |          |
| FR. SB                   | TYPE CONST. |          |
| REAR SB                  | OCC. GROUP  |          |
| LEFT SB                  | USE ZONE    |          |
| RIGHT SB                 | FIRE SPR.   |          |
| VALUATION                | \$ 60,000   |          |
| FEES & TAXES             |             |          |
| BUILDING PERMIT          | \$          | 313.00   |
| SIESMIC TAX              |             | 4.20     |
| CONSTRUCTION TAX         |             | 45.50    |
| UTILITY TAX              |             | 136.50   |
| PLAN CHECK FEE           |             | 156.50   |
| TOTAL                    | \$          | 655.70   |

## READ CAREFULLY

THIS APPLICATION IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED, AND VALIDATED FOR THE CORRECT PERMIT FEE, IN THE VALIDATION SPACE.

PERMISSION IS THEREFORE GRANTED TO DO SUCH WORK AS INDICATED, IN THIS APPLICATION, IN ACCORDANCE WITH, AND SUBJECT TO, ALL OF THE PROVISIONS OF THE BUILDING CODE OF THE TOWN OF LOS GATOS AND RELATED LAWS.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS FROM THE DATE OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME DURING CONSTRUCTION FOR MORE THAN 120 DAYS, OR IF ANY WORK IS DONE ON THE SAID BUILDING OR STRUCTURE IN VIOLATION OF ANY TOWN ORDINANCE OR STATE LAW RELATING THERETO.

## CONTRACTORS DECLARATION

I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA LICENSE LAW.

## COMPLETE A OR B

## WORKER'S COMPENSATION DECLARATION

BY AFFIRM THAT I HAVE A POLICY OF WORKER'S COM-  
ION INSURANCE. A CERTIFIED COPY OF A CERTIFICATE OF  
INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH  
VN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE  
CT THROUGHOUT THE JOB.

## EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

RTIFY THAT IN THE PERFORMANCE OF THE WORK FOR  
THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PER-  
ANY MANNER SO AS TO BECOME SUBJECT TO THE  
R'S COMPENSATION LAWS OF CALIFORNIA.

## VALIDATION

10/6/81 9350 655.70

## NOTICE

WORK AUTHORIZED BY THIS PERMIT RE-  
QUIRES INSPECTION AND APPROVAL.  
WHEN WORK IS READY FOR INSPECTION.  
CALL BUILDING DEPARTMENT, 354-6876.



110 EAST MAIN STREET

### Job Address

Date \_\_\_\_\_

10-6-81

Owner

Robert Palmer

Building Permit No.

B 9441

| TYPE OF INSPECTION             | COMPLETION |           |
|--------------------------------|------------|-----------|
|                                |            | INSPECTOR |
| A. Location Excavation, Forms  |            |           |
| B. Foundation, Steel, Material |            |           |

|                              |  |  |
|------------------------------|--|--|
| C. Plumbing, Rough (Partial) |  |  |
| D. Mechanical Underfloor     |  |  |
| E. Girder and Joist          |  |  |

|                                    |  |  |
|------------------------------------|--|--|
| F. Frame                           |  |  |
| G. Masonry                         |  |  |
| H. Flues, Vents                    |  |  |
| I. Plumbing, Rough (Complete)      |  |  |
| J. Electric, Conduit               |  |  |
| K. Electric, Wiring                |  |  |
| L. Roof Sheathing                  |  |  |
| M. Mechanical Rough                |  |  |
| N. Water Service Pressure Regul'tr |  |  |
| O. Insulation                      |  |  |

|                            |  |  |
|----------------------------|--|--|
| P. Interior Lath           |  |  |
| Q. Exterior Lath           |  |  |
| R. Final Gas Test          |  |  |
| S. Furnace                 |  |  |
| T. Electrical Fixtures     |  |  |
| U. Plumbing Fixtures       |  |  |
| V. Sewer (Backwater Valve) |  |  |
| W. Insulation Certificate  |  |  |
| X. Smoke Detector          |  |  |
| Y. House Number Posted     |  |  |
| Z. Final, Job Completed    |  |  |

[illegible]

THIS CARD MUST BE KEPT POSTED ON THE  
JOB AT ALL TIMES UNTIL FINAL APPROVAL

SEE REVERSE SIDE FOR INFORMATION AND  
REQUIREMENTS FOR FINAL INSPECTION  
AND OCCUPANCY



## NOTICE

Final inspection and occupancy of all new buildings requires clearance from the following agencies:

### **BUILDING DEPARTMENT (354-6876)**

- a) Building construction complete and approved.
- b) Final grading and drainage completed.
- c) Energy compliance certification.

### **PLANNING DEPARTMENT (354-6872)**

- a) Driveway and parking improvement complete.
- b) Required landscape and irrigation complete.

### **PUBLIC WORKS (354-6864)**

- a) Subdivision and offsite improvements complete.
- b) Off site utilities installed and completed.

### **CENTRAL FIRE (378-4015)**

- a) Fire hydrants completed and operational.
- b) Fire extinguishers as required installed.
- c) Fire sprinkler system (if applicable) tested and operational.
- d) Emergency or fire access (if required) completed.

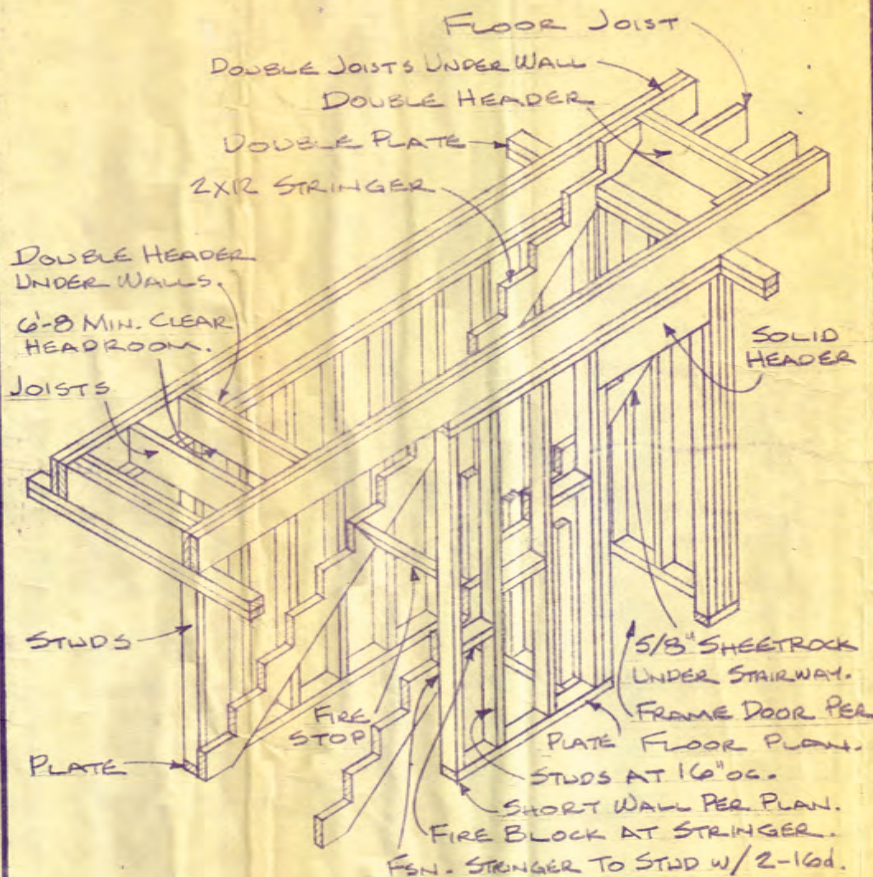
### **HEALTH DEPARTMENT (279-6060)**

- a) Private sewage disposal system (if applicable) to be complete and approved.
- b) Certificate of compliance and approval for food handling facilities.

On request for final inspection, **Building Department** will process occupancy clearance request for approval of required occupancy certificate.

Occupancy or utility approval cannot be granted until required agency clearance is approved.





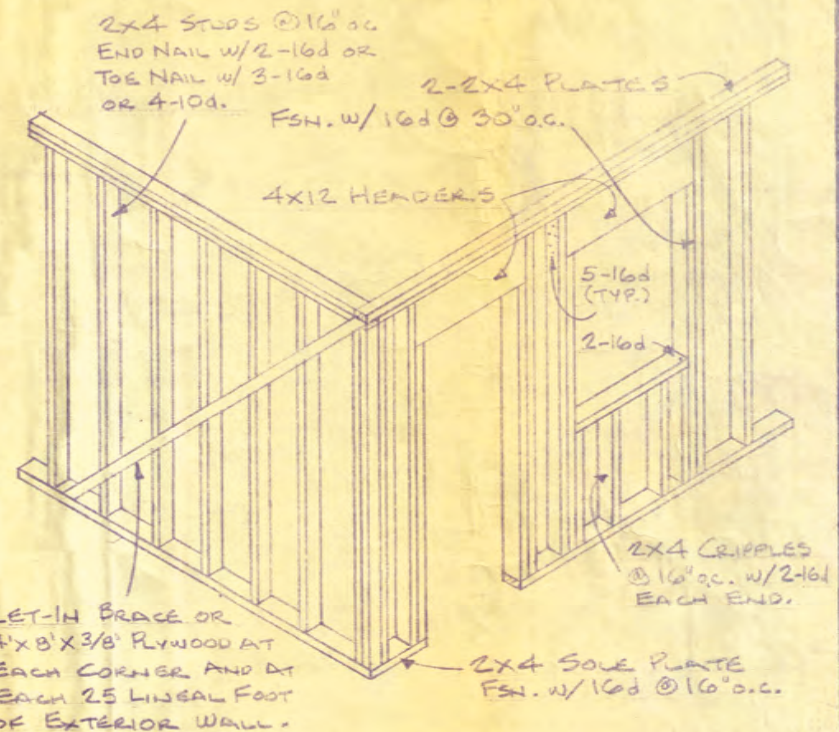
APPROX.  
B-1

STAIR FRAME DETAIL

SIGNED

SCALE  
1"=1'-0"

JOB  
APPROX.  
B-3



LET-IN BRACE OR  
4'X8'X3/8\"/>

SUBFLOOR PER FOUNDATION PLAN.

APPROX.  
B-1

WALL FRAMING

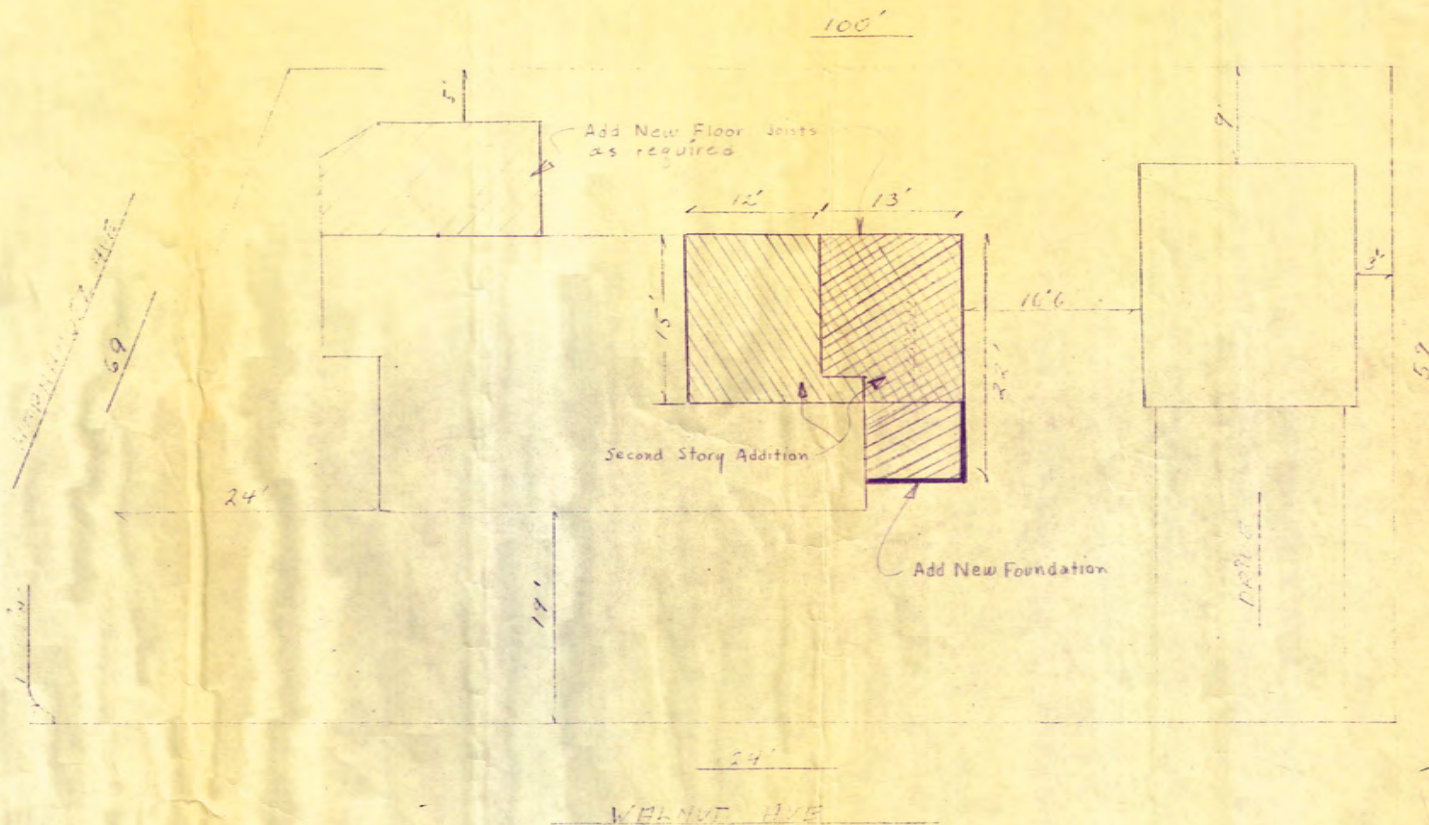
SIGNED

SCALE  
1"=1'-0"

JOB  
APPROX.  
B-1







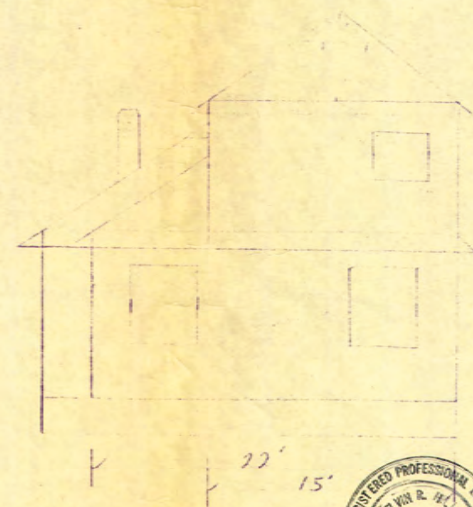
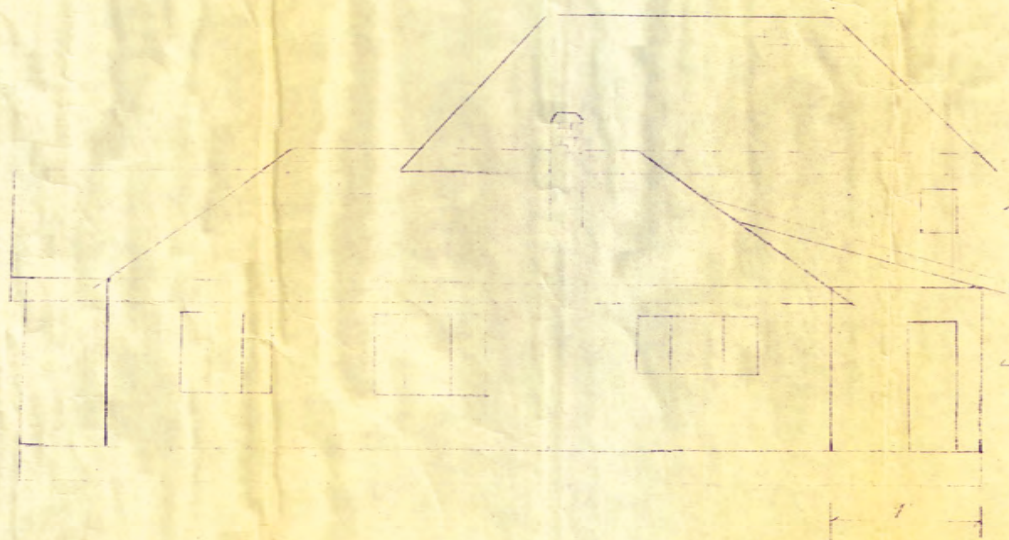
Town of Los Gatos  
BUILDING DEPARTMENT  
**PLAN APPROVED**  
PL. 1111 DATE 10/15/11  
THE SIGNING OF THIS PLAN SHALL NOT BE USED TO SUE OR  
TO BE AN APPROVAL OF THE VALIDATION OF ANY TOWN OR  
STATE LAW.



|                                                            |                                       |                       |
|------------------------------------------------------------|---------------------------------------|-----------------------|
| MR. & MRS. PALMER                                          |                                       |                       |
| SCALE: 1/8" = 1'-0"                                        | APPROVED BY:<br><u>Melvin R. Hill</u> | DRAWN BY:             |
| DATE:                                                      |                                       | REVISED: <u>MH</u>    |
| 67 HENNHOFFZ                                               |                                       |                       |
| Melvin R. Hill RCE 19704<br>410 W. Sunnyoaks Ave, Campbell |                                       | DRAWING NUMBER<br>5-1 |

866-1546

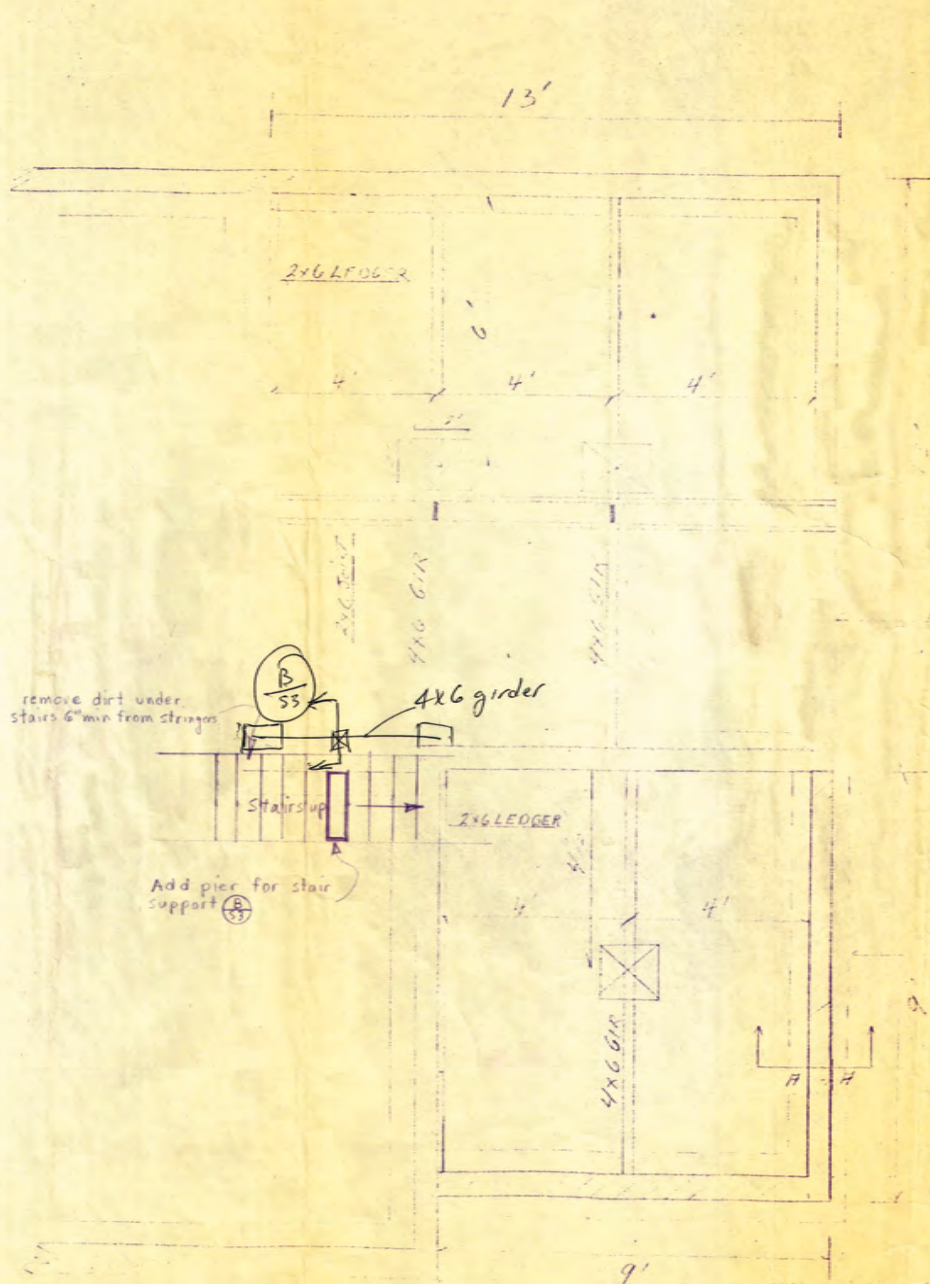




MRS & MRS. PALMER

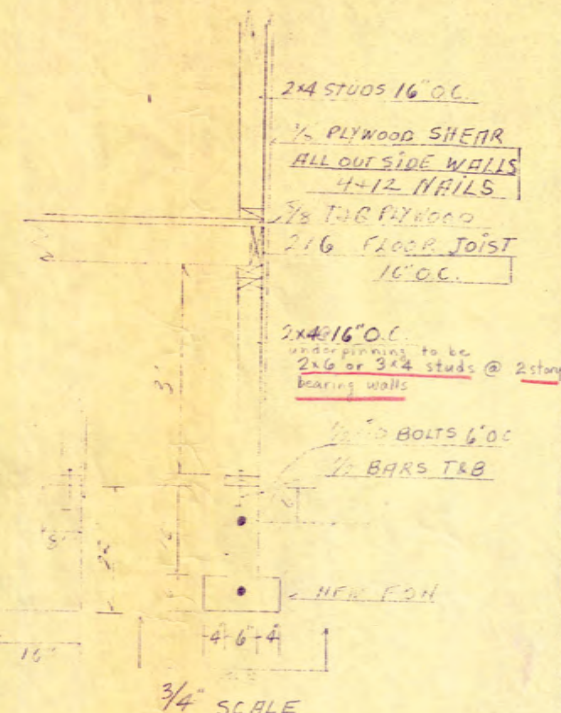
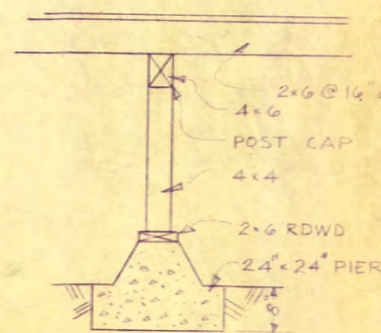
|                                                   |                                    |                     |
|---------------------------------------------------|------------------------------------|---------------------|
| SCALE: 1/8" = 1'                                  | APPROVED BY: <i>Melvin R. Hill</i> | DRAWN BY:           |
| DATE:                                             | REVISED: MH                        |                     |
| 69 HERNANDEZ, LOS GATOS                           |                                    |                     |
| Melvin R. Hill<br>410 W. Sunnyvale Ave., Campbell | RCE 19704                          | DRAWING NUMBER: S-2 |





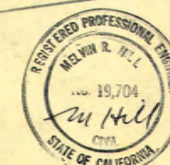
EXISTING FDN

NEW FDN



A  
S-3

B  
S-3

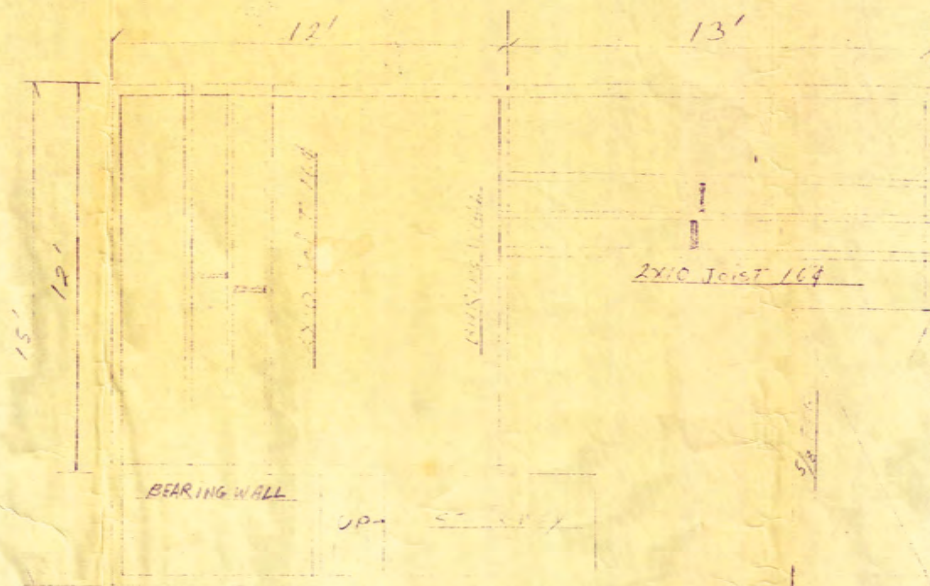
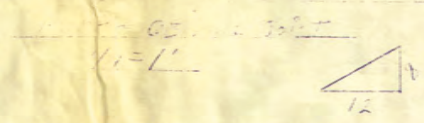
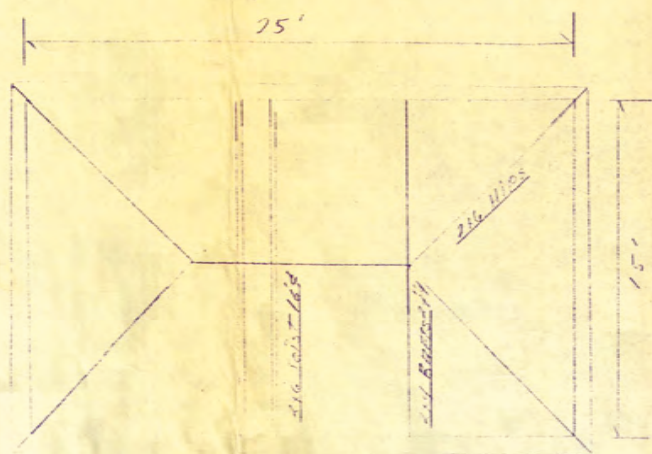


|                                                            |                |  |                       |
|------------------------------------------------------------|----------------|--|-----------------------|
| MR & MRS. PALMER                                           |                |  |                       |
| SCALE: 1/2" = 1'                                           | APPROVED BY:   |  | DRAWN BY:             |
| DATE: 10-1-81                                              | Melvin R. Hill |  | REVISED: MH           |
| GR HERNANDEZ, LOS GATOS                                    |                |  |                       |
| Melvin R. Hill RCE 19704<br>410 W. Sunnyside Ave. Campbell |                |  | DRAWING NUMBER<br>S-3 |

The existing fdn. is adequate to carry the proposed second story provided the piers are added as shown

Melvin R. Hill  
RCE 19704





SECOND STORY

DOUBLE INSULATED WINDOW

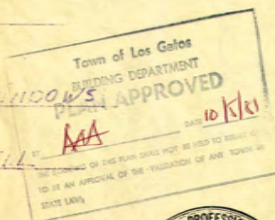
DOUBLE INSULATED WINDOW

P-11 INSULATION WALL

2x10 JOIST

4x12 HOSE HILL

2x10 JOIST



MR. & MRS. PALMER

|                                |                |             |
|--------------------------------|----------------|-------------|
| SCALE                          | APPROVED BY    | DRAWN BY    |
| DATE                           | Melvin R. Hill | REVIEWED MH |
| 69 HERNANDEZ, LOS GATOS        |                |             |
| Melvin R. Hill RCE 19704       |                |             |
| 410 W. Sunnyside Ave. Campbell |                |             |
| DRAWING NUMBER                 |                | 5-4         |





OAKLAND WALL LINES  
 NEW BUILDING  
 SECOND FLOOR

City of Los Angeles  
 BUILDING DEPARTMENT  
 PLAN APPROVED  
*M.H.* 10/5/81



MR & MRS PALMER  
 SCALE: 1/4" = 1'-0"  
 APPROVED BY: *M.H.*  
 DRAWN BY:



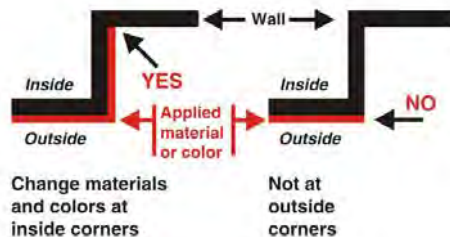
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### 3.8.3 Use traditional detailing

- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and to make the space too small is inconsistent with the architectural style.
- Openings in walls faced with stone, real or synthetic, should have defined lintels above the opening except in Mission or Spanish Eclectic styles. Lintels may be stone, brick or wood as suits the style of the house.
- Treat synthetic materials as though they were authentic. For example, select synthetic stone patterns that place the individual stones in a horizontal plane as they would have been in a load bearing masonry wall.
- Select roof materials that are consistent with the traditional architectural style (e.g., avoid concrete roof tiles on a Craftsman Style house.)

### 3.8.4 Materials changes

- Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.



Use stone or wood lintels over openings in stone walls

### 3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

- Site additions in the least conspicuous place. In many cases this is a rear or side elevation - only rarely is it a rooftop.
- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and



Additions, accessory buildings and secondary units should match the form, architectural style, and details of the original house

## BUILDING DESIGN

## 3



*Original structure*



*Addition incorporated into the roof successfully adds space while respecting the integrity of the existing house and the scale of the neighborhood*



*Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood*

should utilize the same materials as the existing protected exterior elements.

- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, and decorative elements, they should be carefully removed and reused in the addition where possible.
- The introduction of window and door openings not characteristic in proportion, scale, or style with the original architecture is strongly discouraged (e.g., sliding windows or doors in a structure characterized by double hung windows and swinging doors).
- The character of any addition or alteration should be in keeping with and subordinate to the integrity of the original structure.
- The amount of foundation exposed on the addition should match that of the original building.
- Do not add roof top additions where the roof is of historic significance.
- Second floor additions are discouraged in neighborhoods with largely one story homes. If horizontal expansion of the house is not possible, consider incorporating a second floor addition within the roof form as shown in the example to the left.
- Second floor additions which are not embedded within the roof form should be located to the rear of the structure.
- The height and proportion of an addition or a second story should not dominate the original structure.
- Deck additions should be placed to the rear of the structure only, and should be subordinate in terms of scale and detailing.
- New outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials and details which are similar to the main structure.
- Garages should generally be located to the rear of the lot behind the rear wall of the residence. One car wide access driveways should be utilized.



REMODEL FOR  
**[REDACTED] RESIDENCE**  
 69 HERNANDEZ ST.  
 LOS GATOS, CALIFORNIA 95030

**PROPERTY OWNER**

69 HERNANDEZ ST.  
 LOS GATOS, CA. 95030

**CONSULTANTS**

ARCHITECT: STUDIO 528 ART & ARCHITECTURE, INC.  
 MICHAEL TINSLEY, ARCHITECT  
 105 LOCUST ST., 4TH FL.  
 SANTA CRUZ, CA. 95060  
 PH: (408) 705-6763

HISTORIAN: ARCHEOLOGICAL RESOURCE MANAGEMENT  
 ROBERT CARTIER, PhD  
 426 N. 5TH ST.  
 SAN JOSE, CA. 95119  
 PH: (408) 895-1373

SURVEYOR: LEA & BRAZ ENGINEERING  
 GREGORY BEALE, SURVEYOR  
 8455 INDUSTRIAL PARKWAY WEST  
 HAYWARD, CA. 94543  
 PH: (510) 887-4086

**PROJECT INFORMATION**

ADDRESS: 69 HERNANDEZ ST.  
 LOS GATOS, CA. 95030

PARCEL NUMBER: 51041015

ZONING: R-1-B

TYPE CONSTRUCTION: V-B

OCUPANCY: R3 / U

PARKING: (E) 2 COVERED

FIRE ZONE: NO

LOT AREA: 5561 SQ. FT.

REQUIRED SETBACKS: 15'-0" STREET  
 5'-0" EXISTING  
 5'-0" REAR

MAX. HEIGHT: 30'-0"

**SHEET INDEX**

AA.1 COVER SHEET

SU.1 SURVEY

A1.0 SITE PLAN

A2.0 BASEMENT LEVEL DEMOLITION PLAN

A2.1 MAIN LEVEL DEMOLITION PLAN

A2.2 UPPER LEVEL DEMOLITION PLAN

A2.3 BASEMENT LEVEL FLOOR PLAN

A2.4 MAIN LEVEL FLOOR PLAN

A2.5 UPPER LEVEL FLOOR PLAN

A3.0 EXISTING EXTERIOR ELEVATIONS

A3.1 EXISTING EXTERIOR ELEVATIONS

A3.2 EXTERIOR ELEVATIONS

A3.3 EXTERIOR ELEVATIONS

**PARCEL MAP**



**VICINITY MAP**



**SCOPE OF WORK**  
 REPLACE ALL EXISTING WINDOWS, REMOVE EXISTING NON-HISTORIC BAY WINDOW, INTERIOR  
 REMODEL NO NEW FLOOR PROPOSED, EXISTING ROOF LINE TO REMAIN

APPLICABLE CODES: THESE PLANS CONFORM TO THE:  
 2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA FIRE CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA ELECTRIC CODE  
 2022 CALIFORNIA GREEN STANDARDS  
 2022 CALIFORNIA ENERGY STANDARDS  
 TOWN OF LOS GATOS AMENDMENTS

DEFERRED SUBMITTALS: N/A

CONTRACTOR SHALL COORDINATE AND CONDUCT PRECONSTRUCTION GREEN BUILDING  
 CONFERENCE



105 Locust Ave. 4th Fl.  
 Santa Cruz, CA. 95060  
 408.705.6763  
 www.studio528inc.com



**PERMIT  
 SET**

| NO. | DATE | REVISION |
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**PROPOSED REMODEL**

**TITLE**  
**[REDACTED] RESIDENCE**  
 69 HERNANDEZ AVE.  
 LOS GATOS, CA. 95030  
 A.P.N. 51041015

SHEET TITLE:  
**COVER SHEET**

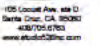
ISSUE DATE: 9/25/2025  
 SCALE: AS NOTED

**AA.1**

ATTACHMENT 7

7. NO EXISTING DRAINAGE ISSUES HAVE BEEN OBSERVED AT OR NEAR THE SITE. NO ISSUES OR ADVERSE IMPACTS TO NEIGHBORING PROPERTIES, ROADWAYS, DRAINAGE PATHWAYS ARE ANTICIPATED RESULTING FROM THE PROPOSED IMPROVEMENTS.

- 1 (C) P.O.W. GRAVEL TO REMAIN
- 2 (C) CONCRETE DRIVEWAY TO REMAIN
- 3 (C) SHED TO BE REMOVED
- 4 (C) NON-HISTORIC BAY WINDOW TO BE REMOVED

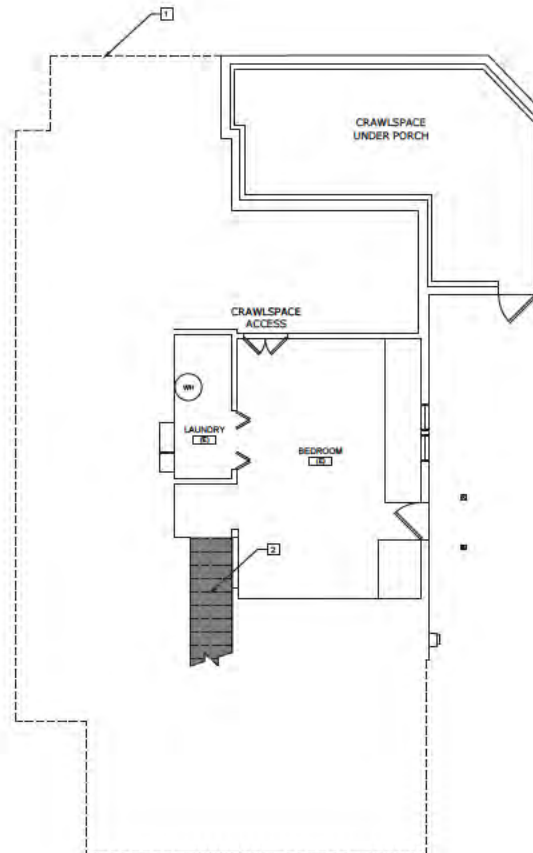
 $\frac{1}{8}'' = 1'-0''$ 

PROPOSED REMODEL:  
THE [REDACTED]  
RESIDENCE  
60 HERNANDEZ AVE.  
LOS GATOS, CA 95030  
A.P.N. 0304035

ISSUE DATE: 06/2025

SCALE: AS NOTED

Page 106

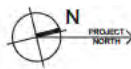


### DEMOLITION PLAN NOTES

1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION & REMOVAL WITH NOTES & DIMENSIONS INDICATING THE EXTENT & NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY SUPPORTING STRUCTURES.
3. CAP OFF ALL PLUMBING, GAS, AND ELECTRICAL LINES AS REQUIRED.

### SHEET NOTES

1. OUTLINE OF LEVEL ABOVE
2. DEMO (D) STAIR AND RAILING PREP OPENING FOR (N) FLOOR FROM NG



## BASEMENT LEVEL DEMOLITION PLAN

1/4" = 1'-0"

### WALL LEGEND

- (D) CONSTRUCTION TO REMAIN
- (R) CONSTRUCTION TO BE REMOVED



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Berkeley, CA 94704  
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www.studio528.com



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PROPOSED REMODEL:

THE

RESIDENCE

10 HERNANDEZ AVE.

LOS GATOS, CA 95030

A.P.N. 81041015

SHEET TITLE:

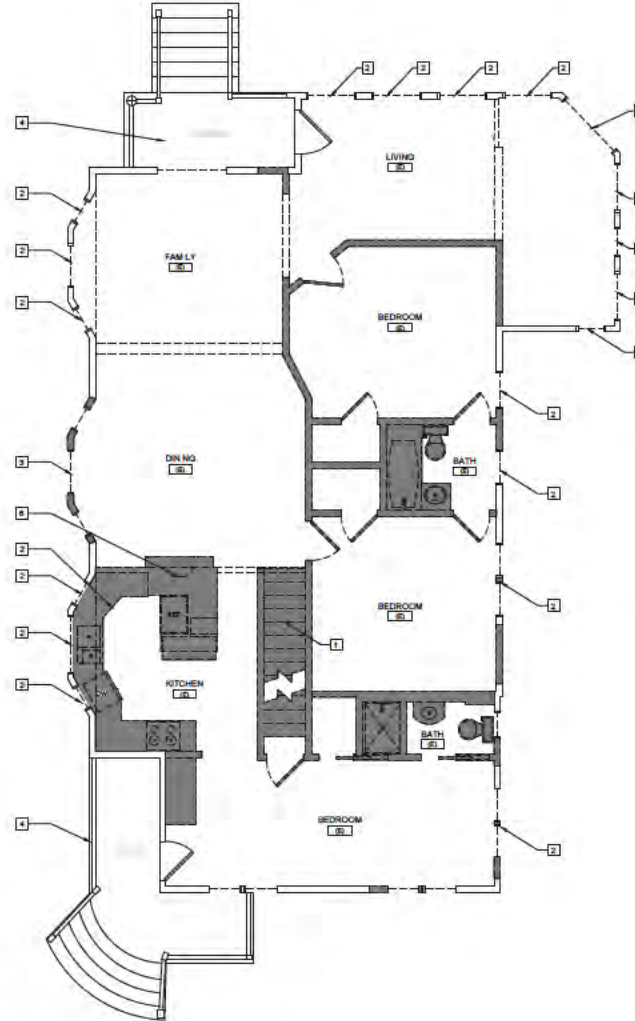
BASEMENT  
LEVEL  
DEMOLITION  
PLAN

ISSUE DATE: 05/2025

SCALE: AS NOTED

A2.0





### DEMOLITION PLAN NOTES

- DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION & REMOVAL WITH NOTES & DIMENSIONS INDICATING THE EXTENT & NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY SUPPORTING STRUCTURES.
- CAP OFF ALL PLUMBING, GAS, AND ELECTRICAL LINES AS REQUIRED.

### SHEET NOTES

- DEMOL (S) STAIR AND RAILING. PREP OPENING FOR (N) FLOOR FRAMING.
- DEMOL (S) NON-HISTORIC WINDOW, TYPE.
- DEMOL (S) NON-HISTORIC BAY WINDOW, TYPE.
- (S) PORCH TO REMAIN.
- (S) KITCHEN CABINETS, PLUMBING APPLIANCES AND FIXTURES TO BE REMOVED.
- (S) FIREPLACE TO BE REMOVED, PREP AREA FOR (N) FLOORING.

### WALL LEGEND

- (S) CONSTRUCTION TO REMAIN
- (S) CONSTRUCTION TO BE REMOVED



## MAIN LEVEL DEMOLITION PLAN

1/4" = 1'-0"



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PROPOSED REMODEL

THE

RESIDENCE

80 HERNANDEZ AVE.

LOS GATOS, CA 95030

A.P.N. 01040101

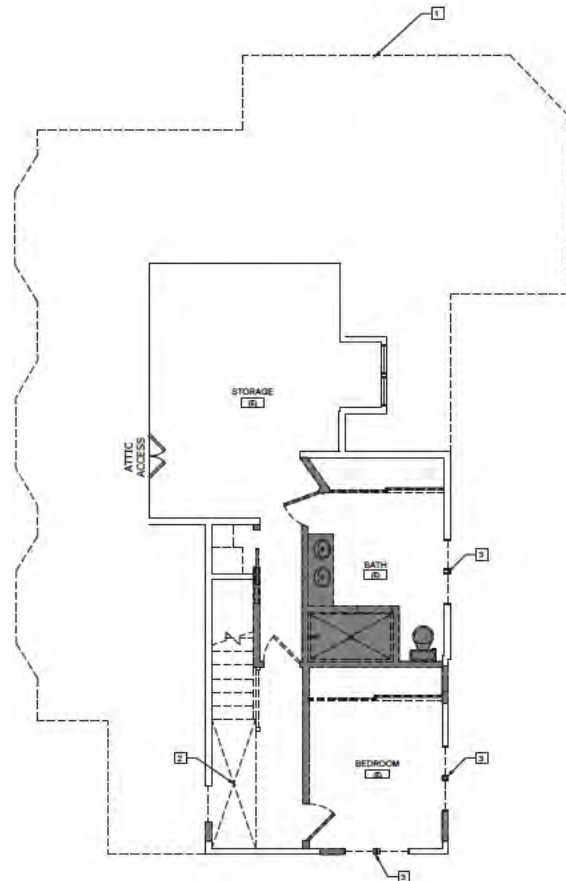
SHEET TITLE

MAIN LEVEL  
DEMOLITION  
PLAN

ISSUE DATE: 05/2025

SCALE: AS NOTED

A2.1



### DEMOLITION PLAN NOTES

1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION & REMOVAL WITH NOTES & DIMENSIONS INDICATING THE EXTENT & NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY SUPPORTING STRUCTURES.
3. CAP OFF ALL PLUMBING, GAS, AND ELECTRICAL LINES AS REQUIRED.

### SHEET NOTES

1. OUTLINE OF LEVEL BELOW.
2. REMOVE (E) FLOOR FRAMING FOR (R) STAIRWELL.
3. DEMO (E) NON-HISTORIC WINDOW TYPE.



## UPPER LEVEL DEMOLITION PLAN

1/4" = 1'-0"

### WALL LEGEND

- (E) CONSTRUCTION TO REMAIN
- (R) CONSTRUCTION TO BE REMOVED



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San Jose, CA 95128  
408.705.6190  
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PROPOSED REMODEL:

**THE**

**RESIDENCE**

10 HERNANDEZ AVE.

LOS GATOS, CA 95030

A.P.N. 85040155

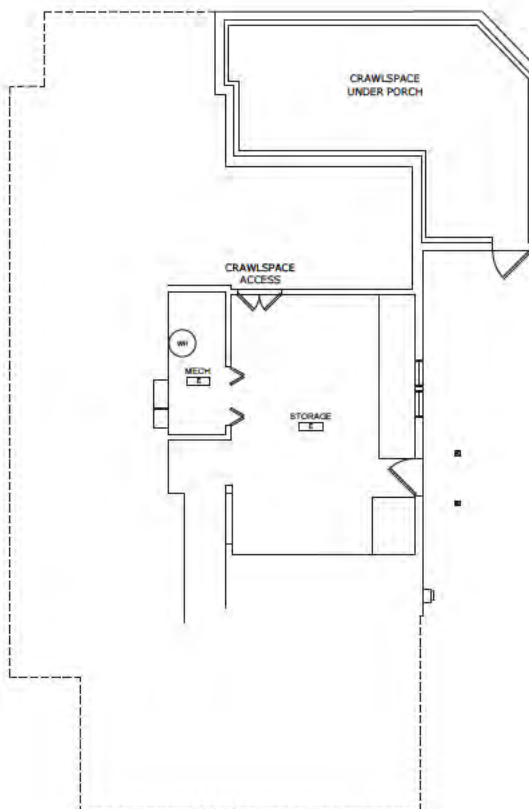
SHEET TITLE:

**UPPER LEVEL  
DEMOLITION  
PLAN**

ISSUE DATE: 05/2025

SCALE: AS NOTED

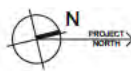
**A2.2**



## FLOOR PLAN NOTES

- COORDINATION: THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS PRIOR TO COMMENCEMENT OF ANY RELATED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTENTION OF THIS OFFICE, OR THE OWNER.
- DIMENSIONS SHOWN ARE TO FACE OF STUDS, OR CONCRETE, UNLESS NOTED OTHERWISE.
- PROVIDE MIN. 3'-0" LANDINGS OUTSIDE ALL EXTERIOR DOORS PER C.B.C. LANDINGS SHALL BE NOT MORE THAN 7'-0" BELOW NEAREST FINISHED FLOOR AT 7'-0" SWING DOORS, AND 1'-0" OUTSWING DOORS.
- OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES SHALL BE PROTECTED WITH NON-COMBUSTIBLE MATERIALS PER C.B.C.
- TUB / SHOWER WALLS TO HAVE A SMOOTH, NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 7'-0" ABOVE THE DRAIN INLET, PER C.B.C.
- PROVIDE FULLY TEMPERED, LAMINATED SAFETY GLASS FOR TUB / SHOWER ENCLOSURE.
- ALL INTERIOR FINISHES, FIXTURES, APPLIANCES, AND EQUIPMENT TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

## SHEET NOTES



## BASEMENT LEVEL FLOOR PLAN

1/4" = 1'-0"

## WALL LEGEND

- (S) CONSTRUCTION TO REMAIN
- (R) CONSTRUCTION TO BE REMOVED



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PROPOSED REMODEL

THE

RESIDENCE

10 HERNANDEZ AVE.

LOS ANGELES, CA 90005

A.P.N. 8040105

SHEET TITLE

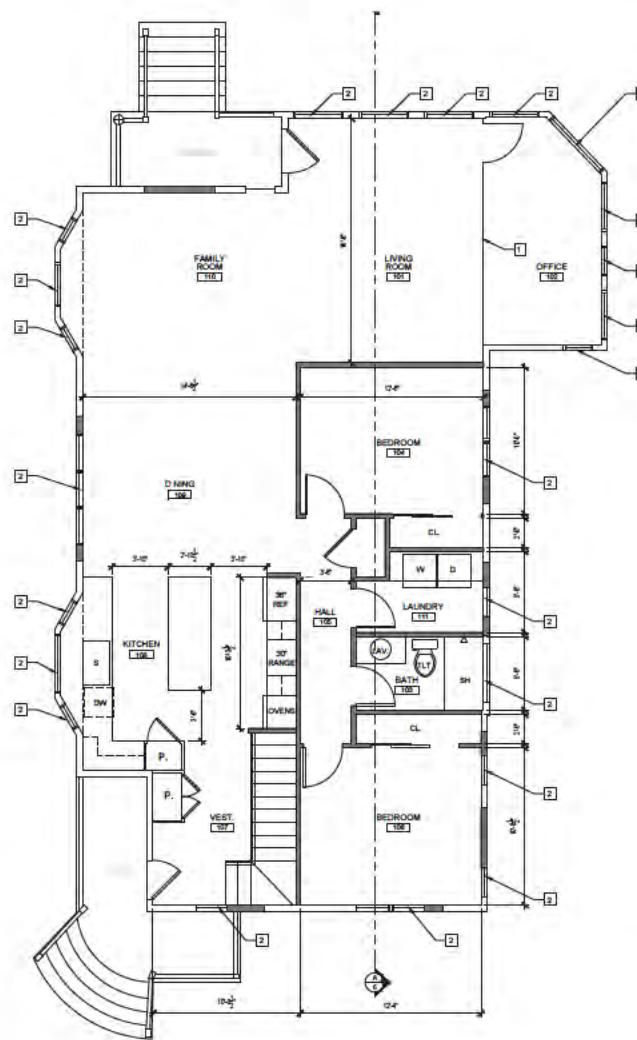
BASEMENT  
LEVEL  
FLOOR PLAN

ISSUE DATE: 06/2025

SCALE: AS NOTED

A2.3



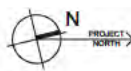


## FLOOR PLAN NOTES

- COORDINATION: THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS PRIOR TO COMMENCEMENT OF ANY RELATED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTENTION OF THIS OFFICE, OR THE OWNER.
- DIMENSIONS SHOWN ARE TO FACE OF STUDS, OR CONCRETE, UNLESS NOTED OTHERWISE.
- PROVIDE MIN. 3'-0" LANDINGS OUTSIDE ALL EXTERIOR DOORS PER C.B.C. LANDINGS SHALL BE NOT MORE THAN 7'-6" BELOW INSIDE FINISHED FLOORS AT IN-SWING DOORS, AND 1'-0" OUTSWING DOORS.
- OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES SHALL BE PROTECTED WITH NON-COMBUSTIBLE MATERIALS PER C.B.C.
- TUB / SHOWER WALLS TO HAVE A SMOOTH, NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 7'-0" ABOVE THE DRAIN INLET, PER C.B.C.
- PROVIDE FULLY TEMPERED, LAMINATED SAFETY GLASS FOR TUB / SHOWER ENCLOSURE.
- ALL INTERIOR FINISHES, FIXTURES, APPLIANCES, AND EQUIPMENT TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

## SHEET NOTES

- (1) GLASS WALL PARTITION
- (2) ALUM. CLAD WOOD WINDOW, COLOR: BLACK



## MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

## WALL LEGEND

- (1) CONSTRUCTION TO REMAIN
- (2) CONSTRUCTION TO MATCH (1)



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PROPOSED REMODEL

THE

RESIDENCE

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LOS GATOS, CA 95030

A.P.N. 8504015

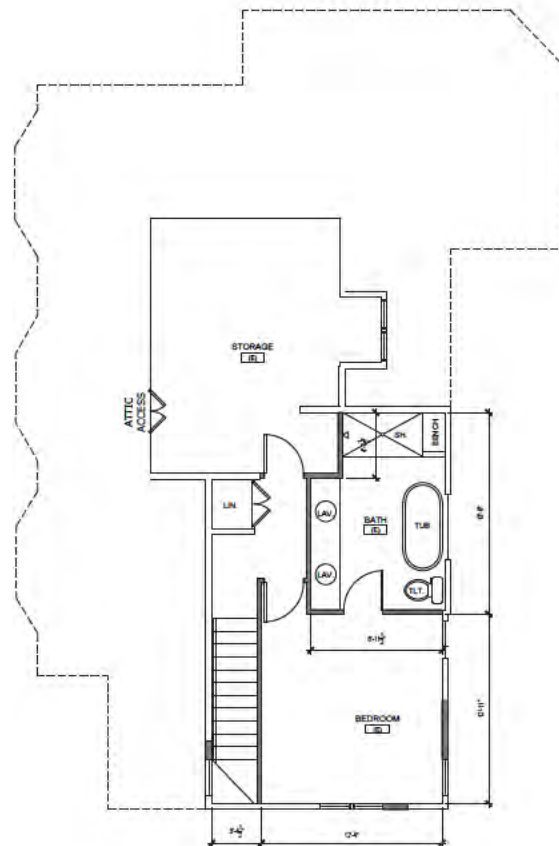
SHEET TITLE

MAIN LEVEL  
FLOOR PLAN

ISSUE DATE: 06/2025

SCALE: AS NOTED

A2.4



## FLOOR PLAN NOTES

- COORDINATION: THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS PRIOR TO COMMENCEMENT OF ANY RELATED WORK. THE CONTRACTOR SHALL BE IN ANY DISCREPANCIES TO THE ATTENTION OF THIS OFFICE, OR THE OWNER.
- DIMENSIONS SHOWN ARE TO FACE OF STUDS, OR CONCRETE, UNLESS NOTED OTHERWISE.
- PROVIDE MIN. 3'-0" LANDINGS OUTSIDE ALL EXTERIOR DOORS PER C.B.C. LANDINGS SHALL BE NOT MORE THAN 7'-0" BELOW INSIDE FINISHED FLOORS AT 90-DEGREE DOORS, AND 1'-0" OUTSWING DOORS.
- OPEN NOS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES SHALL BE FIRE-RESISTANT WITH NON-COMBUSTIBLE MATERIALS PER C.B.C.
- TUB / SHOWER WALLS TO HAVE A SMOOTH, NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 7'-0" ABOVE THE DRAIN INLET, PER C.B.C.
- PROVIDE FULLY TEMPERED, LAMINATED SAFETY GLASS FOR TUB / SHOWER ENCLOSURE.
- ALL INTERIOR FINISHES, FIXTURES, APPLIANCES, AND EQUIPMENT TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

## SHEET NOTES



## UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

## WALL LEGEND

- (S) CONSTRUCTION TO REMAIN
- (N) CONSTRUCTION TO MATCH (S)



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## PROPOSED REMODEL

**THE**  
**RESIDENCE**  
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A.P.N. 01041019

## SHEET TITLE

UPPER LEVEL  
FLOOR PLAN

ISSUE DATE: 05/2025  
SCALE: AS NOTED

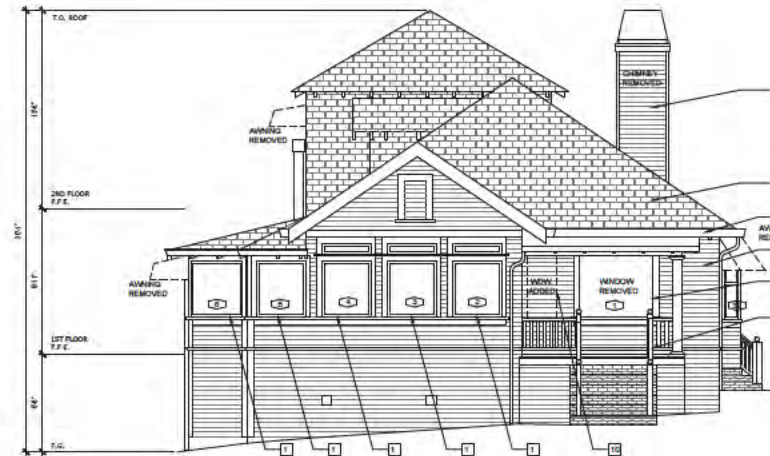
A2.5

## WALL SURFACE CALCULATION

|                                       |                                    |
|---------------------------------------|------------------------------------|
| EXISTING WALL SURFACE:                | 544 sq. ft.                        |
| EXISTING WALL SURFACE TO BE MODIFIED: | 13 sq. ft. (FOR NEW WINDOWS)       |
| TOTAL WALL SURFACE TO BE MODIFIED:    | 23 sq. ft. (WILL EXIST 10 WINDOWS) |
| TOTAL WALL SURFACE TO BE MODIFIED:    | 35 sq. ft. (7.2%)                  |

## EXISTING WINDOWS

| NO. | CONDITION                  | MATERIAL | FUNCTION         |
|-----|----------------------------|----------|------------------|
| 1   | (E) NON-ORIGINAL, REMOVED  | WOOD     | FIXED W/ TRANSOM |
| 2   | (E) NON-ORIGINAL, REPLACED | WOOD     | FIXED W/ TRANSOM |
| 3   | (E) NON-ORIGINAL, REPLACED | WOOD     | FIXED W/ TRANSOM |
| 4   | (E) NON-ORIGINAL, REPLACED | WOOD     | FIXED W/ TRANSOM |
| 5   | (E) NON-ORIGINAL, REPLACED | WOOD     | FIXED            |
| 6   | (E) NON-ORIGINAL, REPLACED | WOOD     | FIXED            |
| 10  | (E) ORIGINAL, REMOVED      | WOOD     | DOUBLE HUNG      |



EXISTING NORTH ELEVATION (FRONT)

1/4" = 1'-0"

## EXISTING NOTES

- (E) NON-HISTORIC WOOD WINDOW TO BE REMOVED
- (E) ASPHALT SHINGLE TO REMAIN
- (E) NON-HISTORIC CHIMNEY TO BE REMOVED
- (E) PORCH AND RAILING TO REMAIN
- (E) LAP SIDING TO REMAIN
- (E) GUTTER & DOWNSPOUT TO REMAIN
- (E) UTILITY METER
- (E) CANVAS AWNING TO BE REMOVED
- (E) ORIGINAL WINDOW TO BE REMOVED
- DASHED LINE INDICATES PROPOSED WINDOW LOCATION

## PROPOSED WINDOWS

| NO. | CONDITION   | MATERIAL        | FUNCTION                 |
|-----|-------------|-----------------|--------------------------|
| 1   | NEW         | ALUM. CLAD WOOD | FIXED                    |
| 2   | REPLACEMENT | ALUM. CLAD WOOD | DBL. CASEMENT W/ TRANSOM |
| 3   | REPLACEMENT | ALUM. CLAD WOOD | DBL. CASEMENT W/ TRANSOM |
| 4   | REPLACEMENT | ALUM. CLAD WOOD | DBL. CASEMENT W/ TRANSOM |
| 5   | REPLACEMENT | ALUM. CLAD WOOD | FIXED                    |
| 6   | REPLACEMENT | ALUM. CLAD WOOD | FIXED                    |
| 10  | REPLACEMENT | ALUM. CLAD WOOD | CASEMENT                 |



NORTH

PROPOSED NORTH ELEVATION (FRONT)

1/4" = 1'-0"

## PROPOSED NOTES

- (E) WOOD TRIM TO REMAIN
- (E) ASPHALT SHINGLE TO REMAIN
- (E) PORCH AND RAILING TO REMAIN
- (E) LAP SIDING TO REMAIN
- (E) GUTTER & DOWNSPOUT TO REMAIN
- (E) SHINGLE SIDING TO REMAIN



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PROPOSED REMODEL

THE

RESIDENCE

10 HERNANDEZ AVE.

LOS ANGELES, CA 90005

A.P.N. 8040105

SHEET TITLE

EXISTING

EXTERIOR

ELEVATIONS

ISSUE DATE: 05/2025

SCALE: AS NOTED

A3.0



## WALL SURFACE CALCULATION

|                                       |                              |
|---------------------------------------|------------------------------|
| EXISTING WALL SURFACE:                | 1,000 sq. ft.                |
| EXISTING WALL SURFACE TO BE MODIFIED: | 88 sq. ft. (FOR NEW WINDOWS) |
| TOTAL WALL SURFACE TO BE MODIFIED:    | 88 sq. ft. (8.8%)            |
| TOTAL WALL SURFACE TO BE MODIFIED:    | 128 sq. ft. (12.8%)          |

## EXISTING WINDOWS

| NO. | CONDITION                 | MATERIAL | FUNCTION                 |
|-----|---------------------------|----------|--------------------------|
| 1   | (E) NON-ORIGINAL REPLACED | WOOD     | FIXED                    |
| 2   | (E) NON-ORIGINAL REPLACED | WOOD     | FIXED                    |
| 3   | (E) NON-ORIGINAL REPLACED | WOOD     | FIXED                    |
| 4   | (E) NON-ORIGINAL REPLACED | WOOD     | FIXED                    |
| 5   | (E) ORIGINAL REMOVED      | WOOD     | DOUBLE HUNG              |
| 6   | (E) NON-ORIGINAL REPLACED | V. WYL.  | DOUBLE HUNG              |
| 7   | (E) NON-ORIGINAL REMOVED  | WOOD     | DOUBLE HUNG              |
| 8   | (E) ORIGINAL REMOVED      | WOOD     | PAIR DOUBLE HUNG         |
| 9   | (E) NON-ORIGINAL REMOVED  | WOOD     | CASEMENT                 |
| 10  | (E) NON-ORIGINAL REMOVED  | WOOD     | PAIR CASEMENT            |
| 11  | (E) NON-ORIGINAL REPLACED | WOOD     | PAIR CASEMENT W/ TRANSOM |
| 12  | (E) NON-ORIGINAL REMOVED  | WOOD     | PAIR CASEMENT            |
| 13  | (E) NON-ORIGINAL REMOVED  | WOOD     | PAIR CASEMENT            |



EXISTING EAST ELEVATION (SIDE)

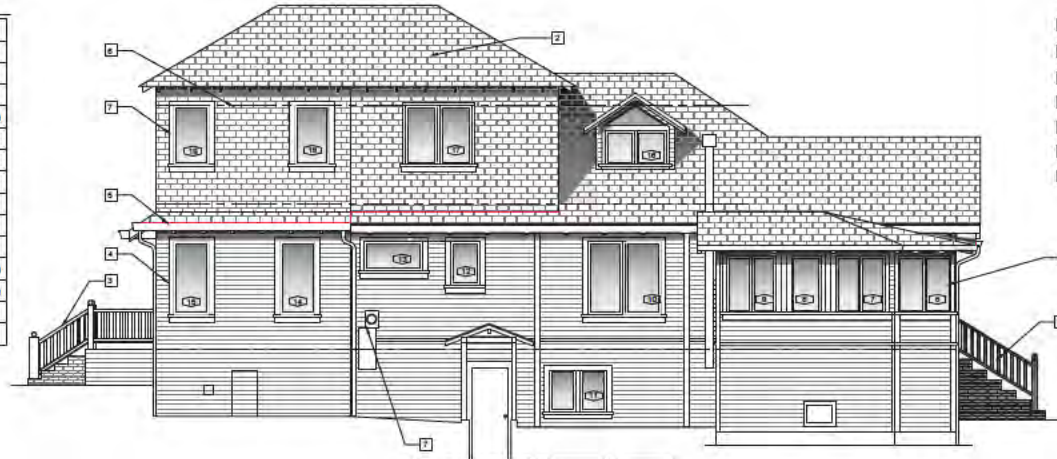
1/4" = 1'-0"

## SHEET NOTES

- 1 DASHED LINE INDICATES PROPOSED WINDOW LOCATION. TYP.
- 2 (E) ASPHALT SHINGLE TO REMAIN
- 3 (E) NON-HISTORIC CHIMNEY TO BE REMOVED
- 4 (E) PORCH AND RAILING TO REMAIN
- 5 (E) LAP SIDING TO REMAIN
- 6 (E) GUTTER & DOWNSPOUT TO REMAIN
- 7 (E) UTILITY METER
- 8 (E) CANVAS AWNING TO BE REMOVED
- 9 (E) SHINGLES SIDING TO REMAIN

## PROPOSED WINDOWS

| NO. | CONDITION   | MATERIAL        | FUNCTION                 |
|-----|-------------|-----------------|--------------------------|
| 1   | REPLACEMENT | ALUM. CLAD WOOD | FIXED                    |
| 2   | REPLACEMENT | ALUM. CLAD WOOD | DBL. CASEMENT            |
| 3   | REPLACEMENT | ALUM. CLAD WOOD | CASEMENT                 |
| 4   | REPLACEMENT | ALUM. CLAD WOOD | DBL. CASEMENT W/ TRANSOM |
| 5   | NEW         | ALUM. CLAD WOOD | DOUBLE CASEMENT          |
| 6   | REPLACEMENT | ALUM. CLAD WOOD | DOUBLE CASEMENT          |
| 7   | NEW         | ALUM. CLAD WOOD | CASEMENT                 |
| 8   | NEW         | ALUM. CLAD WOOD | AWNING                   |
| 9   | NEW         | ALUM. CLAD WOOD | CASEMENT                 |
| 10  | NEW         | ALUM. CLAD WOOD | CASEMENT                 |
| 11  | REPLACEMENT | ALUM. CLAD WOOD | DBL. CASEMENT W/ TRANSOM |
| 12  | REPLACEMENT | ALUM. CLAD WOOD | DBL. CASEMENT W/ TRANSOM |
| 13  | NEW         | ALUM. CLAD WOOD | CASEMENT                 |
| 14  | NEW         | ALUM. CLAD WOOD | CASEMENT                 |



PROPOSED EAST ELEVATION (SIDE)

1/4" = 1'-0"

## PROPOSED NOTES

- 1 (E) WOOD TRIM TO REMAIN
- 2 (E) ASPHALT SHINGLE TO REMAIN
- 3 (E) PORCH AND RAILING TO REMAIN
- 4 (E) LAP SIDING TO REMAIN
- 5 (E) GUTTER & DOWNSPOUT TO REMAIN
- 6 (E) SHINGLES SIDING TO REMAIN
- 7 (E) WOOD TRIM TO MATCH (E)



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PROPOSED MODEL:

THE

RESIDENCE

10 HERNANDEZ AVE.

LOS ANGELES, CA 90008

A.P.N. 800000

SHEET TITLE:

EXISTING

EXTERIOR

ELEVATIONS

ISSUE DATE: 08/2025

SCALE: AS NOTED

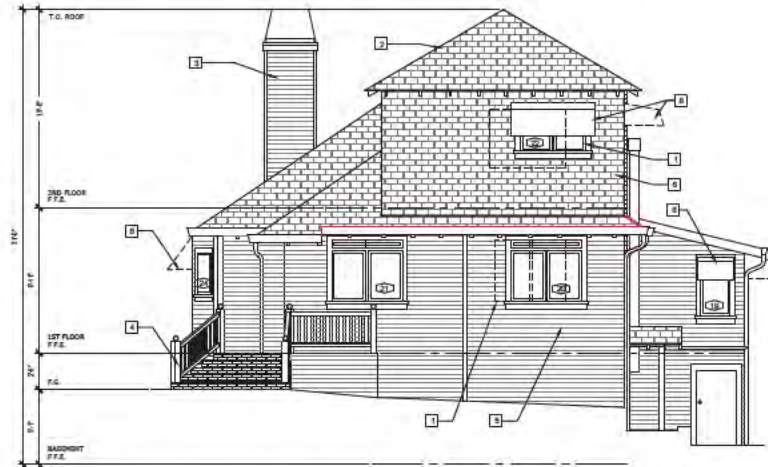
A3.1

## WALL SURFACE CALCULATION

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| EXISTING WALL SURFACE:                | 575 sq. ft.                           |
| EXISTING WALL SURFACE TO BE MODIFIED: | 17 sq. ft. (FOR NEW WINDOWS)          |
| TOTAL WALL SURFACE TO BE MODIFIED:    | 19 sq. ft. (NEW WALL EXISTING WINDOW) |
| TOTAL WALL SURFACE TO BE MODIFIED:    | 36 sq. ft. (5.7%)                     |

## EXISTING WINDOWS

| NO. | CONDITION                   | MATERIAL | FUNCTION                 |
|-----|-----------------------------|----------|--------------------------|
| 1   | (E) NON-ORIG. RAIL, REPLACE | WOOD     | FIXED                    |
| 2   | (E) NON-ORIG. RAIL, REMOVE  | WOOD     | PAIR CASEMENT W/ TRANSOM |
| 3   | (E) NON-ORIG. RAIL, REMOVE  | WOOD     | PAIR CASEMENT W/ TRANSOM |
| 4   | (E) NON-ORIG. RAIL, REMOVE  | WOOD     | PAIR CASEMENT            |
| 5   | (E) NON-ORIG. RAIL, REPLACE | WOOD     | CASEMENT                 |

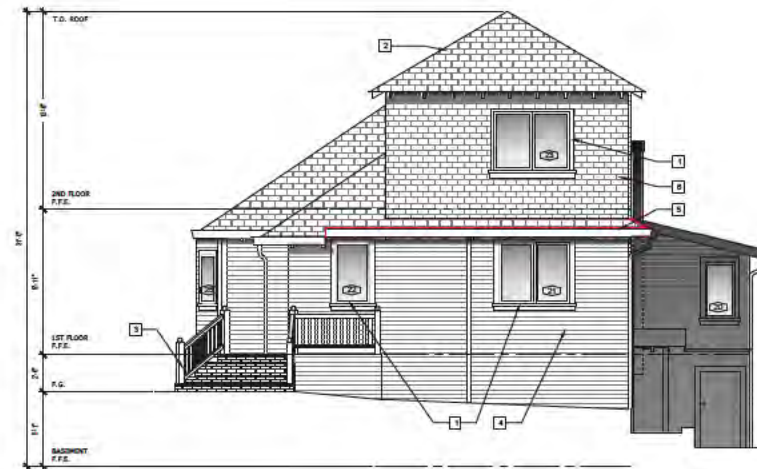


EXISTING SOUTH ELEVATION (REAR)

1/4" = 1'-0"

## PROPOSED WINDOWS

| NO. | CONDITION   | MATERIAL        | FUNCTION                 |
|-----|-------------|-----------------|--------------------------|
| 1   | REPLACEMENT | ALUM. CLAD WOOD | FIXED                    |
| 2   | NEW         | ALUM. CLAD WOOD | DBL. CASEMENT            |
| 3   | NEW         | ALUM. CLAD WOOD | CASEMENT                 |
| 4   | NEW         | ALUM. CLAD WOOD | DBL. CASEMENT W/ TRANSOM |
| 5   | REPLACEMENT | ALUM. CLAD WOOD | CASEMENT                 |



SOUTH

PROPOSED SOUTH ELEVATION (REAR)

1/4" = 1'-0"

## SHEET NOTES

- 1 DASHED LINE INDICATES PROPOSED WINDOW LOCATION, TYP.
- 2 (E) ASPHALT SHINGLE TO REMAIN
- 3 (E) NON-HISTORIC CHIMNEY TO BE REMOVED
- 4 (E) PORCH & RAILING TO REMAIN
- 5 (E) LAP SIDING TO REMAIN
- 6 (E) SHINGLE SIDING TO REMAIN
- 7 (E) RAINING TO BE REMOVED

## PROPOSED NOTES

- 1 (N) WOOD TRIM TO MATCH (E)
- 2 (E) ASPHALT SHINGLE TO REMAIN
- 3 (E) PORCH & RAILING TO REMAIN
- 4 (E) LAP SIDING TO REMAIN
- 5 (E) GUTTER & DOWNSPOUT TO REMAIN
- 6 (E) SHINGLE SIDING TO REMAIN



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PROPOSED REMODEL

THE

RESIDENCE

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LOS ANGELES, CA 90005

A.P.N. 8040105

SHEET TITLE

EXTERIOR ELEVATIONS

ISSUE DATE: 05/2025

SCALE: AS NOTED

A3.2



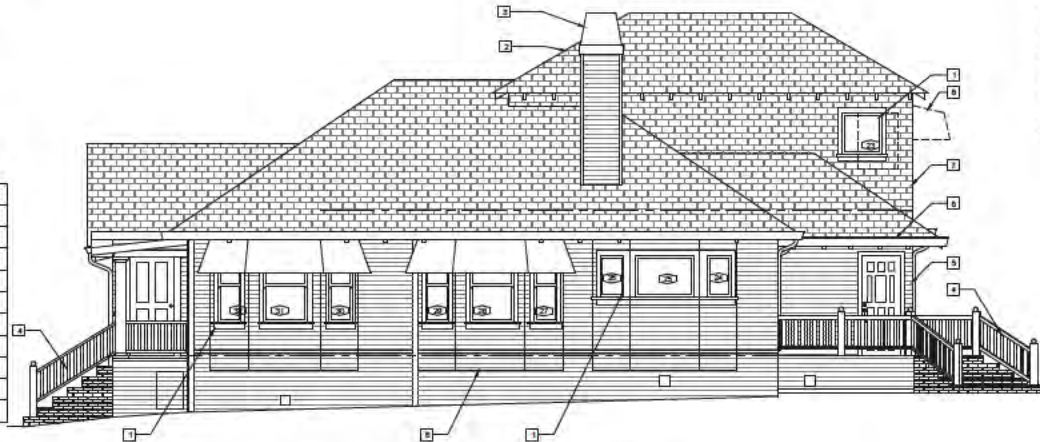
## WALL SURFACE CALCULATION

|                                      |                              |
|--------------------------------------|------------------------------|
| EXISTING WALL SURFACE                | 750 sq. ft.                  |
| EXISTING WALL SURFACE TO BE MODIFIED | 62 sq. ft. (FOR NEW WINDOWS) |
| TOTAL WALL SURFACE TO BE MODIFIED    | 118 sq. ft. (15.2%)          |

|                              |                     |
|------------------------------|---------------------|
| TOTAL STRUCTURE WALL SURFACE | 2,800 sq. ft.       |
| TOTAL MODIFIED WALL SURFACE  | 318 sq. ft. (11.2%) |

## EXISTING WINDOWS

| NO. | CONDITION                 | MATERIAL | FUNCTION    |
|-----|---------------------------|----------|-------------|
| 1   | (B) NON-ORIGINAL, REMOVE  | WOOD     | FIXED       |
| 2   | (B) NON-ORIGINAL, REPLACE | WOOD     | CASEMENT    |
| 3   | (B) NON-ORIGINAL, REPLACE | WOOD     | FIXED       |
| 4   | (B) NON-ORIGINAL, REPLACE | WOOD     | CASEMENT    |
| 5   | (B) ORIGINAL, REMOVE      | WOOD     | DOUBLE HUNG |
| 6   | (B) ORIGINAL, REMOVE      | WOOD     | DOUBLE HUNG |
| 7   | (B) ORIGINAL, REMOVE      | WOOD     | DOUBLE HUNG |
| 8   | (B) ORIGINAL, REPLACE     | WOOD     | DOUBLE HUNG |
| 9   | (B) ORIGINAL, REPLACE     | WOOD     | DOUBLE HUNG |
| 10  | (B) ORIGINAL, REPLACE     | WOOD     | DOUBLE HUNG |

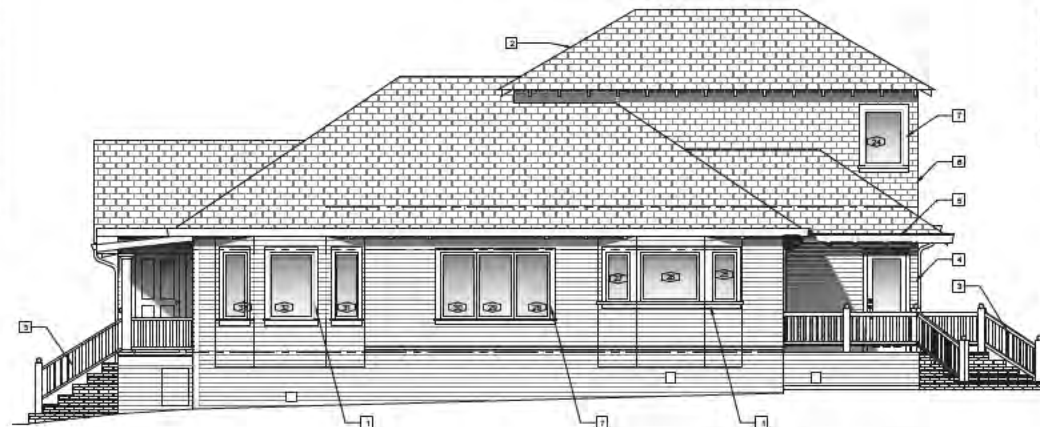


EXISTING WEST ELEVATION

1/4" = 1'-0"

## PROPOSED WINDOWS

| NO. | CONDITION   | MATERIAL        | FUNCTION |
|-----|-------------|-----------------|----------|
| 1   | NEW         | ALUM. CLAD WOOD | CASEMENT |
| 2   | REPLACEMENT | ALUM. CLAD WOOD | CASEMENT |
| 3   | REPLACEMENT | ALUM. CLAD WOOD | CASEMENT |
| 4   | REPLACEMENT | ALUM. CLAD WOOD | CASEMENT |
| 5   | NEW         | ALUM. CLAD WOOD | CASEMENT |
| 6   | NEW         | ALUM. CLAD WOOD | CASEMENT |
| 7   | NEW         | ALUM. CLAD WOOD | CASEMENT |
| 8   | REPLACEMENT | ALUM. CLAD WOOD | CASEMENT |
| 9   | REPLACEMENT | ALUM. CLAD WOOD | CASEMENT |
| 10  | REPLACEMENT | ALUM. CLAD WOOD | CASEMENT |



PROPOSED WEST ELEVATION

1/4" = 1'-0"

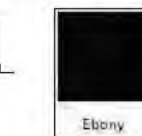
## SHEET NOTES

- (B) WOOD TRIM TO REMAIN, TYP.
- (B) ASPHALT SHINGLE TO REMAIN
- (B) NON-HISTORIC CHIMNEY TO BE REMOVED
- (B) PORCH AND RAILING TO REMAIN
- (B) GUTTER & DOWNSPOUT TO REMAIN
- (B) BAY WINDOW TO BE REMOVED
- (B) SHINGLE SIDING TO REMAIN
- (B) SIDING TO BE REMOVED, TYP.

## PROPOSED NOTES

- (B) WOOD TRIM TO REMAIN
- (B) ASPHALT SHINGLE TO REMAIN
- (B) PORCH AND RAILING TO REMAIN
- (B) LAP SIDING TO REMAIN
- (B) GUTTER & DOWNSPOUT TO REMAIN
- (B) SHINGLE SIDING TO REMAIN
- (B) WOOD TRIM TO MATCH (B)

## EXTERIOR MATERIALS



WINDOWS: MARVIN 'ULTIMATE' ALUM. CLAD WOOD  
COLOR: EBONY



SIDING & TRIM: SHERWIN WILLIAMS  
COLOR: WHITE FLOUR SW7163



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PROPOSED REMODEL

THE

RESIDENCE

100 PERNANDOZ AVE.

LOS GATOS, CA 95030

A.P.N. 0804015

SHEET TITLE

EXTERIOR  
ELEVATIONS

ISSUE DATE: 06/2025

SCALE: AS NOTED

A3.3





**TOWN OF LOS GATOS  
HISTORIC PRESERVATION  
COMMITTEE REPORT**

MEETING DATE: 10/22/2025

ITEM NO: 4

DATE: October 17, 2025  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider Providing Staff with Direction on Window Materials. **Project Location: Town Wide.** Project Planner: Sean Mullin.

**RECOMMENDATION:**

Consider providing staff with direction on window materials.

**DISCUSSION:**

Window replacement is a common request discussed with property owners of historic homes. When replacement is necessary, staff works with property owners to encourage like-for-like replacement with either wood windows or metal-clad wood windows. When details are provided ensuring that the window replacement will match the existing windows or be historically appropriate for the residence, the work is completed through the Building Permit process and is not referred to the Committee for review. Staff reviews proposals for window replacements using the Residential Design Guidelines, which provides the following recommendations related to window 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**

- 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 lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs, and specific

**PREPARED BY:** Sean Mullin, AICP  
Planning Manager

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.

The Guidelines emphasize the use of wood windows but allows exceptions for alternative materials when they are not noticeably different from wood at a short distance, found to be consistent with the historic context, and consistent with the appearance of the original material where it would be unlikely to discern the difference.

Property owners are often looking to replace windows with alternative materials that are more durable than wood, often wood-clad products with a metal or vinyl exterior. These materials are more resilient to weather and require less maintenance than wood. The potential drawback of these alternate materials is a less-than-authentic appearance.

Fiberglass-wood composite windows have been presented to the Committee many times over the last five years. While there were initial concerns with the product, evidence has been presented showing the benefits of the material, such as its genuine wood-like appearance, paintable surface, historic profiles, and easy maintenance. Because the Residential Design Guidelines predates this material and is therefore silent on its use, staff has referred projects involving the composite to the Committee for review. The Committee generally confirms that the profile, detailing, and look of the window will match the existing window or the historically correct window and recommends approval.

In staff's review of like-for-like window replacements on historic homes, the same evaluation criteria are used, albeit for wood or metal-clad wood products. Given the frequency of the request and the merits of the product, staff recommends that the Committee consider providing direction to staff to utilize the same evaluation criteria for window replacements and include consideration of fiberglass-wood composite materials without referral to the Committee. As is the current practice, window replacements that would result in a change in exterior appearance that does not align with the evaluation criteria would continue to be referred to the Committee for review.

#### **CONCLUSION:**

Staff recommends that the Committee consider providing direction to staff to utilize the evaluation criteria consistent with the Guidelines for window replacements and include

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consideration of fiberglass-wood composite materials without referral to the Committee. Staff-level approval of fiberglass-composite wood windows would reduce the Committee's and staff's workload, free up agendas, and allow residents to proceed through the permit process more efficiently.



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