



**TOWN OF LOS GATOS  
PLANNING COMMISSION AGENDA  
MAY 08, 2024  
110 EAST MAIN STREET  
TOWN COUNCIL CHAMBERS  
7:00 PM**

*Steven Raspe, Chair  
Emily Thomas, Vice Chair  
Jeffrey Barnett, Commissioner  
Susan Burnett, Commissioner  
Melanie Hanssen, Commissioner  
Kathryn Janoff, Commissioner  
Adam Mayer, Commissioner*

**IMPORTANT NOTICE**

This is a hybrid/in-person meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through the Zoom webinar application (log-in information provided below). Members of the public may provide public comments for agenda items in-person or virtually through the Zoom webinar by following the instructions listed below. The live stream of the meeting may be viewed on television and/or online at [www.LosGatosCA.gov/TownYouTube](http://www.LosGatosCA.gov/TownYouTube).

**PARTICIPATION**

The public is welcome to provide oral comments in real-time during the meeting in three ways:

- **Zoom webinar (Online):** Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: [https://logatosca.gov.zoom.us/j/86512675456?pwd=B\\_M7eQHpAzP39SlaN23L6Y0D3Oul7g.RZFeGS45bn\\_piN9M](https://logatosca.gov.zoom.us/j/86512675456?pwd=B_M7eQHpAzP39SlaN23L6Y0D3Oul7g.RZFeGS45bn_piN9M) Passcode: 785353. You can also type in 865 1267 5456 in the “Join a Meeting” page on the Zoom website at <https://zoom.us/join> and use passcode 785353. When the Chair announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press \*9 on your telephone keypad to raise your hand.
- **Telephone:** Please dial (877) 336-1839 US Toll-free or (636) 651-0008 US Toll. (Conference code: 686100). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- **In-Person:** Please complete a “speaker’s card” located on the back of the Chamber benches and return it to the Vice Chair before the meeting or when the Chair announces the item for which you wish to speak.

**NOTES:** (1) Comments will be limited to three (3) minutes or less at the Chair’s discretion.

(2) If you are unable to participate in real-time, you may email to [planning@logatosca.gov](mailto:planning@logatosca.gov) the subject line “Public Comment Item #\_\_” (insert the item number relevant to your comment) or “Verbal Communications – Non-Agenda Item.” All comments received will become part of the record.

(3) Deadlines to submit written public comments are:

- 11:00 a.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
- 11:00 a.m. the Tuesday before the Planning Commission meeting for inclusion in an addendum.
- 11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

(4) Persons wishing to make an audio/visual presentation must submit the presentation electronically to [planning@logatosca.gov](mailto:planning@logatosca.gov) no later than 3:00 p.m. on the day of the Planning Commission meeting.

## MEETING CALL TO ORDER

## ROLL CALL

## PLEDGE OF ALLEGIANCE

**VERBAL COMMUNICATIONS** (Members of the public may address the Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)

**CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)** *(Before the Planning Commission acts on the consent agenda, any member of the public Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda.)*

None.

## OTHER BUSINESS

1. Forward a Recommendation of Approval to the Town Council for the Draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2024/25 – 2028/29.

**PUBLIC HEARINGS** *(Applicants/Appellants 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/Appellants 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 Commission's consent at the meeting.)*

2. Requesting Approval for Construction of a Neighborhood Identification Sign on Property Zoned HR-2 1/2:PD. Not Subject to CEQA Pursuant to Section 15061 (b)(3): Review for Exemption. **Located at 230 La Terra Court.** APN 527-12-006. Architecture and Site Application S-24-006. Property Owner: Greenridge Terrace Development, LLC. Applicant: David Fox. Project Planner: Sean Mullin.
3. Consider an Appeal of the Community Development Director Decision to Deny a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory on Property Zoned R-1:8. **Located at 32 Euclid Avenue.** APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review Application PHST-24-001. Property Owner/Applicant/Appellant: David Wilson. Project Planner: Sean Mullin.

## REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

## SUBCOMMITTEE REPORTS / COMMISSION MATTERS

**ADJOURNMENT** *(Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time.)*

**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].

*Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays at 7:00 p.m. Live and Archived Planning Commission meetings can be viewed by going to:*  
[www.LosGatosCA.gov/TownYouTube](http://www.LosGatosCA.gov/TownYouTube)

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**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 05/08/24

ITEM NO: 1

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DATE: May 3, 2024  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Forward a Recommendation of Approval to the Town Council for the Draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2024/25 – 2028/29.

**RECOMMENDATION:**

Forward a recommendation of approval to the Town Council for the draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2024/25 – 2028/29 (Exhibit 1).

**CEQA:**

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Any effects on the environment will be evaluated, as applicable, at each individual project level, and the recommended action does not constitute approvals of any specific project in the CIP.

**FINDINGS:**

- As required, pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, this project is Categorical Exempt per Section 15061(b)(3).
- That the projects in the draft Proposed FY 2023/24 – 2027/28 CIP Budget are consistent with the General Plan, North 40 Specific Plan, Albright Specific Plan, and Hillside Specific Plan.

**PREPARED BY:** Nicolle Burnham  
Parks and Public Works Director

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Reviewed by: Planning Manager and Community Development Director

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DISCUSSION:

Section 65401 of the Government Code requires that when a town or city has adopted a General Plan, a list of the proposed public works projects recommended for planning, initiation, or construction during the ensuing fiscal year be classified into a coordinated program and submitted to the Planning Commission for review for conformity with the adopted General Plan or parts thereof. The findings for conformity would then be reported to the Town Council.

A capital improvement project includes design, construction, acquisition, rehabilitation, or non-routine maintenance that generally costs \$25,000 or more with a minimum useful life of five years. The CIP Budget is evaluated annually to ensure funding of critical priority projects related to public streets, parks, facilities, and other Town infrastructure to support the current needs of the Los Gatos community. The CIP Budget also reflects realistic revenue sources and use of funds for capital projects for upcoming fiscal years. Funding sources include General Fund Appropriated Reserve, Gas Tax, Measure B, Traffic Mitigation Funds, Storm Basin Funds, and Grant Funds. The Town continues its efforts to secure reliable ongoing sources of revenue for the CIP.

The draft Proposed FY 2024/25 – 2028/29 CIP Budget includes projects under the Street Program that support and implement the General Plan’s goals and policies of the Mobility; Environmental and Sustainability; Hazards and Safety; and Public Facilities, Services, and Infrastructure Elements. Examples of Street Program projects include the annual Street Repair and Resurfacing; Highway 17 Bicycle and Pedestrian Bridge; Shannon Road Bicycle and Pedestrian Improvement Project and the Shannon Road Repair Project. All projects cited improve the condition and safety of the Town roadways; install safe pedestrian and bikeway facilities; and promote alternate modes of transportation, which ultimately support the goal of greenhouse gas (GHG) reduction.

The Open Space, Parks, and Recreation Element goals and policies of the General Plan are implemented through the project scopes of the Los Gatos Creek Trail to Highway 9 Trailhead Connector Project (currently in construction); Open Space Trail Upgrades; Pinehurst Community Garden; Lynn Avenue Walkway; and through other capital maintenance projects to ensure that Town parks and open spaces remain in good condition. The Oak Meadow Bandstand Area Improvements remain an active project, largely funded through the State Proposition 68 grant program administrated by the State Department of Parks and Recreation.

The Town’s Environment and Sustainability Element goals and policies are being implemented through a variety of CIP projects such as: the Annual Storm Drain Improvement Project; Stormwater System – Pollution Prevention Compliance; and Battery Power Supply – Library. As mentioned earlier, many of the projects under the Street Program contribute to the reduction of GHG emissions by improving Town roadway infrastructure for multi-modal or active transportation and getting people out of their cars.

DISCUSSION (continued):

Safety is the most important factor for prioritizing CIP projects. The goals and policies of the Hazards and Safety Element are being implemented through projects, including: Vegetation Management and Roadside Fire Fuel Reduction to prevent wildfires; various Street Program projects including Blossom Hill Road Safety Improvements from Union Avenue to Camden Avenue; and Measure B Education and Encouragement to promote safety programs to Town schools.

The Public Facilities, Services, and Infrastructure Element goals and policies promote good programs and services for the youth and seniors, including ensuring safety for children biking and walking and improving mobility and access for seniors. The ADA Compliance Project will set the course for long-term infrastructure plans to remove accessibility barriers. The Parks Playground Fibar and various other Park Program projects would continue to maintain the Town’s recreational and outdoor facilities for the Town youth and seniors to safely enjoy.

For any questions related to the projects in the draft Proposed FY 2024/25 – 2028/29 CIP Budget document, Parks and Public Works Department staff will be available to answer any questions at the meeting. The scope of the Planning Commission’s review is to determine that the draft Proposed CIP is consistent with the General Plan, North 40 Specific Plan, Albright Specific Plan, and Hillside Specific Plan.

PUBLIC COMMENTS:

At the time of this report’s preparation, the Town has not received any public comment.

RECOMMENDATION:

The Town Council is tentatively scheduled to consider the draft Proposed CIP on May 21, 2024. For the reasons stated above, staff recommends that the Planning Commission take the following actions:

1. Find that the project is Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3);
2. Find that the potential projects in the 2024/25 – 2028/29 draft Proposed CIP are consistent with the General Plan, North 40 Specific Plan, Albright Specific Plan, and Hillside Specific Plan; and
3. Forward a recommendation of approval of the 2024/25 – 2028/29 draft Proposed CIP to the Town Council.

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SUBJECT: Draft Proposed Capital Improvement Project Budget for Fiscal Years 2024/25 –  
2028/29

DATE: May 3, 2024

EXHIBIT:

1. Draft Proposed CIP Budget for FY 2024/25 – 2028/29 (Available on Town's website at <https://www.losgatosca.gov/2956/Proposed-FY-2024-25-Capital-Budget>)





**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 05/08/2024

ITEM NO: 2

DATE: May 3, 2024  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of a Neighborhood Identification Sign on Property Zoned HR-2½:PD. Not Subject to CEQA Pursuant to Section 15061 (b)(3): Review for Exemption. **Located at 230 La Terra Court.** APN 527-12-006. Architecture and Site Application S-24-006. Property Owner: Greenridge Terrace Development, LLC. Applicant: David Fox. Project Planner: Sean Mullin.

**RECOMMENDATION:**

Approve the request for construction of a neighborhood identification sign on property zoned HR-2½:PD, located at 230 La Terra Court.

**PROJECT DATA:**

General Plan Designation: Hillside Residential  
Zoning Designation: HR-2½:PD, Hillside Residential Single-Family Residential  
Applicable Plans & Standards: Town Code, General Plan; Hillside Development Standards and Guidelines  
Parcel Size: 198,030 square feet (4.55 acres)  
Surrounding Area:

|       | Existing Land Use           | General Plan         | Zoning             |
|-------|-----------------------------|----------------------|--------------------|
| North | Undeveloped                 | Hillside Residential | HR-2½:PD           |
| South | Residential                 | Hillside Residential | HR-2½ and HR-2½:PD |
| East  | Undeveloped                 | Hillside Residential | HR-2½:PD           |
| West  | Residential and Undeveloped | Hillside Residential | HR-2½:PD           |

**PREPARED BY:** Sean Mullin, AICP  
Senior Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the common sense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

FINDINGS:

- The project is not subject to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061 (b)(3): Review for Exemption.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in conformance with Planned Development Ordinance 2281.
- The project complies with the Hillside Development Standards and Guidelines.
- The project complies with the Hillside Specific Plan

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located at the end of Santella Drive (Exhibit 1) in the La Terra Subdivision, which was approved under the Greenridge Terrace Planned Development. The subject property is undeveloped.

A Building Permit is currently under review for new entry gates and retaining walls in the area of the proposed sign. The proposed neighborhood identification sign would be mounted to a retaining wall included in the Building Permit application.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located at the end of Santella Drive in the Greenridge Terrace Planned Development (Exhibit 1). The subject property is undeveloped. The surrounding properties are existing residential uses or undeveloped.

B. Project Summary and Zoning Compliance

The applicant proposes construction of a neighborhood identification sign. Pursuant to Section 29.20.750 (19), the Planning Commission determines applications for neighborhood identification signs and signs on freestanding walls.

DISCUSSION:

The applicant proposes construction of a neighborhood identification sign (Exhibit 7) located on a retaining wall north of the cul-de-sac bulb at the terminus of Santella Drive (Exhibit 1). The sign would be located in a landscaped area between the La Terra Court private road and a private driveway (Exhibit 4).

The Town's Sign Ordinance provides the intent of the ordinance (Section 29.10.105) and standards for review of all signs (Section 29.10.125). Additionally, the Sign Ordinance prescribes development standards for a neighborhood identification sign, limiting them to no more than 24 square feet and providing that the location and number of signs are subject to determination of the Planning Commission.

The applicant has provided a Project Description and Letter of Justification detailing the project's compliance with the intent and standards of the Sign Ordinance (Exhibit 5). The proposed sign would be 23.13 square feet and would be mounted to a concrete retaining wall finished with a stone veneer (Exhibit 6). The individual cut letters would be 12 inches tall, and the logo would be 24 inches tall. The letters and logo would be cut from steel plate and finished in a dark bronze. No lighting is proposed.

The proposed sign includes materials and colors reflective of the surrounding hillside environment. The text and logo are simple and well-proportioned. The location of the sign and the lack of illumination allow for it to maintain a low profile and integrate with its surroundings. The proposed sign meets the intent and standards of the Town's Sign Ordinance, as well as the development standards for neighborhood identification signs.

ENVIRONMENTAL REVIEW:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 800 feet of the subject property. As of the publishing of this report, no public comments have been received.

CONCLUSION:

A. Summary

The property owner is requesting approval for construction of a neighborhood identification sign located in the La Terra Subdivision at 230 La Terra Court.

B. Recommendation

If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the project is not subject to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061 (b)(3): Review for Exemption, where it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the finding that the project is in conformance with Planned Development Ordinance 2281 (Exhibit 2);
4. Make the finding that the project complies with the Hillside Development Standards and Guidelines (Exhibit 2);
5. Make the finding that the project complies with the Hillside Specific Plan (Exhibit 2);
6. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
7. Approve Architecture and Site application S-24-006 with the conditions contained in Exhibit 3 and the development plans in Exhibit 7.

CONCLUSION (continued):

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Site Photos
5. Project Description and Letter of Justification
6. Color and Materials Board
7. Project Plans

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# 230 La Terra Court

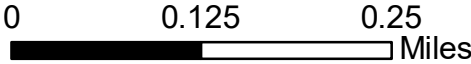
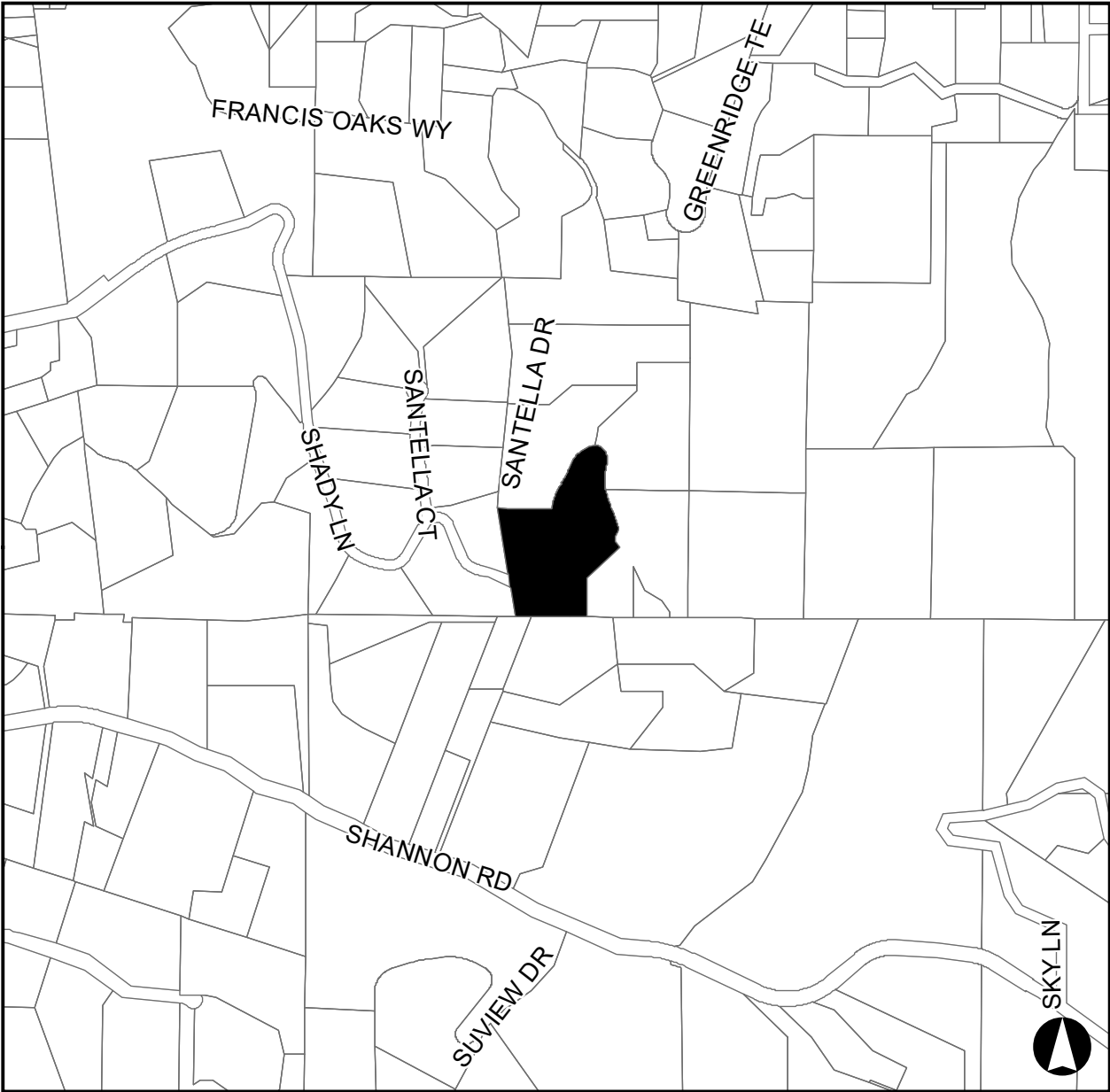


EXHIBIT 1

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**PLANNING COMMISSION – May 8, 2024**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**230 La Terra Court**  
**Architecture and Site Application S-24-006**

**Requesting Approval for Construction of a Neighborhood Identification Sign on Property Zoned HR-2 1/2:PD. APN 527-12-006. Not Subject to CEQA Pursuant to Section 15061 (b)(3): Review for Exemption. Property Owner: Greenridge Terrace Development, LLC. Applicant: David Fox. Project Planner: Sean Mullin.**

**FINDINGS**

**Required finding for CEQA:**

- The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the common sense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

**Required compliance with the Zoning Regulations:**

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in conformance with Planned Development Ordinance 2281.

**Required compliance with the Hillside Development Standards and Guidelines:**

- As required, the project complies with the Hillside Development Standards and Guidelines.

**Required compliance with the Hillside Specific Plan:**

- As required, the project complies with the Hillside Specific Plan.

**CONSIDERATIONS**

**Required considerations in review of Architecture and Site applications:**

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

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**PLANNING COMMISSION – May 8, 2024**  
**CONDITIONS OF APPROVAL**

**230 La Terra Court**  
**Architecture and Site Application S-24-006**

**Requesting Approval for Construction of a Neighborhood Identification Sign on Property Zoned HR-2 1/2:PD. APN 527-12-006. Not subject to CEQA Pursuant to Section 15061 (b)(3): Review for Exemption.**

**Property Owner: Greenridge Terrace Development, LLC**  
**Applicant: David Fox**  
**Project Planner: Sean Mullin**

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

*Planning Division*

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. LIGHTING: Lighting of the neighborhood commercial sign is not permitted.
4. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement (“the Project”) from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers, or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods (“Challenge”). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant’s sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs, and expenses (including, without limitation, staff time and in-house attorney’s fees on a fully-loaded basis, attorney’s fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge (“Costs”), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any

application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all at the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

5. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

**Site Photos**  
**230 La Terra Court**  
**Sign Permit Application**



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April 1, 2024

Sean Mullin, Senior Planner  
Community Development Department  
Town of Los Gatos  
110 East Main Street  
Los Gatos, CA 95030

Re: Project Description & Letter of Justification  
230 La Terra Court Sign Application

Dear Mr. Mullin,

Greenridge Terrace Development LLC is requesting approval of a new sign at the entrance to the La Terra subdivision on La Terra Court, a new street that will extend off Santella Drive, which originates in the adjacent Highlands of Los Gatos subdivision. A building permit application is currently under review for subdivision entry gates and retaining walls. A non-illuminated individually lettered sign is proposed on the wall to the left of the second set of entry gates as shown on the title sheet and on sheet L-1.0 of the development plans. Sign details are shown on sheet L1.1.

The property zoning is HR-2-½:PD which is a hillside residential zone. The Sign Ordinance specifies that a neighborhood identification sign is allowed in a residential zone for a neighborhood with an area of three acres or more (the subdivision area is 36 acres). The total sign area is just under 23 square feet which is compliant with the 24 square foot maximum allowed.

The proposed sign will be consistent with applicable sign standards listed in Section 29.10.125 of the Sign Ordinance as follows:

- *Copy* – the sign will include only the neighborhood/subdivision name along with a logo.
- *Compatibility with surroundings* – the sign will be compatible with its surroundings.
- *Backs and supports* – the individual letters will be attached to the wall and will be subdued.
- *Illumination* – no illumination is proposed so there will not be an impact to surrounding residences.

The sign is also consistent with Sign Ordinance Section 29.10.105(b)(5) as follows:

- The new sign will not conflict with local public values and will not relate to any economic functions as it is for a new residential neighborhood, not a commercial use.

EXHIBIT 5

- The size of a sign is relatively small and will not overpower its surroundings, nor will it become a determinant factor in consumer evaluation of competitive enterprises as it is not for a commercial use or business.
- The shape of the sign will not conflict with the architectural lines of its setting as it will consist of a logo and individual letters mounted on a stone background on a wall adjacent to entry gates to the La Terra neighborhood. The sign will not be near any the home sites where it would be directly compared to the architectural styles of new residences.
- The sign will not overpower its surroundings through hue, saturation, and brilliance or close combination of incompatible colors as it will not be illuminated and will consist of neutral colors.
- The sign will be maintained and kept in good repair.

A color and materials board has been submitted in addition to detailed plans. If you have any questions, I can be reached by email: [REDACTED] or phone: [REDACTED].

Thank you,

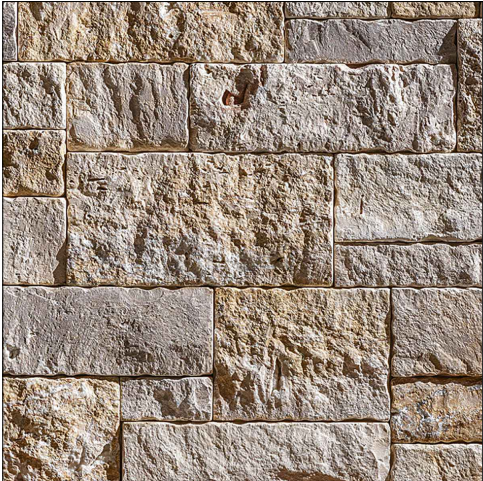
David Fox



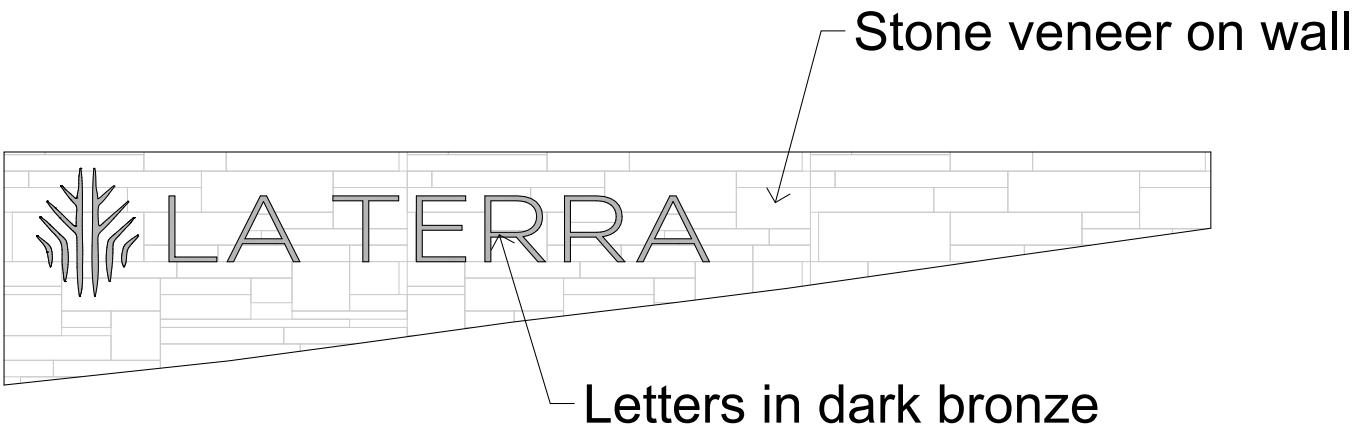
# Materials Board for Vistas Entry Sign



Dark bronze metal letters



Stone wall veneer



Stone veneer on wall

Letters in dark bronze

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**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 05/08/2024

ITEM NO: 3

DATE: May 3, 2024  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider an Appeal of the Community Development Director Decision to Deny a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory on Property Zoned R-1:8. **Located at 32 Euclid Avenue.** APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review Application PHST-24-001. Property Owner/Applicant/Appellant: David Wilson. Project Planner: Sean Mullin

RECOMMENDATION:

Deny the appeal of the Community Development Director decision to deny the removal of a presumptive historic property (pre-1941) from the Historic Resources Inventory (HRI) on property zoned R-1:8, located at 32 Euclid Avenue.

PROJECT DATA:

General Plan Designation: Low Density Residential  
Zoning Designation: R-1:8; Single Family Residential  
Applicable Plans & Standards: General Plan, Town Code, Residential Design Guidelines  
Parcel Size: 6,100 square feet  
Surrounding Area:

|       | Existing Land Use | General Plan            | Zoning |
|-------|-------------------|-------------------------|--------|
| North | Caltrans ROW      | N/A                     | N/A    |
| South | Residential       | Low Density Residential | R-1:8  |
| East  | Residential       | Low Density Residential | R-1:8  |
| West  | Residential       | Low Density Residential | R-1:8  |

PREPARED BY: Sean Mullin, AICP  
Senior Planner

Reviewed by: Planning Manager, Community Development Director, and Town Attorney

CEQA:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

FINDINGS:

- As required to remove a pre-1941 property from the HRI.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located on the north side of Euclid Avenue, approximately 395 feet north of the intersection with Jones Road (Exhibit 1). The property is currently developed with a single-family residence that was converted from a barn that served a larger property prior to subdivision. The Santa Clara County Assessor's Database lists a construction date of 1900 for the residence. Staff notes that the construction date of 1900 is sometimes used by the County Assessor as a placeholder when the exact construction date is not known. The property is not within a historic district or LHP overlay, is not included in the 1990 Anne Bloomfield Survey, and is not located within the coverage area of the Sanborn Fire Insurance Maps.

On November 15, 2023, the Historic Preservation Committee (HPC) considered a request to remove the subject property from the HRI due to a lack of historic significance and loss of integrity resulting from previous modifications and additions (Exhibits 3 and 4). The HPC received the staff report, held a public hearing, and discussed the request. The HPC was unable to make the findings for removal without additional information and voted three-to-one to deny the request without prejudice (Exhibit 5). The audio from this meeting is available on the Town's website at [www.losgatosca.gov/AgendaCenter/Historic-Preservation-Committee-8](http://www.losgatosca.gov/AgendaCenter/Historic-Preservation-Committee-8).

On January 16, 2024, the Town Council provided direction to staff to prepare amendments to the Town Code and the HPC's Enabling Resolution to provide that the HPC is advisory in nature consistent with the intent of the Historic Preservation Ordinance. On March 19, 2024, the Council introduced a draft Ordinance and adopted an Enabling Resolution providing that the HPC is advisory in nature. Included with the modifications is that the HPC makes a recommendation to the Community Development Director on requests for removal from the



BACKGROUND (continued):

HRI. The Community Development Director's decision is subject to appeal to the Planning Commission.

On March 27, 2024, the HPC considered a new request from the applicant to remove the subject property from the HRI (Exhibits 6 and 7). The applicant provided a new request letter and an Architectural Historical Evaluation prepared by ECORP Consulting, Inc. (Exhibit 6, Attachments 3 and 4). The ECORP report concludes that the residence at 32 Euclid Avenue is not eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. The report also concludes that the residence does not meet the Town's criteria for historic resources, except criterion 3 for being constructed prior to 1941. The report determines that the property should be removed from the HRI due to a lack of historical or architectural value (Exhibit 6, Attachment 4, Section 6.0). The HPC received the staff report, held a public hearing, and discussed the request. The HPC was unable to make the findings for removal and voted two-to-one to recommend denial without prejudice to the Community Development Director. The audio from this meeting is available on the Town's website at <https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-0>. On March 28, 2024, the Community Development Director denied the request for removal without prejudice (Exhibit 8).

On April 4, 2024, the property owner appealed the decision of the Community Development Director to the Planning Commission (Exhibit 9).

The Town Code provides that decisions of the Community Development Director may be appealed to the Planning Commission by any interested party as defined by Section 29.10.020 within 10 days of the decision. For residential projects an interested person is defined as, "any person or persons or entity or entities who own property or reside within one thousand (1,000) feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision." The appellant meets the requirements.

Pursuant to Town Code Section 29.20.265, the appeal shall be set for the first regular meeting of the Planning Commission in which the business of Planning Commission will permit, more than five (5) days after the date of filing the appeal. The Planning Commission may hear the matter anew and render a new decision on the matter.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the north side of Euclid Avenue, approximately 395 feet north of the intersection with Jones Road (Exhibit 1). Three of the surrounding properties are zoned R-1:8 and developed with single-family residences. The property to the north is

PROJECT LOCATION (continued):

the Caltrans right-of-way and includes Highway 17 and the Los Gatos Creek.

B. Project Summary

The property owner is appealing the Community Development Director's decision to deny a request to remove the subject presumptive historic property (pre-1941) from the HRI.

DISCUSSION:

A. HPC Authority and Applicability

Town Code Section 29.10.020 defines "Historic Structure" as "any primary structure constructed prior to 1941, unless the deciding body has determined that the structure has no historic significance and should not be included in the Town Historic Resources Inventory." The Santa Clara County Assessor's Database lists a construction date of 1900 for the residence; therefore, the subject property is included on the HRI.

Pursuant to Town Code Section 29.80.215, the purpose of the Town's Historic Preservation Ordinance states:

It is hereby found that structures, sites, and areas of special character or special historical, architectural, or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety, and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay and desuetude of such structures, sites, and areas.

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.

DISCUSSION (continued):

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.

Residential Design Guidelines Section 4.6 speaks specifically to pre-1941 structures and provides that pre-1941 structures have the potential to be historically significant, but not all will necessarily be classified as historic. Applications for removal, remodeling, or additions to structures constructed prior to 1941 will be reviewed by staff to determine their historic merit and contribution to the surrounding neighborhood. An initial evaluation will be made utilizing the 1991 Historical Resources Survey Project for Los Gatos. Staff may, at the discretion of the Community Development Director, refer a project application to the HPC for its input and recommendations.

When considering a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit, the HPC considers the following findings in their recommendation to the Community Development Director:

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.

B. Historic Preservation Committee

On March 27, 2024, the HPC received the staff report, held a public hearing, and discussed the request (Exhibits 6 and 7). Following discussion, the HPC voted two-to-one to forward a recommendation of denial without prejudice to the Community Development Director. On March 28, 2024, the Community Development Director denied the request for removal without prejudice (Exhibit 8).

C. Appeal to Planning Commission

The decision of the Community Development Director was appealed on April 4, 2024, by the property owner, David Wilson (Exhibit 9). The letter included with the appeal raises several

DISCUSSION (continued):

concerns of how the HPC members concluded that a recommendation of denial should be forwarded to the Community Development Director. The letter discusses that the HPC demonstrated bias while operating outside their roles, broke from the structure of the meeting, had made up their minds prior to the hearing, inaccurately disputed information included in the Architectural Historical Evaluation report, and contradicted the powers and duties of the Committee. The main points made in the appeal letter are provided below followed by staff analysis in *italic font*.

1. The HPC demonstrated bias while operating outside their role.

*Staff has no comment on the claim of bias raised by the appellant. The audio from the March 27, 2024 meeting is available on the Town's website at <https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-0>.*

*Town Code Section 29.10.020 defines "Historic Structure" and includes, "Any primary structure constructed prior to 1941, unless the deciding body has determined that the structure has no historic significance and should not be included in the Town Historic Resources Inventory." The Santa Clara County Assessor's Database lists a construction date of 1900 for the residence; therefore, the subject property is included on the HRI.*

*The Town's Historic Preservation Ordinance states that the purpose of historic preservation is to promote the health, safety, and general welfare of the public through 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;*
- *Which provide significant examples of architectural styles of the past or are landmarks in the history of architecture;*
- *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.*

*Residential Design Guidelines Section 4.6 speaks specifically to pre-1941 structures, providing that these structures have the potential to be historically significant, but not all will necessarily be classified as historic. Applications for removal of structures constructed prior to 1941 will be reviewed by staff to determine their historic merit and contribution to the surrounding neighborhood. Staff may refer a project application to the HPC for its input and recommendations.*

DISCUSSION (continued):

*The primary structure at 32 Euclid Avenue was constructed prior to 1941 and is included on the HRI. Preservation of pre-1941 structures that are significant under the eyes of the Town Code is consistent with the purpose of the Historic Preservation Ordinance. Requests to remove pre-1941 structures from the HRI are referred to the HPC by the Community Development Department for a recommendation consistent with the Residential Design Guidelines. Therefore, staff concludes that the HPC was operating well within their role in the review of the request to remove 32 Euclid Avenue from the HRI.*

2. The HPC broke from the structure of the meeting in their consideration of the application.

*HPC meetings have traditionally been less formal than Planning Commission or Town Council Meetings. Because design review is often conducted during the meetings, some items benefit from a less formal structure that allows for a dialogue between the HPC and applicants. Staff provides an agenda that follows a similar structure to that of the Planning Commission agendas, but it is the discretion of the Chair of the HPC to guide the meeting, with staff available to provide support.*

*On March 27, 2024, the HPC Chair received a report from staff and allowed for questions of staff. The public hearing was opened to provide the applicant with an opportunity to present their request. The HPC Chair then asked for questions of the applicant from committee members, who then proceeded to make comments and ask questions. At times, staff provided clarification that this time was allocated for questions of the applicant. Since there were no members of the public attending the meeting, the applicant was then afforded time to make a closing statement. The HPC then provided some final comments during discussion, made a motion with a second, and voted on the item.*

*While the typical structure of a public hearing was not strictly followed by the HPC, the applicant was provided ample time to make a presentation and closing statement. The Chair recognized that there were no members of the public in attendance to provide input and the HPC were provided time for questions of the applicant and to provide comments. At no time was any participant not afforded an opportunity to make comments or provide input that is provided for under strict adherence to the meeting procedures.*

DISCUSSION (continued):

3. The HPC had made up their minds prior to the hearing.

*Staff has no comment on this point raised by the appellant. The audio from the March 27, 2024 meeting is available on the Town's website at <https://losqatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-0>.*

4. The HPC inaccurately disputed information included in the Architectural Historical Evaluation report.

*The applicant's Architectural Historical Evaluation report provides an evaluation of the criteria and findings required to determine whether a structure is historically significant (Exhibit 6, Attachment 4). One criterion discussed in the report is whether anyone associated with the property was a person of significance at the federal, state, or local level. The report discusses multiple residents that lived at 32 Euclid Avenue, including Adeline and Roy Johnson. The report concludes that the property lacks association with significant persons at all levels.*

*During the meeting on November 15, 2023, a member of the public made comments that associated the property with Marie and Roy Johnson. The member of the public also questioned whether Roy Johnson was a descendant of the Los Gatos Johnson family, although they disclosed that they had no evidence to link the two Johnsons and this was only a guess. During consideration of the application on March 27, 2024, an HPC member referenced these comments and indicated that the book "Los Gatos Observed" has numerous references to Peter Johnson, who was an early council member and landowner and the person the member of the public referenced at the previous meeting. The HPC member noted that Peter Johnson was not included in the report and that Roy Johnson was from Bakersfield and was not the same Johnson.*

*One of the findings provided in the motion for denial was that the property was associated with a person that is notable to the Town.*

*The appellant's letter provides that the finding used for denial of the request, that the property is associated with a notable Los Gatos resident, is incorrect. The HPC member that associated the property with Peter Johnson provided no evidence to support this assertion. In fact, the member of the public that spoke at the November meeting stated that tying Roy Johnson to the Los Gatos Johnson Family (i.e., Peter Johnson) was just a guess. Following the March 27, 2024 meeting, the appellant's historic consultant, Andy Bursan, provided an email that is attached to the appeal letter, noting that their research did include Peter Johnson and found that he was an important community*

DISCUSSION (continued):

*member to Los Gatos, but he had no connection to the property or the barn (Exhibit 9). The email also provides a 1971 article connecting Mr. and Mrs. Roy Johnson to the property, noting that they were from Bakersfield.*

*Additional staff research included reviewing the book "Los Gatos Observed" for references to the Euclid property, Roy Johnson, and Peter Johnson (Exhibit 10). Staff found no reference to either the Euclid Property or Roy Johnson. Peter Johnson is discussed in numerous sections of the book, but there is no connection made between him and the Euclid property.*

*Staff concludes that, based on the information available, the subject property is associated with Roy Johnson and that no evidence has been presented tying the property to Peter Johnson.*

5. The HPC contradicted the powers and duties of the Committee.

*See response to item 1 above. Staff concludes that the HPC was operating well within their role in the review of the request to remove 32 Euclid Avenue from the HRI.*

In addition to the appeal letter, the appellant submitted an exhibit showing that a 1970s or 1980s addition made to the front of the residence at 32 Euclid Avenue resulted in a technical demolition (Exhibit 11). Section 29.10.020 defines *demolition (historic structure)* as removal or enclosure of the exterior wall covering on more than 25 percent of the walls facing a public street or 50 percent of all exterior walls. When a project on a historic resource exceeds these limitations, the result is a technical demolition. The appellant's exhibit includes photos of the residence prior to the addition to the front façade. The exhibit shows that the total area of the front façade is 387 square feet and that the shed roof addition enclosed 175 square feet of the front façade. This addition enclosed the original exterior wall of the structure which resulted in a demolition calculation of 45 percent of the street facing elevation, exceeding the 25 percent limit of the Town Code and resulting in a technical demolition. This information was not available to the HPC at the November or March meetings.

In general, when cases are presented to staff showing that technical demolition previously occurred in support of a request to remove a property from the HRI, staff forwards the request to the HPC for consideration along with the technical demolition information. The Planning Commission can include this additional information in their consideration of the appeal.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. At the time of this report's preparation, the Town has not received any public comment.

ENVIRONMENTAL REVIEW:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

CONCLUSION:

A. Summary

The property owner is appealing the Community Development Director's decision to deny a request to remove the subject presumptive historic property (pre-1941) from the HRI.

B. Recommendation

For reasons stated in this report, it is recommended that the Planning Commission deny the appeal and uphold the decision of the Community Development Director to deny the removal of the presumptive historic property (pre-1941) from the HRI.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Grant the appeal and remove the subject property from the HRI, making the findings provided in Exhibit 2; or
3. Remand the appeal to the HPC with specific direction.



PAGE 11 OF 11

SUBJECT: 32 Euclid Avenue/Appeal of PHST-24-001

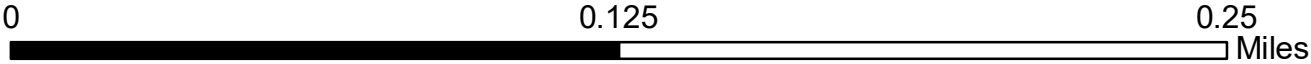
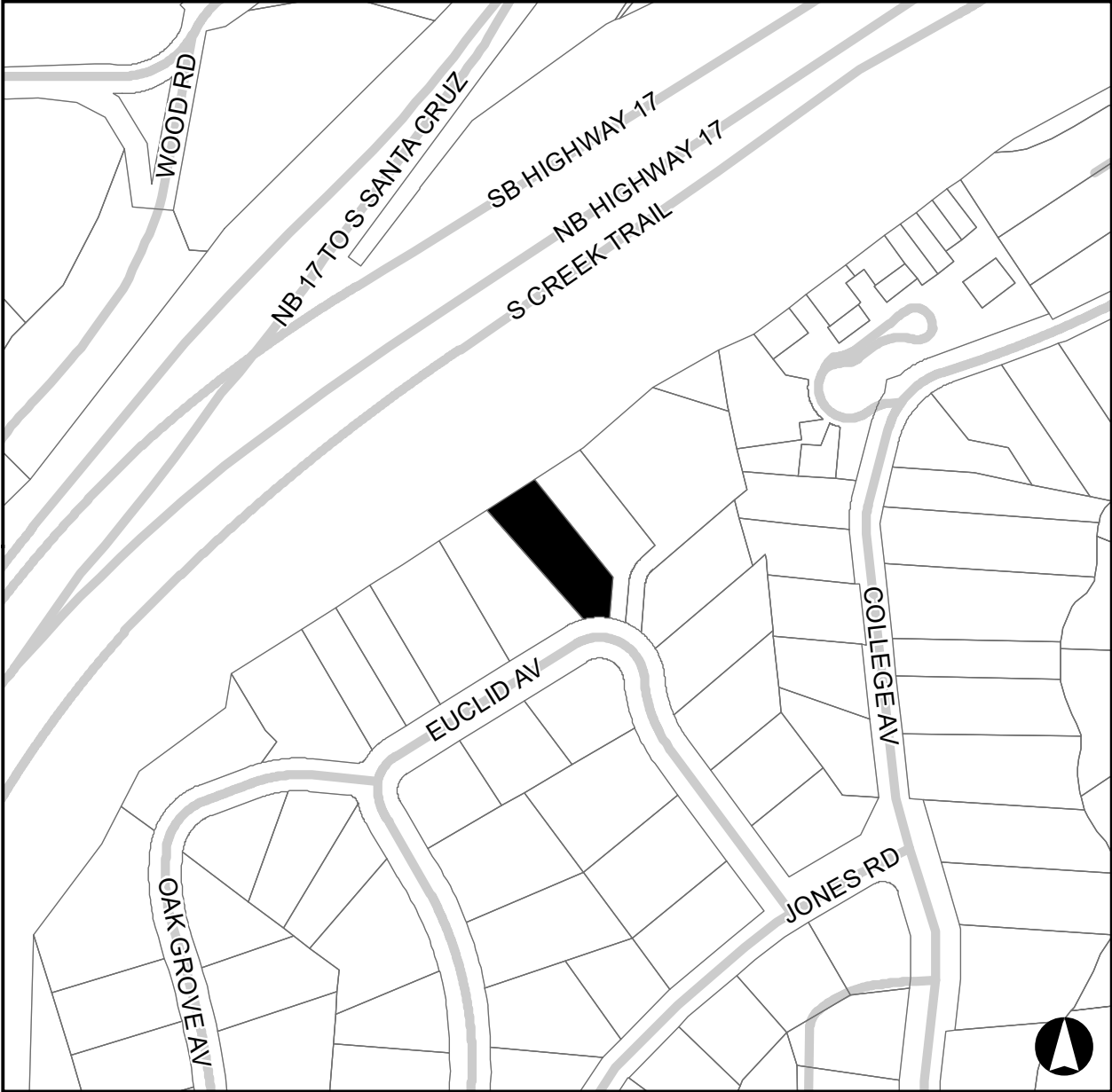
DATE: May 3, 2024

EXHIBITS:

1. Location Map
2. Required Findings
3. Historic Preservation Committee Staff Report and Attachments, November 15, 2023
4. Historic Preservation Committee Meeting Minutes for November 15, 2023
5. Historic Preservation Committee Action Letter, November 15, 2023
6. Historic Preservation Committee Staff Report and Attachments, March 27, 2024
7. Historic Preservation Committee Meeting Minutes for March 27, 2024
8. Historic Preservation Committee Action Letter, March 27, 2024
9. Appeal of the Community Development Director, received April 4, 2024
10. Excerpts for "Los Gatos Observed," by Alastair Dallas, 1999
11. Technical Demolition Exhibit by Appellant

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# 32 Euclid Avenue



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**PLANNING COMMISSION – May 8, 2024**  
**REQUIRED FINDINGS FOR:**

**32 Euclid Avenue**  
**Request for Review PHST-24-001**

**Consider an Appeal of the Community Development Director Decision to Deny a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory on Property Zoned R-1:8. APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3).**

**Property Owner/Applicant/Appellant: David Wilson**

**FINDINGS**

**Required findings to determine that a pre-1941 structure has no significant or architectural merit:**

- As required for a determination that a pre-1941 primary structure has no historic significance or architectural merit:
  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.

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

MEETING DATE: 11/15/2023

ITEM NO: 2

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DATE: November 10, 2023  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 32 Euclid Avenue.** APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review PHST-23-019. Property Owner/Applicant: David Wilson. Project Planner: Sean Mullin

RECOMMENDATION:

Consider a request to remove a presumptive historic property (pre-1941) from the Historic Resources Inventory for property zoned R-1:8 located at 32 Euclid Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
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? Yes
7. Considerations required? No

DISCUSSION:

The applicant is requesting removal of the presumptive historic property (pre-1941) from the Historic Resources Inventory (HRI). The Santa Clara County Assessor's Database lists a construction date of 1900 for the residence. The property is not within a historic district or LHP overlay, is not included in the 1990 Anne Bloomfield Survey, and is not located within the coverage area of the Sanborn Fire Insurance Maps.

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

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DISCUSSION (continued):

The applicant has provided the results of their historic research (Attachment 1). The research shows that the residence first appeared in the telephone directories in 1937 but did not show up in the 1941 tax roll. The applicant's research also indicates that the current-day residence at 32 Euclid Avenue was once a barn and a garage associated with a residence at 28 Euclid Avenue. Lastly, the applicant provided a summary of the modifications and additions that have taken place to the structure.

A review of Town records yielded a 1996 reroof permit and a 1997 permit for the construction of a new storage shed.

The asymmetrical multi-pitch gable end residence includes shed roof additions located on the front and rear elevations. The residence is clad in multiple types of wood siding including varying widths of horizontal lap siding, plywood, and board and batten. Existing window materials appear to be a mixture of metal, vinyl, and wood with varying operational types. The residence does not individually appear to represent a distinctive example of a specific type of architecture.

CONCLUSION:

Should the Committee find that the structure no longer has historic significance or architectural merit due to the loss of integrity, the structure would be removed from the Historic Resources Inventory and any proposed alterations would not return to the Committee.

FINDINGS:

- A. 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; and
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.



PAGE 3 OF 3

SUBJECT: 32 Euclid Avenue/PHST-23-019

DATE: November 10, 2023

ATTACHMENTS:

1. Request Letter and Research Results

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September 29<sup>th</sup>, 2023

Historic Preservation Committee  
Town of Los Gatos Planning Department  
110 E. Main Street  
Los Gatos, CA 95035

RE: 32 Euclid Court

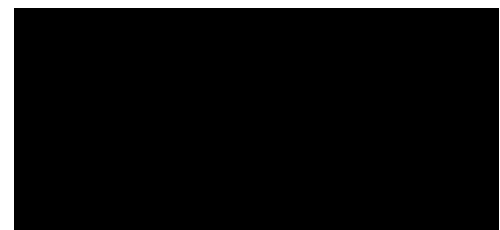
Dear Staff:

We are requesting the removal of 32 Euclid Court from the Historical Inventory of the Town of Los Gatos.

We have followed the attached application prepared by the Town of Los Gatos and all supporting documents are part of this package.

Respectfully,

Kurt B. Anderson, AIA, GCBBP  
Principal



September 29<sup>th</sup>, 2023

Historic Preservation Committee  
Town of Los Gatos Planning Department  
110 E. Main Street  
Los Gatos, CA 95035

RE: 32 Euclid Court

Dear Staff:

On September 5<sup>th</sup>, we visited the Los Gatos Library and determined the following:

- 1) There was indication of Euclid Court before 1945 in the street maps.
- 2) The earliest phone number we could find was in 1937.
- 3) There was no indication of any historical significance or personage to the structure.
- 4) We could not find any tax assessments in the year 1941.
- 5) We have a copy of a Historic Home Survey form (which is included in the documents portion of the information) from the Library indicating the structure was pre-1900 and that it was a barn for 28 Euclid Ct. 28 Euclid Court is not on the Historical Inventory.

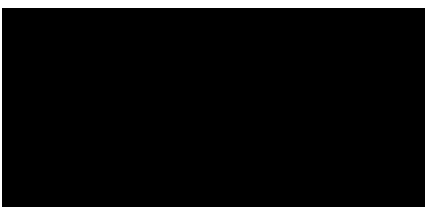
We also received permit information from Planning (included in the package) and that information indicates the following:

- 1) We have included a copy of a Building Permit issued in 1941 indicating the structure was a 930 SF barn and garage.
- 2) We have copies of building permits issued in 1997, they are also included.

We also included a series of aerial photos that the structure in context with the neighborhood, photos indicating the modifications to the structure and pictures of the structures in its current state.

Summation:

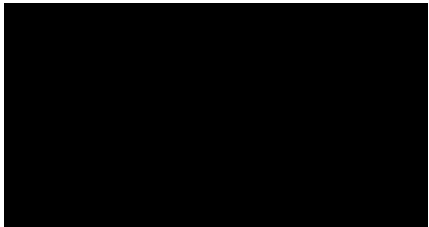
- 1) It appears that the original structure (930 SF) was a barn and garage for 28 Euclid Ct. and was built around 1900.
- 2) The structure has gone through a series of remodels, additions and modifications through the years.
- 3) We have included a series of photos that show the changes to the interior renovation and addition of a second floor inside the structure, the windows, the addition of more windows and the addition of skylight



It is our opinion that so many changes have been made to the original structure and the fact the structure is not located in an historical district, the structure should be removed from the inventory.

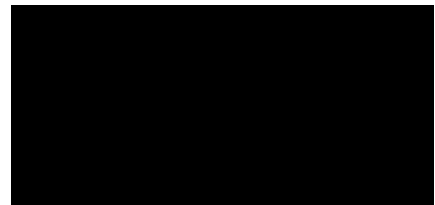
Respectfully,

Kurt B. Anderson, AIA, GCBBP  
Principal



## DOCUMENTS EXPLANATION

The following information in this section show the permit information on the property:





TOWN OF LOS GATOS

Building Inspection Department  
Phone El Gato 354-6876

No. 339

**Electric Wiring Permit**

Location

522 1/2 E. 1st Ave.

No.

Fees

Date

11-19-73

is hereby granted  
to install electrical wiring at above location in accordance with  
application

for

RECEIPT for

as inspection fee is hereby acknowledged.

owner  
Dollars

1112.50

|   |        |
|---|--------|
| Permit                                  |        |
| Service Charge                          | \$3.00 |
| Temporary Pole                          | 5.00   |
| Outlets 1-10 - 2.00 over 10 - .15       |        |
| Fixtures M/n. 1-10 - 2.00 over 10 - .15 |        |
| Range/Cook-Top/Oven/Dryer               | 1.50   |
| Panel Remote From Service               | 1.50   |
| Motors at                               |        |
| Service Equipment                       | Amps.  |

\$3.00

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By

TOTAL FEES

8.50



**TOWN OF LOS GATOS**  
 Building Inspection Department  
 Phone Elgato 4-4520  
**PLUMBING PERMIT**

No 4902 P ✓

Location: 322 Foothill Ave

Date: 1-14, 1962

is hereby granted to R. Johnson  
 to install plumbing at above location in accordance with  
 application for Same owner  
 RECEIPT for Leveles & Son Dollars  
 as inspection fee is hereby acknowledged.

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By: [Signature]

|                        |              |
|------------------------|--------------|
| For Permit             | 1.00         |
| Water System 1.00      |              |
| House Sewer 1.00       | 1.00         |
| Sewer Connection 10.00 | 10.00        |
| Fixtures 1.00          |              |
| Water Heater 1.00      |              |
| Gas Line 1.00          |              |
| Gas Appliances .50     |              |
| Central Heat 1.00      |              |
| <u>1/14/62</u>         |              |
| <b>TOTAL FEE</b>       | <b>12.00</b> |

TOWN OF LOS GATOS  
BUILDING INSPECTION DEPARTMENT

Permit Number: B96-001113

Work Description: T/O (E) COMP. ROOF - INSTALL (N) CLASS A COMP ROOF

Building Address: 32 EUCLID AV  
 Owner: [REDACTED]  
 Address: 32 EUCLID AV  
 City: LOS GATOS CA  
 Contractor: OWNER/BUILDER  
 License: 000000  
 Address: SAME  
 City: [REDACTED]  
 Business Lic.:  
 Arch/Eng/Design:  
 License:  
 Address:  
 City:

Status: ISSUED  
 Applied: 12/17/1996  
 Approved: 12/17/1996  
 Issued: 12/17/1996  
 Expires: 06/15/1997

|                         |          |                        |       |
|-------------------------|----------|------------------------|-------|
| Valuation.....          | 1,561.50 | Livable Sq. Ft.:       |       |
| Total Sq. Ft.....       | 1,041    | Hldy Count: 001        |       |
| Class Code.....         | 434      | Unit Count: 001        |       |
| ***** PERMIT FEES ***** |          |                        |       |
| Permit Issuance.....    | 25.00    | Park Tax.....          | .00   |
| Building Permit.....    | 52.25    | Planning Plan Ck.....  | .00   |
| Title-24.....           | .00      | Micro Planning.....    | .00   |
| Seismic Tax.....        | .50      | Storm Drain Eng.....   | .00   |
| Plan Check.....         | .00      | Hauling Fee.....       | 15.62 |
| Micro Building.....     | 5.00     | Computer Services..... | 2.09  |
| Construction Tax.....   | .00      | Electrical Fee.....    |       |
| Utility Tax.....        | .00      | Plumbing Fee.....      |       |
| Gen Pln Updt.....       | .00      | Mechanical Fee.....    |       |
| *****                   |          |                        |       |
| Total Calculated Fees:  |          | 100.66                 |       |
| Total Additional Fees:  |          | .00                    |       |
| Total Fees Due.....     |          | 100.66                 |       |
| Total Payments.....     |          | .00                    |       |
| BALANCE DUE.....        |          | 100.66                 |       |

CONTRACTOR DECLARATION

I certify that I am properly licensed by the State of California Contractor License Law.

Signature X

Contractor A or B

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

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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 the State of California.

Signature X

CERTIFICATION OF PERMIT ISSUANCE

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 Town to enter upon the work site at any time for inspection purposes.

Signature X

TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

ATTENTION OWNER-BUILDERS!

IF YOU PLAN TO IMPROVE YOUR PROPERTY AND EMPLOY PERSONS OTHER THAN YOUR IMMEDIATE FAMILY, THE FOLLOWING INFORMATION WILL BE OF BENEFIT TO YOU. STATE AND FEDERAL LAWS REQUIRE THAT YOU:

1. REGISTER WITH THE STATE AND FEDERAL GOVERNMENTS AS AN EMPLOYER.
2. WITHHOLD AND REMIT INCOME TAX FOR EACH EMPLOYEE.
3. PAY SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
4. WITHHOLD AND REMIT SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
5. PAY WORKER'S COMPENSATION INSURANCE COSTS ON EACH EMPLOYEE.
6. WITHHOLD AND REMIT DISABILITY INSURANCE COSTS FOR EACH EMPLOYEE.
7. PAY UNEMPLOYMENT INSURANCE COSTS ON EACH EMPLOYEE.

YOU MAY CONSTRUCT IMPROVEMENTS FOR SALE ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY CONSTRUCT IMPROVEMENTS FOR RENTAL-OCCUPANCY ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY SUBCONTRACT PORTIONS OF THE CONSTRUCTION TO ANY PERSON OR FIRM, BUT THEY MUST BE LICENSED BY THE STATE OF CALIFORNIA.

INFORMATION ABOUT INSURANCE, LIEN LAWS, AND OTHER CONSTRUCTION MATTERS MAY BE OBTAINED FROM THE CONTRACTORS STATE LICENSE BOARD AND VARIOUS BUSINESS AND TRADE ASSOCIATIONS.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your Building Permit.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement: X (yes) or    (no).
2. I have signed an application for a Building permit for the proposed work: X (yes) or    (no).

I AGREE TO CHECK THAT EACH SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN WORK. (YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT 354-6835).

[Redacted Signature]

8-19-97  
(DATE)

Property Owner: [Redacted]  
Address: 22 Sanchez Ave.  
(Of job site)

Bldg:FORMS(OWNER)4

97-000376

Permit Number: E97-000376

Work Description: **ELEC PERMIT FOR JHED**

Building Address: 32 EUCLID AV

Owner: [REDACTED]

Address: 32 EUCLID AVE

City: LOS GATOS CA

Zip: 95032

Contractor: OWNER/BUILDER

License: 000000

Address: SAME

City:

Zip:

Business Lic.:

Status: ISSUED  
Applied: 08/19/1997  
Approved:  
Issued: 08/19/1997  
Expires: 02/15/1998

New Residence:                      --Square Footage--  
Remodel:    Commercial:

| ***** PERMIT FEES ***** |       |
|-------------------------|-------|
| Permit Issuance.....    | 25.00 |
| Plan Check Fee.....     | .00   |
| New Resident.....       | .00   |
| Remodel.....            | .00   |
| Commercial.....         | .00   |
| Detail Electrical Fee:  | 2.50  |
| *****                   |       |
| Total Calculated Fees:  | 27.50 |
| Total Additional Fees:  | .00   |
| Total Fees Due.....     | 27.50 |
| Total Payments.....     | .00   |
| BALANCE DUE.....        | 27.50 |

CONTRACTOR'S DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature: [Signature]

COMPLETE A or B

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: [Signature]

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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 as an employee subject to the Worker's Compensation laws of the State of California.

Signature: [Signature]

CERTIFICATION OF PERMIT ISSUANCE

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 Town to enter upon the above mentioned property for inspection purposes.

Signature: [Signature]

NOTES:

1. Signs are regulated, see Planning Dept. for requirements
1. Outdoor lights are regulated against shining on other properties, obscuring lighting is not permitted.



TOWN OF LOS GATOS

Civic Center  
110 E. Main Street  
P.O. Box 949  
Los Gatos, CA 95031

OWNER-AGENT APPROVAL FORM

For persons other than the owner who wish to obtain a Building Permit, the approval of the owner is required.

This is the Town's authorization to issue a permit to the agent listed below:

Agent: Name: [Redacted]  
Address: [Redacted]  
City: Los Gatos, CA 91030  
Telephone: [Redacted]

Owner: Name: [Redacted]  
Address: 32 Euclid Ave.  
City: Los Gatos, CA 91030  
Telephone: [Redacted]

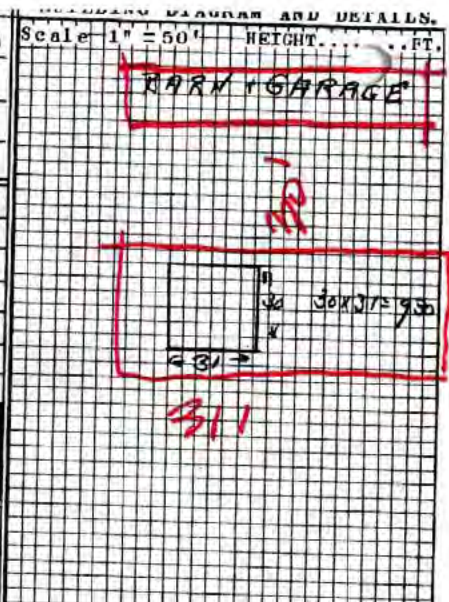
12-16-96  
Date [Redacted] Signature of Owner

529-30-064 Assessor's Parcel Number 32 Euclid Ave. Project Location

(NOTE: One owner-agent form will be required for each permit required.)

(Rev. 3/8/89)  
SI-FORMS\OWNERAPP

SECTION **Cueled** ST. AVE. CITY OF **LOS GATOS** CALIFORNIA  
 BLOCK NUMBER **115** LOT NUMBER **6 Block 1** OWNERSHIP  
 DIVISION **Canyon View Terrace**  
 TRACT, DESCRIPTION



| Act.                               | Dimensions      | Area or Cubage | Unit Cost | Repro. Cost | Out' bldgs   | Pres. Value |
|------------------------------------|-----------------|----------------|-----------|-------------|--------------|-------------|
| (A)                                | X X =           | cu. ft         | \$        | \$          |              | \$          |
| (B)                                | X X =           | cu. ft         | \$        |             |              |             |
| (C)                                | X X =           | cu. ft         | \$        |             | Miscel.      |             |
| (D)                                | X X =           | cu. ft         | \$        |             | Retain. Wall |             |
|                                    | X X =           | cu. ft         | \$        |             | Tank         |             |
|                                    | X X =           | cu. ft         | \$        |             | Pool         |             |
| Reproduction Cost of Main Building |                 |                |           | \$          |              |             |
| Garage                             | X 30 X 31 = 930 | cu. ft         | \$ 1.25   | \$ 1162     | 46% Good     | \$ 534.     |
| Appreciation                       | 50% Pct. Good   | 50%            |           |             |              | \$ 267      |
| TOTAL DEPRECIATED VALUE            |                 |                |           | \$ 267      |              |             |

| EXTERIOR DESCRIPTION   |                   | INTERIOR DESCRIPTION  |                             |                     |  |
|------------------------|-------------------|-----------------------|-----------------------------|---------------------|--|
| <b>MUNICIPAL BLDGS</b> | <b>FOUNDATION</b> | <b>EXTERIOR WALLS</b> | <b>INSIDE TRIM</b>          | <b>FLOORING</b>     | <b>BUILT-IN FEATURES</b>                 |
| Stories                | Deep Shallow      | Brick                 | Stucco                      | No. of Flst.        | Kitch. Cab.                              |
| Office Bldg            | Concrete          | Stone                 | Plaster                     | Old Style           | Buffet                                   |
| Appts                  | Brick Stone       | Terra Cotta           | Painted                     | Modern              | Book Cases                               |
| Res. Hotel             | Posts Piers       | Tile                  | Painted Enam.               | Good Med. Exp.      | Lockers                                  |
| Res. House             | Mudfill           | Stucco                |                             |                     | Patent Bldg                              |
| Res. Hosp.             | Piles             | On Wood Lath          | <b>WALLS &amp; CEILINGS</b> | <b>BATH ROOMS</b>   | Refrigerator                             |
| Office, Loft           |                   | On ChickWire          | Plastered                   | Large Small         | Open Shelv.                              |
| Car Garage             | <b>ROOF</b>       | Rustic OP RM          | Plaster                     | Rooms               |  |
| Rec. Theatre           | Gable Flat        | Reasaved              | Plaster Bd.                 | Good                | <b>MISCELLANEOUS</b>                     |
| Station                | Hip Gambrel       | Brd. & Bat.           | Comp. Bd.                   | Medium              | Sidewalk Lights                          |
| House                  | Mansard Drmr      | Ship lap              | Stucco                      | Cheap               | Fire Escapes                             |
| Hotel                  | Plain Cut up      | Novelty T&G           | Wainscot                    | Shower              | Plate Glass                              |
|                        |                   | Corr. Iron            | Paneled                     | Tile Floor          |  |
|                        |                   | Painted               | Beamed Ceiling              | Tile Wall           |  |
|                        |                   | Stained               |                             |                     |  |
|                        |                   |                       | <b>DECORATING</b>           | <b>LIGHTING</b>     | <b>MECHANICAL EQUIPMENT - Pres. Val.</b> |
|                        |                   |                       | Papered                     | No. of Flst.        | Ventilating System \$                    |
|                        |                   |                       | Tinted                      | Electric            | Sprinkler System \$                      |
|                        |                   |                       | Canvas                      | Old Style           | Automatic Fire Alarm \$                  |
|                        |                   |                       | Saritas                     | Modern              | Vacuum Cleaning System \$                |
|                        |                   |                       | Cloth & Nap.                | Gas Oil             | Water Heater Storage Automatic           |
|                        |                   |                       | Plain Med. Good             | Good Med. Exp.      | Air Conditioning \$                      |
|                        |                   |                       |                             | Special             | Well Windmill Elec. Pump                 |
|                        |                   |                       |                             |                     | Tank Pressure System                     |
|                        |                   |                       | <b>FURNISH</b>              | <b>HEATING</b>      |  |
|                        |                   |                       | Number of Rooms             | Firepl. Stove       |  |
|                        |                   |                       | Pine                        | Hot Air Furn.       |  |
|                        |                   |                       | Hardwood                    | Hot. Pipeless       |  |
|                        |                   |                       | Cement                      | Gas or Oil Furn.    |  |
|                        |                   |                       | Tile                        | Radiant Fire        |  |
|                        |                   |                       | Marble                      | Steam or Hot Wat.   |  |
|                        |                   |                       | Terraizo                    | Arcola System       |  |
|                        |                   |                       | Composition                 | Thermostat          |  |
|                        |                   |                       | Earth                       | Floor or Wall Furn. |  |
|                        |                   |                       |                             |                     | <b>Miscellaneous Remarks</b>             |
|                        |                   |                       |                             |                     | See Reverse                              |

STREET FRONT  
 PRICED BY *W.W. Holden* DATE *4/20/41*  
 CLASSIFICATION 1 2 3 4  
 QUALITY: Cheap...; Medium...; Good...; Special...  
 OCCUPANCY Owner Tenant  
 Vacant Set Home  
 Age 50 Yrs. Remodeled Age 30 Yrs.  
 Condition: New Good Medium Poor  
 Improvement: Yes No Functional Defects...  
 Depreciation For: Lack of Utility...  
 Design: Good...; Acceptable...; Poor...; Freak...  
 FLOOR PLAN: Good...; Acceptable...; Awkward...  
 Perimeter of Wall... Ft; Number of angles...  
 RENT \$ Per Source of Information  
 No. Tenant Agent Estimated  
*Old Barn*  
*5070 Spacia Dep.*

## EXISTING PHOTOS

The following photos in this section indicate the current state of the property:

- 1) The front porch was enclosed and remodeled.
- 2) The interior of the structure was remodeled into a second floor with the addition of skylights in the roof structure.
- 3) And a laundry room was added at the rear of the structure.
- 4) A shed was added to the property.
- 5) All of the windows were changed out, in fact there is indication of two different manufacturers.
- 6) It is very apparent that there are additions, the siding styles do not match.





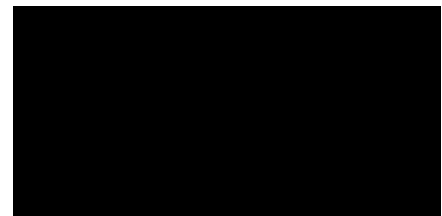




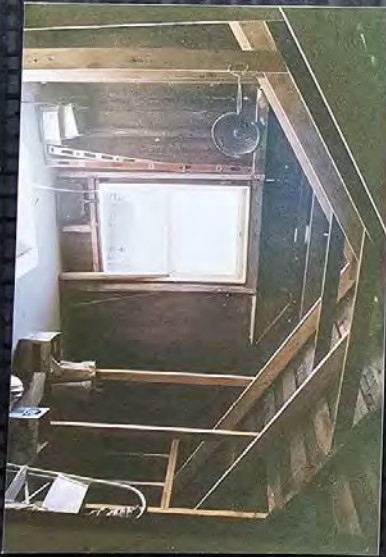
## CONSTRUCTION PHOTOS

The following photos in this section indicate:

- 1) The front porch was enclosed and remodeled.
- 2) The interior of the structure was remodeled into a second floor with the addition of skylights in the roof structure.
- 3) And a laundry room was added at the rear of the structure.





















































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

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**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING  
NOVEMBER 15, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on November 15, 2023 at 4:00 p.m.

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

**ROLL CALL**

Present: Vice Chair Susan Burnett, Planning Commissioner Steve Raspe, Committee Member Martha Queiroz, and Committee Member Lee Quintana.

Absent: Chair Barry Cheskin.

**VERBAL COMMUNICATIONS**

None.

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

None.

**PUBLIC HEARINGS**

1. 92 Fairview Plaza  
Minor Development in a Historic District Application HS-23-037

Requesting Approval for Construction of Exterior Alterations to a Contributing Residence Located in the Fairview Plaza Historic District on Property Zoned R-1:8:LHP. APN 510-43-015. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner/Applicant: 92 Fairview Ventures LLC.

Project Planner: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

David Katz, Owner/Applicant

You can see that there are windows that have been added to half of the porch that are proposed to be removed. This is the only Victorian home in the neighborhood with an enclosed porch, and they would like to have it match the other side of the porch.

Additionally, in the back of the property, they wanted to turn a window into a door. While they now feel they should have gone with the sliding door suggestion, they ended up putting in a door that swings into the master bedroom. They request a change to a sliding glass door to allow for maximum use of the bedroom space. The back door is a full-light, 36-inch swinging patio door and can only swing inward. An outward swinging door is backordered so not an option. They are asking to put in a 72-inch glass sliding door to keep interior open.

Closed Public Comment.

Committee members discussed the matter.

- Removing the windows on the porch will add to the authenticity of the home.
- Sliding doors are practical.
- It is recommended to keep the current back door rather than adding a sliding door to the house.

**MOTION:**                    **Motion by Planning Commissioner Raspe** to approve proposed exterior alterations including removal of front porch windows and replacement of the rear full-light patio door with a French door if desired. **Seconded by Committee Member Quintana.**

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

2. 32 Euclid Avenue  
Request for Review Application PHST-23-019

Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3).

Property Owner/Applicant: David Wilson

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Kurt Anderson, Anderson Architects

- He is the Architect. The structure has been modified over time. The front porch was enclosed and then unenclosed. A shed was added in the back. It was a barn turned into a residence. The upper portion and a back wing were later added. They intend to demolish it and build a new residence.

Alex Anderson, Client

- They live in a house two doors down the street. Their current home has been modified twice. The aluminum windows and siding were added during or after the 1970's.
- The proposed property is now uninhabitable. The building has a dipped roof, no insulation, and the back addition shows pest infestation.

Michelle Kusanovich

- They would often visit the owner, Jara Rolland, who lived at the property for 53 years. The barn was built in the 1800s. In 1987 the Bellringers group advised adding the address to the registry. But as a teacher, she could not afford to be on the list.
- In 1944, Marie Johnson moved into the property. It faces east and is the visible from the street. The husband, Roy, built their house.
- The house is the first thing you see when you approach the curve in the street. As a barn it has inspired a home at 11 Johnson. It was all part of the Johnson property. It would be nice to have a placard.
- It is dilapidated, but not beyond help. The roof is sagging. If a new structure is built, maybe preserve the outline to reflect the original barn legacy. It has a shed roof with pole posts.

Kurt Anderson, Architect

- The foundation is not salvageable. The proposed design is contemporary farmhouse. They may install a brass plaque to commemorate the property's history. It would be more expensive to rehabilitate than to build new.
- The proposed design will have the same orientation, view from Euclid, covered front porch, and will be visible from the road.

Alex Anderson, Client

- The memories are of the occupants and not the structure. They intend to build a home for their family.
- Their current home on Euclid is in a modern farmhouse style. So that style exists in the neighborhood.
- The former owner is in favor of their plans.

Closed Public Comment.

Committee members discussed the matter.

- Trying to save a house that was a barn, but we don't rule on ancillary structures.
- What was once a barn is no longer there. It's been modified extensively.
- Applicant agreed on having a historic placard or identifying marker.
- Not many barns in Los Gatos, and it still has a barn look to it.
- We need a professional historic report.
- Based on the photos, the original siding was board and batten.
- The history of Los Gatos is agricultural which includes the presence of barns.
- Could grant a technical demo but keep it on the inventory.
- Cannot make the findings without more information.
- The structure yields information about the Town's history and agricultural past. Heard from the audience that there is additional information about the history of the structure.

**MOTION:**                    **Motion by Committee Member Quintana** to deny removal from the Historic Property Inventory. This structure does yield information on the Town's history, and the association with other historic properties of the Town. Need more information. **Seconded by Vice Chair Burnett.**

**VOTE:**                    **Motion passed 3-1**, Planning Commissioner Raspe voting no.

3. 44 Broadway  
Minor Residential Development Application MR-23-008

Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Roberta Scott

Applicant: Gordon K. Wong

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Gordon Wong, Applicant presented the project.

- For the siding they are proposing Polyash material that is termite and fire resistant, doesn't cup, doesn't peel, and is paintable. They will color match the paint.
- The windows will be the fiberglass Milgard Colby heritage series. It has a wood clad interior and a fiberglass exterior that is paintable.

- Windows will be double hung.
- Siding will match. Will need to consider the limits of a tech demo.

Closed Public Comment.

Committee members discussed the matter.

- French doors on the deck.
- Simpler planes.
- Mass of the deck overhang.
- Deck space is 10 feet.
- Large, covered porches on Victorians don't seem to fit the style.
- Supportive of the wood looking product and its improved fire resistance.
- It is important that the project stay within tech demo limits.
- The applicant could consider a deck depth less than 8 feet.

**MOTION:**                    **Motion by Planning Commissioner Raspe** to Approve the Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP with the conditions that there be no technical demo, and that the applicant consider reducing the depth of the rear deck to eight feet. **Seconded** by **Vice Chair Burnett**.

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

4. 46 Los Gatos Boulevard  
Minor Residential Application MR-23-009

Requesting Approval for Construction of a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 532-29-016. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.  
Property Owner: Kathleen and Morgan Magid  
Applicant: Michelle Kusanovich  
Project Planner: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the modifications to the project based on the preliminary feedback provided by the Committee on August 23, 2023.

Michelle Kusanovich

- Added window to the front so it would not look so blank.
- Added a second story covered deck to the proposed addition to the rear.
- The porch size is 5 feet 9 inches, which provides space for two chairs and a side table.
- The veranda has about 11 feet of space.

Closed Public Comment.

Committee members discussed the matter.

- The color-coded drawings helped to show what was to remain and to be added.
- Covered porch adds bulk to the side and rear elevations.
- The covered porch is smaller and in the back of the house. It is a stylistic concern and doesn't ruin the style of the house.

**MOTION:**                    **Motion by Committee Member Quintana** to forward a recommendation of approval of the above request to the Community Development Director with the following condition that the roof over the second story veranda be shortened as much as possible. **Seconded by Planning Commissioner Raspe.**

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

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

5. 80 Cleland Avenue  
Request for Review Application PHST-23-021

Preliminary Review for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence and Determination of Significance on Property Zoned R-1D. APN 529-33-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Dinesh Mishra

Applicant: Davide Giannella, Acadia Architecture

Project Planner: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened public comment.



Applicant presented the project.

Davide Giannella, Architect/Applicant

- Proposing a first floor and second story addition with a double high ceiling.
- New front second-story windows and doors will be aligned to preserve symmetry.
- It will be consistent with the existing building design by matching elements and materials.
- Proposing standing seam metal roof to retain slope.
- Original size of house is 1,600 square feet with a proposed addition of 650 square feet.
- The overall height will remain the same.

Closed public comment.

Committee members provided the following comments:

- The style of the design is not consistent with the neighborhood, too modern.
- The house appears to be a historic home and should not be removed from the inventory.
- The massing is appropriate.
- The standing seam metal roof appears too modern, the roof should retain a composite roof material.
- The windows could be broken up with window lites to match the existing.
- Addition should maintain the historic look of the original house.

6. Next Special Meeting is on December 20, 2023.

## **ADJOURNMENT**

The meeting adjourned at 5:46 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the November 15, 2023 meeting as approved by the Historic Preservation Committee.

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/s/ Jennifer Armer, AICP, Planning Manager

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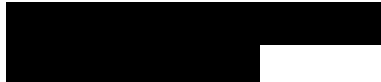


**TOWN OF LOS GATOS**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER  
110 E. MAIN STREET  
LOS GATOS, CA 95030

November 16, 2023

David Wilson



Via email

**RE: 32 Euclid Avenue**

**Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review PHST-23-019**

**PROPERTY OWNER/APPLICANT: David Wilson**

**PROJECT PLANNER: Sean Mullin**

On November 15, 2023, the Los Gatos Historic Preservation Committee could not make the required findings for removing the pre-1941 property from the Historic Resources Inventory and denied the above request without prejudice.

PLEASE NOTE: Pursuant to Sections 29.20.258 and 29.20.260 of the Town Code, this approval may be appealed to the Planning Commission within 10 days of the date the approval is granted. Therefore, this action for approval should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, I can be contacted by phone at (408) 354-6823 or by email at SMullin@losgatosca.gov.

Sincerely,

Sean Mullin, AICP  
Senior Planner

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

MEETING DATE: 03/27/2024

ITEM NO: 2

---

DATE: March 22, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 32 Euclid Avenue.** APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review Application PHST-23-019. Property Owner/Applicant: David Wilson. Project Planner: Sean Mullin

RECOMMENDATION:

Consider request to remove a presumptive historic property (pre-1941) from the Historic Resources Inventory for property zoned R-1:8 located at 32 Euclid Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
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? Yes
7. Considerations required? No

BACKGROUND:

On November 15, 2023, the Committee considered a request to remove the subject property from the Historic Resources Inventory (Attachment 1). The Committee received the staff report, held a public hearing, and discussed the request. The Committee was unable to make the findings for removal without additional information and voted three-to-one to deny the request without prejudice (Attachment 2).

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

---

DISCUSSION:

The applicant has submitted a new application requesting removal of the presumptive historic property (pre-1941) from the Historic Resources Inventory. Included with the application is a request letter and an Architectural Historical Evaluation prepared by ECORP Consulting, Inc. (Attachments 3 and 4).

The ECORP report concludes that the residence at 32 Euclid Avenue is not eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. The report also concludes that the residence does not meet the Town's criteria for historic resources, except criterion 3 for being constructed prior to 1941. The report determines that the property should be removed from the Historic Resources Inventory due to a lack of historical or architectural value (Attachment 4, Section 6.0).

CONCLUSION:

If the Committee can make the findings for removal from the Historic Resources Inventory based on the new information provided by the applicant, a recommendation of approval should be forwarded to the Community Development Director. Once removed from the Historic Resources Inventory, any proposed alterations would not return to the Committee.

FINDINGS:

- A. 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; and
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

PAGE 3 OF 3

SUBJECT: 32 Euclid Avenue/PHST-24-001

DATE: March 22, 2024

ATTACHMENTS:

1. November 15, 2023, Historic Preservation Committee Staff Report (without Attachments)
2. November 15, 2023, Historic Preservation Committee Minutes
3. Request Letter, dated January 31, 2024
4. Architectural Historical Evaluation prepared by ECORP Consulting, Inc., dated February 9, 2024

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

MEETING DATE: 11/15/2023

ITEM NO: 2

---

DATE: November 10, 2023  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 32 Euclid Avenue.** APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review PHST-23-019. Property Owner/Applicant: David Wilson. Project Planner: Sean Mullin

RECOMMENDATION:

Consider a request to remove a presumptive historic property (pre-1941) from the Historic Resources Inventory for property zoned R-1:8 located at 32 Euclid Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
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? Yes
7. Considerations required? No

DISCUSSION:

The applicant is requesting removal of the presumptive historic property (pre-1941) from the Historic Resources Inventory (HRI). The Santa Clara County Assessor's Database lists a construction date of 1900 for the residence. The property is not within a historic district or LHP overlay, is not included in the 1990 Anne Bloomfield Survey, and is not located within the coverage area of the Sanborn Fire Insurance Maps.

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

---

DISCUSSION (continued):

The applicant has provided the results of their historic research (Attachment 1). The research shows that the residence first appeared in the telephone directories in 1937 but did not show up in the 1941 tax roll. The applicant's research also indicates that the current-day residence at 32 Euclid Avenue was once a barn and a garage associated with a residence at 28 Euclid Avenue. Lastly, the applicant provided a summary of the modifications and additions that have taken place to the structure.

A review of Town records yielded a 1996 reroof permit and a 1997 permit for the construction of a new storage shed.

The asymmetrical multi-pitch gable end residence includes shed roof additions located on the front and rear elevations. The residence is clad in multiple types of wood siding including varying widths of horizontal lap siding, plywood, and board and batten. Existing window materials appear to be a mixture of metal, vinyl, and wood with varying operational types. The residence does not individually appear to represent a distinctive example of a specific type of architecture.

CONCLUSION:

Should the Committee find that the structure no longer has historic significance or architectural merit due to the loss of integrity, the structure would be removed from the Historic Resources Inventory and any proposed alterations would not return to the Committee.

FINDINGS:

- A. 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; and
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

PAGE 3 OF 3

SUBJECT: 32 Euclid Avenue/PHST-23-019

DATE: November 10, 2023

ATTACHMENTS:

1. Request Letter and Research Results

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

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**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING  
NOVEMBER 15, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on November 15, 2023 at 4:00 p.m.

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

**ROLL CALL**

Present: Vice Chair Susan Burnett, Planning Commissioner Steve Raspe, Committee Member Martha Queiroz, and Committee Member Lee Quintana.

Absent: Chair Barry Cheskin.

**VERBAL COMMUNICATIONS**

None.

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

None.

**PUBLIC HEARINGS**

1. 92 Fairview Plaza  
Minor Development in a Historic District Application HS-23-037

Requesting Approval for Construction of Exterior Alterations to a Contributing Residence Located in the Fairview Plaza Historic District on Property Zoned R-1:8:LHP. APN 510-43-015. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner/Applicant: 92 Fairview Ventures LLC.

Project Planner: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

David Katz, Owner/Applicant

You can see that there are windows that have been added to half of the porch that are proposed to be removed. This is the only Victorian home in the neighborhood with an enclosed porch, and they would like to have it match the other side of the porch.

Additionally, in the back of the property, they wanted to turn a window into a door. While they now feel they should have gone with the sliding door suggestion, they ended up putting in a door that swings into the master bedroom. They request a change to a sliding glass door to allow for maximum use of the bedroom space. The back door is a full-light, 36-inch swinging patio door and can only swing inward. An outward swinging door is backordered so not an option. They are asking to put in a 72-inch glass sliding door to keep interior open.

Closed Public Comment.

Committee members discussed the matter.

- Removing the windows on the porch will add to the authenticity of the home.
- Sliding doors are practical.
- It is recommended to keep the current back door rather than adding a sliding door to the house.

**MOTION:**                    **Motion by Planning Commissioner Raspe** to approve proposed exterior alterations including removal of front porch windows and replacement of the rear full-light patio door with a French door if desired. **Seconded by Committee Member Quintana.**

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

2. 32 Euclid Avenue  
Request for Review Application PHST-23-019

Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3).

Property Owner/Applicant: David Wilson

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Kurt Anderson, Anderson Architects

- He is the Architect. The structure has been modified over time. The front porch was enclosed and then unenclosed. A shed was added in the back. It was a barn turned into a residence. The upper portion and a back wing were later added. They intend to demolish it and build a new residence.

Alex Anderson, Client

- They live in a house two doors down the street. Their current home has been modified twice. The aluminum windows and siding were added during or after the 1970's.
- The proposed property is now uninhabitable. The building has a dipped roof, no insulation, and the back addition shows pest infestation.

Michelle Kusanovich

- They would often visit the owner, Jara Rolland, who lived at the property for 53 years. The barn was built in the 1800s. In 1987 the Bellringers group advised adding the address to the registry. But as a teacher, she could not afford to be on the list.
- In 1944, Marie Johnson moved into the property. It faces east and is the visible from the street. The husband, Roy, built their house.
- The house is the first thing you see when you approach the curve in the street. As a barn it has inspired a home at 11 Johnson. It was all part of the Johnson property. It would be nice to have a placard.
- It is dilapidated, but not beyond help. The roof is sagging. If a new structure is built, maybe preserve the outline to reflect the original barn legacy. It has a shed roof with pole posts.

Kurt Anderson, Architect

- The foundation is not salvageable. The proposed design is contemporary farmhouse. They may install a brass plaque to commemorate the property's history. It would be more expensive to rehabilitate than to build new.
- The proposed design will have the same orientation, view from Euclid, covered front porch, and will be visible from the road.

Alex Anderson, Client

- The memories are of the occupants and not the structure. They intend to build a home for their family.
- Their current home on Euclid is in a modern farmhouse style. So that style exists in the neighborhood.
- The former owner is in favor of their plans.

Closed Public Comment.

Committee members discussed the matter.

- Trying to save a house that was a barn, but we don't rule on ancillary structures.
- What was once a barn is no longer there. It's been modified extensively.
- Applicant agreed on having a historic placard or identifying marker.
- Not many barns in Los Gatos, and it still has a barn look to it.
- We need a professional historic report.
- Based on the photos, the original siding was board and batten.
- The history of Los Gatos is agricultural which includes the presence of barns.
- Could grant a technical demo but keep it on the inventory.
- Cannot make the findings without more information.
- The structure yields information about the Town's history and agricultural past. Heard from the audience that there is additional information about the history of the structure.

**MOTION:**                    **Motion by Committee Member Quintana** to deny removal from the Historic Property Inventory. This structure does yield information on the Town's history, and the association with other historic properties of the Town. Need more information. **Seconded by Vice Chair Burnett.**

**VOTE:**                    **Motion passed 3-1**, Planning Commissioner Raspe voting no.

3. 44 Broadway  
Minor Residential Development Application MR-23-008

Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Roberta Scott

Applicant: Gordon K. Wong

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Gordon Wong, Applicant presented the project.

- For the siding they are proposing Polyash material that is termite and fire resistant, doesn't cup, doesn't peel, and is paintable. They will color match the paint.
- The windows will be the fiberglass Milgard Colby heritage series. It has a wood clad interior and a fiberglass exterior that is paintable.



- Windows will be double hung.
- Siding will match. Will need to consider the limits of a tech demo.

Closed Public Comment.

Committee members discussed the matter.

- French doors on the deck.
- Simpler planes.
- Mass of the deck overhang.
- Deck space is 10 feet.
- Large, covered porches on Victorians don't seem to fit the style.
- Supportive of the wood looking product and its improved fire resistance.
- It is important that the project stay within tech demo limits.
- The applicant could consider a deck depth less than 8 feet.

**MOTION:**                    **Motion by Planning Commissioner Raspe** to Approve the Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP with the conditions that there be no technical demo, and that the applicant consider reducing the depth of the rear deck to eight feet. **Seconded** by **Vice Chair Burnett**.

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

4. 46 Los Gatos Boulevard  
Minor Residential Application MR-23-009

Requesting Approval for Construction of a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 532-29-016. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.  
Property Owner: Kathleen and Morgan Magid  
Applicant: Michelle Kusanovich  
Project Planner: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the modifications to the project based on the preliminary feedback provided by the Committee on August 23, 2023.

Michelle Kusanovich

- Added window to the front so it would not look so blank.
- Added a second story covered deck to the proposed addition to the rear.
- The porch size is 5 feet 9 inches, which provides space for two chairs and a side table.
- The veranda has about 11 feet of space.

Closed Public Comment.

Committee members discussed the matter.

- The color-coded drawings helped to show what was to remain and to be added.
- Covered porch adds bulk to the side and rear elevations.
- The covered porch is smaller and in the back of the house. It is a stylistic concern and doesn't ruin the style of the house.

**MOTION:**                    **Motion by Committee Member Quintana** to forward a recommendation of approval of the above request to the Community Development Director with the following condition that the roof over the second story veranda be shortened as much as possible. **Seconded by Planning Commissioner Raspe.**

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

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

5. 80 Cleland Avenue  
Request for Review Application PHST-23-021

Preliminary Review for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence and Determination of Significance on Property Zoned R-1D. APN 529-33-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Dinesh Mishra

Applicant: Davide Giannella, Acadia Architecture

Project Planner: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened public comment.

Applicant presented the project.

Davide Giannella, Architect/Applicant

- Proposing a first floor and second story addition with a double high ceiling.
- New front second-story windows and doors will be aligned to preserve symmetry.
- It will be consistent with the existing building design by matching elements and materials.
- Proposing standing seam metal roof to retain slope.
- Original size of house is 1,600 square feet with a proposed addition of 650 square feet.
- The overall height will remain the same.

Closed public comment.

Committee members provided the following comments:

- The style of the design is not consistent with the neighborhood, too modern.
- The house appears to be a historic home and should not be removed from the inventory.
- The massing is appropriate.
- The standing seam metal roof appears too modern, the roof should retain a composite roof material.
- The windows could be broken up with window lites to match the existing.
- Addition should maintain the historic look of the original house.

6. Next Special Meeting is on December 20, 2023.

## **ADJOURNMENT**

The meeting adjourned at 5:46 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the November 15, 2023 meeting as approved by the Historic Preservation Committee.

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/s/ Jennifer Armer, AICP, Planning Manager

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January 31, 2024

Historic Preservation Committee  
Town of Los Gatos Planning Department  
110 E. Main Street  
Los Gatos, CA 95035

RE: 32 Euclid Court

Dear Staff:

We are requesting the removal of 32 Euclid Court from the Historical Inventory of the Town of Los Gatos.

We have followed the requirements identified in the attached application prepared by the Town of Los Gatos and all supporting documents are part of this package.

In addition, we commissioned a Architectural Historical Evaluation of the subject property which was prepared by ECORP Consulting, Inc. This report has been included in the documents. The report clearly concludes that the structure does not qualify to be on the designated list of historical structures in the Town of Los Gatos. Please refer to Page 17 of the report.

Respectfully,

Kurt B. Anderson, AIA, GCBBP  
Principal



120 W. Campbell Ave.  
Suite D  
Campbell, CA 95008  
T: 408 . 371 . 1269  
F: 408 . 370 . 1276

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**Architectural History Evaluation  
for  
32 Euclid Avenue, Los Gatos,  
Santa Clara County, California**

---

**Prepared For:**

David Wilson  
Anderson Architects, Inc.  
120 W. Campell Avenue, Suite D  
Campbell, California 95008

**Prepared By:**

 **ECORP Consulting, Inc.**  
ENVIRONMENTAL CONSULTANTS  
2525 Warren Drive  
Rocklin, California 95677

**February 9, 2024**

## MANAGEMENT SUMMARY

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David Wilson of Anderson Architects, Inc. retained ECORP Consulting, Inc. in 2023 to conduct an architectural history evaluation of the property at 32 Euclid Avenue, Los Gatos, Santa Clara County, California. For the purposes of this report, the property boundaries of 32 Euclid Avenue (529-30-064) will serve as the Project Area. The building, a single-family home, was constructed in 1900. The property is privately owned. Consequently, this study was conducted in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations in 36 CFR 800, for the evaluation of a historic-age building. The evaluation was prepared pursuant to Town of Los Gatos requirements under CEQA.

The architectural history evaluation included a records search of the property with the Northwest Information Center; a visit to the property to document the current condition of the building, focused archival and historical research; and an evaluation of the building using California Register of Historical Resources (CRHR), National Register of Historic Places (NRHP) eligibility criteria, California Historical Landmark (CHL) criteria, and Los Gatos Historic Structure list criteria. The records search results indicated that 32 Euclid Avenue has not been previously recorded on Department of Parks and Recreation (DPR) 523 records or evaluated using the NRHP or CRHR evaluation criteria, nor is it located within an existing historic district.

The results of the intensive site recording and focused archival research were used to inform the NRHP/CHRH eligibility evaluation of 32 Euclid Avenue. ECORP evaluated the property at 32 Euclid Avenue and determined that it does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Los Gatos Historic Structure individually or as part of an existing historic district. Although the property at 32 Euclid Avenue is listed as a Town of Los Gatos historic structure as defined in Section 29.10.020 of the Los Gatos Town Code under Criterion 3 for being built pre-1941, ECORP has determined that the property should be removed from the list due to a lack of historical or architectural value as stated in Section 5.2.3.1 of this report.



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- Attachment A – Records Search Confirmation
- Attachment B – Field Visit Photographs
- Attachment C – Town of Los Gatos Historic Preservation Committee Report
- Attachment D – Department of Parks and Recreation (DPR) 523 Form

**LIST OF ACRONYMS AND ABBREVIATIONS**

| <b>Term</b> | <b>Definition</b>                                  |
|-------------|--|
| APN         | Assessor’s Parcel Number                           |
| Caltrans    | California Department of Transportation            |
| CCR         | California Code of Regulations                     |
| CEQA        | California Environmental Quality Act               |
| CFR         | Code of Federal Regulations                        |
| CHL         | California Historical Landmarks                    |
| CHRIS       | California Historical Resources Information System |
| CRHR        | California Register of Historical Resources        |
| DPR         | Department of Parks and Recreation                 |
| HRI         | Historic Resources Inventory                       |
| NHPA        | National Historic Preservation Act                 |
| NRCS        | Natural Resources Conservation Service             |
| NRHP        | National Register of Historic Places               |
| OHP         | Office of Historic Preservation                    |
| PRC         | Public Resources Code                              |
| SHPO        | State Historic Preservation Officer                |
| TCRs        | Tribal Cultural Resources                          |

## **1.0 INTRODUCTION**

David Wilson of Anderson Architects, Inc. retained ECORP Consulting, Inc. in 2023 to conduct an architectural history evaluation of the property at 32 Euclid Avenue, Los Gatos, Santa Clara County, California. The building, a privately owned single-family home, was constructed in 1900. Consequently, this study was conducted in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations in 36 CFR 800, for the evaluation of a historic-age building. The evaluation was prepared pursuant to Town of Los Gatos requirements under CEQA.

### **1.1 Project Location and Description**

The property at 32 Euclid Avenue is located in a residential area in the city of Los Gatos. It is located within the southwestern quarter of Section 20 of Township 8 South, Range 1 West, Mount Diablo Base Meridian as depicted on the 1953 Los Gatos, California, U.S. Geological Survey (USGS) 7.5' topographic quadrangle map (Figure 1). The property is located south of Highway 17, and south of Los Gatos Creek. The Assessor Parcel Number (APN) associated with the property is 529-30-064. The Proposed Project entails closing the removal of 32 Euclid Avenue.

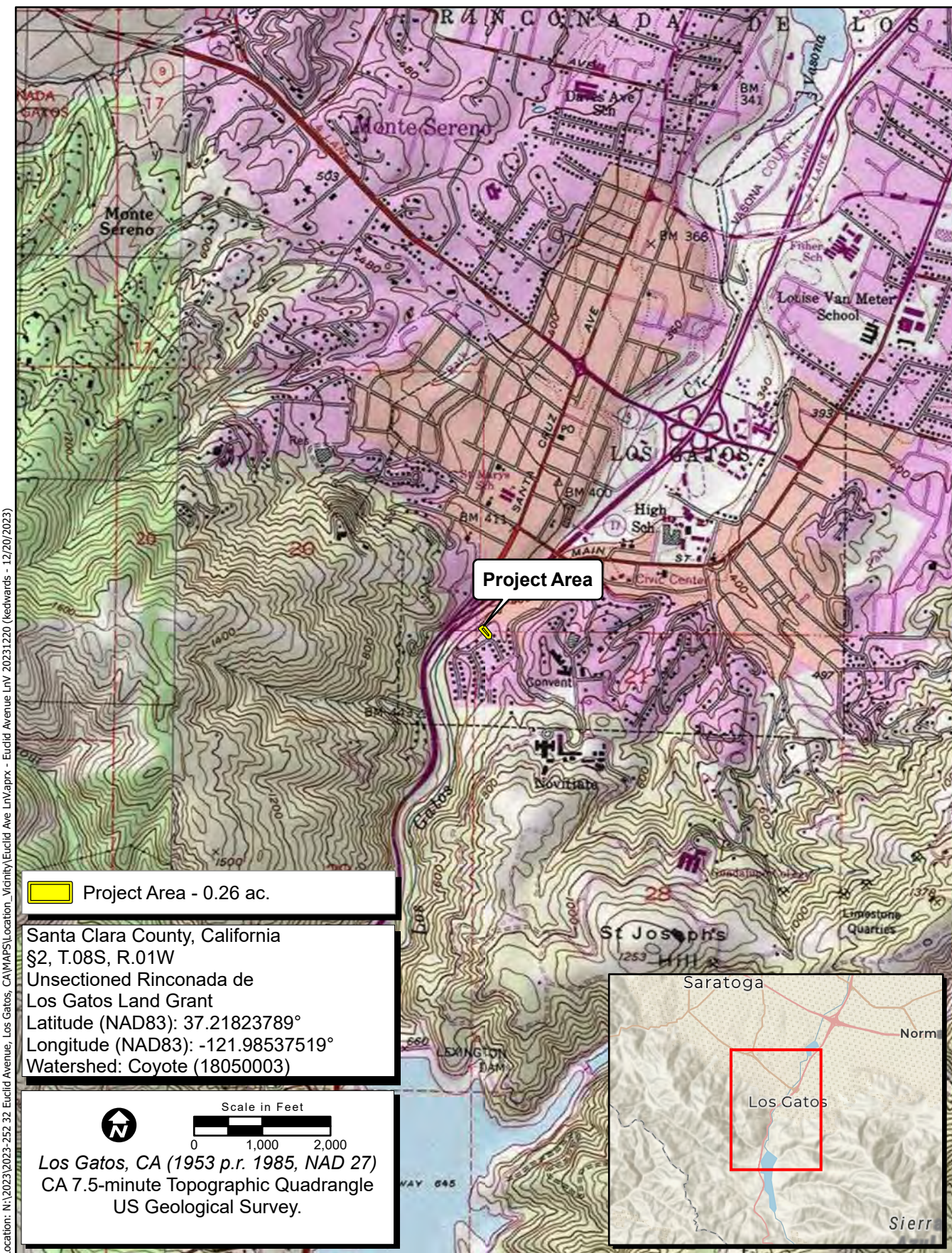
### **1.2 Regulatory Context**


To meet the regulatory requirements of this Project, this cultural resources investigation was conducted pursuant to compliance with CEQA (Public Resources Code [PRC] §21000 et seq.). The goal of CEQA is to develop and maintain a high-quality environment that serves to identify the significant environmental effects of the actions of a Proposed Project and to either avoid or mitigate those significant effects where feasible. CEQA pertains to all proposed projects that require state or local government agency approval, including the enactment of zoning ordinances, the issuance of conditional use permits, and the approval of development project maps.

CEQA (Title 14, California Code of Regulations [CCR], Article 5, § 15064.5) applies to cultural resources of the historical and prehistoric periods. Any project with an effect that may cause a substantial adverse change in the significance of a cultural resource, either directly or indirectly, is a project that may have a significant effect on the environment. As a result, such a project would require avoidance or mitigation of impacts to those affected resources.

### **1.3 Report Organization**

The following report documents the architectural history evaluation of 32 Euclid Avenue in the city of Los Gatos and was prepared in conformance with the California Office of Historic Preservation's (OHP) acceptable format. Attachment A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS). Attachment B presents photographs of the Project Area. Attachment C contains the record of correspondence with the Historic Preservation Committee including gathered permits and records for the property. Attachment D contains the cultural resources Department of Parks and Recreation (DPR) 523 record for the building.



 Project Area - 0.26 ac.

Santa Clara County, California  
 §2, T.08S, R.01W  
 Unsectioned Rinconada de  
 Los Gatos Land Grant  
 Latitude (NAD83): 37.21823789°  
 Longitude (NAD83): -121.98537519°  
 Watershed: Coyote (18050003)

Scale in Feet  
 0 1,000 2,000

Los Gatos, CA (1953 p.r. 1985, NAD 27)  
 CA 7.5-minute Topographic Quadrangle  
 US Geological Survey.

Location: N:\2023\2023-252 32 Euclid Avenue\_Vicinity\Euclid Ave Ln\Mappr - Euclid Avenue LnV 20231220 (redwards - 12/20/2023)

Map Date: 12/20/2023  
 Sources: ESRI, USGS

**Figure 1. Project Location and Vicinity**

2023-252 32 Euclid Avenue, Los Gatos, CA

## 2.0 CULTURAL CONTEXT

The following historical context provides a frame of reference for evaluating 32 Euclid Avenue's eligibility for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the City of Los Gatos Historic Structure list. The context includes a local history of the city of Los Gatos and an architectural context of Converted Barn architecture to support the evaluation.

### 2.1 Local Historic Context: Santa Clara County

Santa Clara County constitutes the Santa Clara Valley, located at the southern end of the San Francisco Bay. It is bordered by the Santa Cruz Mountains to the West and the Diablo Range to the east. The first European presence in California arrived with the presence of Juan Rodriguez Cabrillo in 1542, who sailed up the California Coast. Later in 1769, José Francisco Ortega scouted the Santa Clara Valley on behalf of Spanish General Gaspar de Portolá. In 1777, Junípero Serra founded Mission Santa Clara de Asís, providing the Santa Clara Valley with its namesake.

The area broke from Spanish rule following the Mexican Revolution in 1821. During the Mexican period, cattle ranching became a leading occupation (Sawyer 1922). Following the completion of the Mexican-American War in 1848, California became a U.S. territory. The 1849 Gold Rush greatly altered the landscape of the Santa Clara area. Immigration greatly increased the Santa Clara area's population, and the county was quickly incorporated in 1850. Mercury mines in San Jose also attracted a large number of miners (County of Santa Clara Department of Planning 2023).

From 1850 to 1870, ranchers in the Santa Clara Valley made the transition from cattle ranching to hay and grain cultivation (County of Santa Clara 2023). By 1870, it was discovered the Santa Clara Valley's fertile soil and temperate climate proved ideal for growing fruits and vegetables. By the late 1880s, it became known as the "Valley of Heart's Delight" for the numerous orchards that overwhelmed the landscape (County of Santa Clara 2023).

The region remained relatively agricultural until World War II, when many research and development projects came to the area (County of Santa Clara 2023). Following the war, the influence of science and technology remained, and the area became home to a number of high-tech companies. The growth of suburban development quickly led to the disappearance of orchards. The construction of highways in the 1950s further led to the development of the region. The technological sector prospered, and Santa Clara County became widely known as the "Silicon Valley". The influence of the technological sector continued to dominate Santa Clara County into the 21st century.

### 2.2 Local Historic Context: Los Gatos

The Project Area is located in Santa Clara County, which was named for the Mission Santa Clara that was established in 1777 by Spanish Franciscan friars. Nestled between the base of the Santa Cruz Mountains and the Santa Clara Valley, Los Gatos is located in the southwestern portion of Santa Clara County. Originally part of the Mexican land grant Rancho La Rinconada de Los Gatos, James Alexander Forbes built a flour mill along Los Gatos Creek in 1850, starting the beginning of a settlement that became known

as Forbes Mill (Bruntz 1971). Officially incorporated in 1887, the town's name was changed to Los Gatos, named after the Mexican land grant upon which it stood.

Originally isolated from other population centers, Los Gatos evolved as an independent community with its own residential, commercial, and industrial areas (Town of Los Gatos). Early industry included wheat farming, milling, logging, orchards, and canneries (Town of Los Gatos). The building of a road through the Santa Cruz mountains to the coastal town of Santa Cruz through the center of Los Gatos in the 1860s resulted in a further influx of people. The introduction of the railroad as early as 1870 also contributed to this influx. Los Gatos' excellent climate and accessibility by car and train made it a popular tourist stop. The fruit industry, mainly consisting of apricots, grapes, and pears, dominated the local economy into the twentieth century. By World War II, the fruit industry had mostly died out. However, the postwar boom in the 1950s and the earlier construction of Highway 17 through the town in the 1940s brought a further influx of people to Los Gatos, resulting in further residential and commercial development. Los Gatos quickly became a suburb of San Jose and was absorbed into the influence of the Silicon Valley. However, growth leveled out in the 1970s, allowing Los Gatos to retain much of its small-town influence (Los Gatos Government).

Growth in the 1970s was driven by new development, but in the 1980s and 1990s, it was driven by annexations, infill development, and demographic shifts. Today, the town is part of one of Northern California's major metropolitan regions, and it is strongly linked to Silicon Valley's economy. Los Gatos covers nearly 15 square miles and has a population of over 30,000. Regarding historic resources in the City, downtown Los Gatos is listed on the NRHP (Town of Los Gatos 2010).

### **2.3 Architectural Context: Barns**

Barns are a common feature on California farms, dairies, and ranches, whether they are tiny, isolated homesteads, vast agribusinesses, or commercial dairy operations. Virtually every ranch has at least one barn, and many have many barns. Farms and dairies, on the other hand, may have only one barn and multiple outbuildings for various activities. Many farms and ranches employed temporary or homemade sheds or shelters since they operated seasonally.

In 19th and early twentieth century barn construction, four principal building materials were used: adobe (least frequent), logs (common mostly in California's mountain regions), stone, and wood frame. Some immigrants preferred one material over another. Log barns, for example, are commonly linked with Scandinavian or German immigration, but stone barns are frequently erected by British Isles immigrants. Brick was frequently used in barn building, primarily as foundation materials. Wood-frame barns are certainly the most frequent of the barn types seen across California. Wood-frame barns were often constructed using mortise and tenons or as stick-frame structures held together by nails and spikes. Galvanized steel metal sheets were frequently utilized as siding or roof coverings during the twentieth century. Following World War II, metal posts and steel beams were used in barn construction, notably on commercial dairies and feed lots.

Although the majority of barns erected in California were designated as "Western" barn types, there were significant variances within this style of barn. The most basic type of Western barn is a square or rectangular two-story building with a gable roof, much like the original barn form seen at 32 Euclid

Avenue before it was converted to a residence. These barns might have brick or stone foundations with an interior constructed directly on soil, or they could be elevated on posts and have wood flooring. Concrete flooring with drains and pipes were erected in the twentieth century to enable the flushing of pens and stalls in response to increased concern about cleanliness in food production.

The standard Western square or rectangular barn form allowed for expansion. Single-story shed-roofed wings might be built to one or both sides. It was not uncommon for the wings to be reached by a pedestrian entrance rather than the enormous double wood bay doors typically seen at either end of the barn. Barn forms vary depending on their usage; a dairy barn, for example, may be three bays wide to accommodate milking stalls. The scientific approach to dairying resulted in new innovations in the dairy barn, including enhanced feeding and milking spaces. Ranches built open-sided barns with metal-clad gable roofs in the fields and on the range to store hay. After 1945, metal posts and frames were commonly used to build pole barns. By the late 1940s, many farmers and ranchers had taken advantage of military surplus sales to buy Quonset huts for equipment storage, barns, and, on occasion, dwellings. These huts were often made of steel frames and coated with metal or steel sheets, with or without windows (Agricultural HARD Team 2023).

### **2.3.1 Converted Barns**

The property at 32 Euclid Avenue contains a converted barn that now serves as a residence. A sharp decline in farming and agriculture following World War II resulted in the disuse of many farm buildings (tinyhouse.com). Alternative uses of the barn, such as conversion into single-family homes became popular, given that housing was in high demand during the postwar years. Barn conversions provided an affordable and practical way to meet the increasing demand for housing. However, the changes required to convert barns to housing were often so great that the historic character of the barn was rarely conserved (Auer 1989).

## **2.4 Local Historic Context: 32 Euclid Avenue**

The original barn building at 32 Euclid Avenue was built in 1900 as a 930-square-foot barn and garage for 28 Euclid Avenue (Anderson Architects 2023). The residence first appeared in telephone directories in 1937, but was not on the 1941 tax roll (Anderson Architects 2023). The original building appears to have been a simple wood-framed barn with a gable roof and wood siding, absent of any notable architectural style. According to the 1920 U.S. Census, Ernest Robinson was farming on the land that constituted what would become Euclid Avenue. He lived on what was 160 College Avenue with his two elderly parents (National Archives and Records Administration 1920). Before the creation of Euclid Avenue in c. 1940, Ernest's property was accessed by College Avenue (Los Gatos Times-Saratoga Observer 1946). After his father's death, Ernest continued to live with his mother Sarah Robinson at what became 32 Euclid Avenue, while farming on this property (Los Gatos City Directory 1947). In 1941, the Johnson family of Bakersfield moved into 28 Euclid Avenue, referred to as the "Robinson ranch house." The Johnsons moved to Los Gatos for work in the defense industry (Los Gatos Times-Saratoga Observer 1971). Although unclear in the archival record, it is likely that by this point in 1941, Ernest and Sarah Robinson had moved into the newly converted barn at 32 Euclid Avenue. Permits for the property indicate that this is when the barn was converted into a house (Anderson Architects 2023). In 1946, Ernest sold four acres of his farming property

for real estate development (Los Gatos Times-Saratoga Observer 1946). Following Ernest's death in 1949, Sarah moved to Porterville to live with her daughter (National Archives and Records Administration 1950). In 1952, the Johnson family, including Adeline Marie, Roy Johnson, and their six children were associated with 32 Euclid Avenue (Los Gatos Times-Saratoga Observer 1952). It is unknown when the original Robinson Ranch House was removed, but it is logical to suspect that it was before this date in 1952. By 1964, 32 Euclid Avenue was occupied by Carolyn and Chris Broadwell. Chris worked as a student while living at the property (Los Gatos City Directory 1964). In 1973, Steve and Jerra Rowland moved into 32 Euclid Avenue around 1970. According to Jerra, multiple remodel projects were constructed in the 1970s and 1980s, which greatly altered the appearance and structure of the building (Rowland 2024). Town records also indicate a reroof permit in 1996 and a 1997 permit for the construction of a new storage shed (Anderson Architects 2023). Multiple families occupied the property at 32 Euclid Avenue, none of which warranted exceptional archival results.

## **3.0 METHODS**

### **3.1 Personnel Qualifications**

Principal Investigator and Architectural Historian Jeremy Adams, who meets the Secretary of the Interior's Professional Qualifications Standards for architectural history and history, conducted or supervised all phases of the architectural history investigation. Mr. Adams, Architectural Historian Andy Buran, and Assistant Architectural Historian Jessica Rebollo conducted extensive archival and historical research and prepared the report. Jessica Rebollo conducted the site visit to document the building.

Jeremy Adams has an M.A. in History (Public History) and a B.A. in History, with 15 years of experience specializing in historic resources of the built environment. He is skilled in carrying out historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. He has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR.

Andrew Bursan is an Architectural Historian with 16 years of experience in historic preservation and land planning. He has worked on a variety of projects with organizations like the California Department of Transportation (Caltrans), LA County Metro, and several city governments, including Pasadena, Santa Monica, San Francisco, and Los Angeles. Andrew's expertise covers project management, architectural surveys, historical assessments, and extensive historical research. He has contributed to historic context statements, technical reports, and impact analyses for cultural resources.

Jessica Rebollo is an Assistant Architectural Historian with one year of experience in historic preservation and historic research. She is experienced in preparing historic contexts, conducting field surveys, and using NRHP criteria to evaluate historic properties. She holds an M.A. and B.A. in History.

### **3.2 Records Search Methods**

ECORP requested a records search for the property at the Northwest Coastal Information Center (NWIC) of the CHRIS at California State University, Sonoma in December 2023 (SCCIC search #23-0883). The records search was completed to identify any cultural resources within the Project Area, which



encompassed the entire building parcel that is the focus of this building evaluation. NWIC staff completed and returned the records search to ECORP on January 12, 2024.

Literature reviewed included listings of resources on the OHP's Directory of Properties in the Historic Property Data File for the Town of Los Gatos, Santa Clara County, California Historic Resources Inventory (HRI), California Points of Historical Interest, CHL, the CRHR, and the NRHP.

### **3.3 Archival Research Methods**

ECORP conducted focused research on the property at 32 Euclid Avenue. Anderson Architects, Inc. provided information from the Los Gatos Library including a Historic Home Survey, previous phone numbers associated with the property, and previous permit information. ECORP supplemented this information with historic newspaper and archival research, which documented some of the previous inhabitants of 32 Euclid Avenue. Historic aerial photographs located at the University of California-Santa Barbara library's web site revealed modifications made to the building over time. ECORP also reviewed historic maps of Santa Clara County to trace the history of the property prior to its construction. ECORP also conducted research using reasonably accessible literature and database information, including examining aerial photographs. ECORP also reviewed newspaper articles pertaining to the property, relevant historical maps, and secondary resources where available.

The archival research, online research, and review of records provided by Anderson Architects resulted in sufficient information for ECORP to prepare an evaluation of the building.

### **3.4 Field Methods**

ECORP conducted an intensive site visit on January 10, 2024, utilizing the OHP's guidelines for recording historical resources (OHP 1995) to document the building on appropriate DPR 523 forms (Attachment C). The entire exterior of the building was walked and photographed. Interior spaces of the building were also photographed and documented during the site visit. During the field visit, architectural details and integrity considerations were noted for the features of the building, including its setting relative to the rest of the property.

## **4.0 EVALUATION CRITERIA**

### **4.1.1 National Historic Preservation Act**

The federal law that covers cultural resources that could be affected by federal undertakings is the NHPA of 1966, as amended. Section 106 of the NHPA requires that federal agencies take into account the effects of a federal undertaking on properties listed in or eligible for the NRHP. The agencies must afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on the undertaking. A federal undertaking is defined in 36 CFR 800.16(y):

"A federal undertaking means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those carried out by

or on behalf of a federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license, or approval.”

The regulations that stipulate the procedures for complying with Section 106 are in 36 CFR 800. The Section 106 regulations require:

- definition of the APE;
- identification of cultural resources within the APE;
- evaluation of the identified resources within the APE using NRHP eligibility criteria;
- determination of whether the effects of the undertaking or project on eligible resources will be adverse; and
- agreement on and implementation of efforts to resolve adverse effects, if necessary.

The federal agency must seek comment from the State Historic Preservation Officer (SHPO) and, in some cases, the ACHP, for its determinations of eligibility, effects, and proposed mitigation measures. Section 106 procedures for a specific project can be modified by negotiation of a Memorandum of Agreement or Programmatic Agreement between the federal agency, the SHPO, and, in some cases, the project proponent.

Effects to a cultural resource are potentially adverse if the lead federal agency, with the SHPO’s concurrence, determines the resource eligible for the NRHP, making it a Historic Property, and if application of the Criteria of Adverse Effects (36 CFR 800.5[a][2] et seq.) results in the conclusion that the effects will be adverse. The NRHP eligibility criteria, contained in 36 CFR 63, are as follows:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and

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

In addition, the resource must be at least 50 years old, barring exceptional circumstances (36 CFR 60.4). Resources that are eligible for, or listed on, the NRHP are *historic properties*.

Regulations implementing Section 106 of the NHPA (36 CFR 800.5) require that the federal agency, in consultation with the SHPO, apply the Criteria of Adverse Effect to historic properties within the APE. According to 36 CFR 800.5(a)(1):

“An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling or association.”

#### **4.1.2 California Environmental Quality Act**

Under state law (CEQA), cultural resources are evaluated using CRHR eligibility criteria to determine whether any of the sites are Historical Resources, as defined by CEQA. CEQA requires that impacts to Historical Resources be identified and, if the impacts would be significant, to apply mitigation measures to reduce the impacts.

A Historical Resource is a resource that:

1. is listed in or has been determined eligible for listing in the CRHR by the State Historical Resources Commission;
2. is included in a local register of historical resources, as defined in PRC 5020.1(k);
3. is determined to be historically significant by the CEQA lead agency CCR Title 14, § 15064.5(a)]. In making this determination, the CEQA lead agency usually applies the CRHR eligibility criteria.

The eligibility criteria for the CRHR (CCR Title 14, § 4852(b)) state that a resource is eligible if:

1. it is associated 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 U.S.;
2. it is associated with the lives of persons important to local, California, or national history.
3. it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. it has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resource must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, § 4852(c)).

Historical buildings, structures, and objects are usually eligible under Criteria 1, 2, and 3 based on historical research and architectural or engineering characteristics. Archaeological sites are usually eligible under Criterion 4, the potential to yield information important in prehistory or history. The CEQA lead agency makes the determination of eligibility. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

Impacts to a Historical Resource (as defined by CEQA) are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired (CCR Title 14, § 15064.5(a)).

Lastly, Tribal Cultural Resources (TCRs), as defined in Section 21074 of the California PRC, can only be identified and evaluated by culturally affiliated California Native American tribes through government-to-government consultation. As such, only the consultation record of the CEQA lead agency, and not this technical report, addresses TCRs.

### **4.1.3 Los Gatos Historic Structure**

There are three ways a property can be considered historic per the Los Gatos Town Code Section 29.10.020 (definition of historic structure):

1. Any structure that is located within an historic district; or
2. Any structure that is historically designated; or
3. Any primary structure constructed prior to 1941, unless the deciding body has determined that the structure has no historic significance and should not be included in the Town Historic Resources Inventory.

When evaluating a request to remove a structure from the inventory, the Historic Preservation Committee must make the following findings, derived from Section 29.80.215 (1) of the Town Code. 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.

## **5.0 RESULTS**

### **5.1 Records Search Results**

The records search completed on January 3, 2024 consisted of a review of previous reports and records on file with the NWIC as well as review of a number of historic property registers and inventories for Los Gatos and Santa Clara County. The records search for this Project was completed to determine if the

building had been previously recorded or evaluated, is located within or adjacent to a known historic district.

The results of the records search showed that the property at 32 Euclid Avenue has not been previously recorded or evaluated as part of any cultural resources inventory or study that has been reported to the NWIC. The records search also revealed that the building is not located within a known historic district. The results show no resources were found in the 32 Euclid Avenue Project Area. While one report (S-051161) was found adjacent to the Project Area, it was an archaeological report and did not identify cultural resources in the 32 Euclid Avenue Project Area.

### **5.1.1 Other Sources of Information**

The OHP's Built Environment Resource Directory for Santa Clara County (dated 2024) lists almost 65 built environment properties for the Town of Los Gatos (OHP 2024). There are no properties included on the list located along Euclid Avenue.

ECORP reviewed resources listed as CHL (OHP 1996) and by the OHP (OHP 2024) on January 16, 2024. The property at 32 Euclid Avenue is not listed.

The National Register Information System (National Park Service 2024) failed to reveal any eligible or listed properties within the Project Area or the Town of Los Gatos.

A RealQuest online property search for APN 529-30-064 revealed the property consists of .24 acres of residential land, with a house built in 1900. It is owned by David Wilson. No other property history information was on record with RealQuest.

## **5.2 Site Visit Results**

32 Euclid Avenue was formally recorded on January 10, 2024. The subject residence is a 1,422-square-foot, converted barn originally constructed in 1900 at 930-square-feet. It now serves as a single-family dwelling.

As a prior barn, the building has no distinguishable architectural style and was clearly built with cost, function, and practicality in mind. Extensive remodeling of the property also erased all remnants of the building's previous use as a barn.

Select photographs and a detailed description of the building as a result of the intensive site visit are provided on Figures 2 through 8 below. The DPR 523 records for the historic-period building are provided in Attachment B.



**Figure 2. 32 Euclid Avenue: south elevation  
(view northeast; January 10, 2024).**



**Figure 3. 32 Euclid Avenue: south and east elevations  
(view northwest; January 10, 2024).**



**Figure 4: 32 Euclid Avenue north and west elevations (view southeast; January 10, 2023).**



**Figure 5: 32 Euclid Avenue south and west elevations (view northeast; January 10, 2023).**



**Figure 6.: 32 Euclid Avenue Interior  
(view north; January 10, 2023).**



**Figure 7. 32 Euclid Avenue Second Story Interior (view north/northeast; January 10, 2023).**





**Figure 8. 32 Euclid Avenue Shed  
(view north/northwest; January 10, 2023).**

### **5.2.1 32 Euclid Avenue**

The property at 32 Euclid Avenue contains a 1900 converted barn dwelling and a circa 1997 storage shed. The current two-story dwelling is rectangular in plan with an asymmetrical gable roof, gable attic vents, asphalt shingles, and overhanging eaves. It sits on a concrete foundation and consists of a variety of wood siding, including varying widths of board and batten, plywood, and horizontal lapped siding on all elevations. Due to alterations, the dwelling does not exhibit a discernible architectural style. According to previous owner Jerra Rowland, an addition on the primary south elevation in the 1970s consisted of enclosing the front porch, which ECORP confirmed the presence of during the site visit (Rowland 2024; Figure 1). The addition has a shed roof with asphalt shingles, nonoriginal aluminum sliding windows, and a single-leaf door on the west elevation of the addition that provides the main interior access. An addition on the north (rear) elevation which Mrs. Rowland also claims was built in the 1970s served as a laundry room, which ECORP confirmed the presence of during the site visit (Rowland 2024; Figure 3). It has a shed roof with asphalt shingles and clapboard and plywood siding. A single-leaf door on the west elevation of the addition provides interior access. The west wing of the house also appears to be an addition that predates 1970 (Figure 5). A fireplace and chimney are located on the southwest corner of this addition. A sliding glass door on the west elevation of this addition also provides interior access. Fenestration consists of two-panel sliding windows, single-hung windows, with a varying mixture of metal, vinyl, and wood sashes. Multiple skylights are located on the roof. The footprint of the original barn at 32 Euclid Avenue is unknown, however, extensive remodeling has altered its appearance and function into a single-family residence.

### **5.2.1.1 Shed**

A shed built in the 1970s near the northeast corner of the house is rectangular in plan with a concrete foundation and plywood siding (Figure 8). It has a side-gable roof with asphalt shingles and overhanging eaves with rafters. A double-leaf entry on the west elevation provides interior access. Fenestration consists of stained glass windows as well as a skylight on the roof.

### **5.2.2 Property-Specific History**

Aerial photography taken in 1931 showed the Project Area including 32 Euclid Avenue and the old Robinson Ranch House. Aerial photography taken in 1948 showed the development of Euclid Avenue. Aerial photography taken in 1998 revealed further development of the street. The Robinson Ranch House was removed at an unknown date.

### **5.2.3 Evaluation**

The property at 32 Euclid Avenue does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Los Gatos Historic Structure individually or as part of an existing historic district, as demonstrated below.

#### **5.2.3.1 NRHP Criterion A/CRHR Criterion 1**

32 Euclid Avenue was constructed in 1900 as a barn and originally served the farm that was located on the property. It was one of many barns built in c. 1900 in Santa Clara County during the period in which agriculture was a dominant practice in the area. The barn was not the first or last of its type and is not known to be associated with innovations related to agriculture. After the building's conversion into a single-family residence in 1941, the significant renovations erased evidence of the building's historic use as a barn. As one of many barns erected in the early 20<sup>th</sup> century in agricultural period of the Santa Clara Valley and one which no longer conveys its significance of a barn, the property at 32 Euclid Avenue is not eligible for listing in the NRHP/CRHR under Criterion A/1.

#### **5.2.3.2 NRHP Criterion B/CRHR Criterion 2**

The property at 32 Euclid Avenue was home to multiple residents, including Ernest and Sarah Robinson until c. 1949, Adeline and Roy Johnson in c. 1950, Carolyn and Christ Broadwell in c. 1960, and Steve and Jerra Rowland in c. 1970. As one of many citizens of Los Gatos, these residents on their own did not shape the overall history of the region. According to archival research, all residents of 32 Euclid Avenue were ordinary citizens who have not made a significant contribution to history. There is nothing in the archival record to suggest that 32 Euclid Avenue is associated with the lives of persons significant in our past. Therefore, the property at 32 Euclid Avenue is not eligible for listing in the NRHP/CRHR under Criterion B/2.

### **5.2.3.3 NRHP Criterion C/CRHR Criterion 3**

Originally constructed as a barn, and remodeled significantly as the result of its conversion into a single-family residence, the property at 32 Euclid Avenue no longer possesses a discernable architectural style. It was originally a simple utilitarian building designed for farming. Regardless, the original barn is indiscernible due to multiple renovations undertaken on the building since the second half of the 20<sup>th</sup> century. These renovations constituted no significant architectural style and resulted in a complete loss of character defining features associated with the original barn. As a converted barn with no significant architectural style, 32 Euclid Avenue does not embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. In addition, the 1990s era storage shed is not the work of a master. Therefore, the property at 32 Euclid Avenue is not eligible for listing in the NRHP/CRHR under Criterion C/3.

### **5.2.3.4 NRHP Criterion D/CRHR Criterion 4**

Originally a barn built in 1900, the property at 32 Euclid Avenue's research potential is expressed in its built form and through data obtained from the historical record as presented in the above Local, Institutional, and Architectural contexts. Therefore, the building does not have potential to yield additional information important in prehistory or history. As a result, 32 Euclid Avenue and its corresponding shed is not eligible for listing in the NRHP/CRHR under Criterion D/4.

### **Integrity**

The property at 32 Euclid Avenue possesses integrity of location, but lacks integrity of setting, design, materials, workmanship, and association. It remains in its original location, but the surrounding area has completely changed from a rural setting to a suburban setting of single-family houses. The original character defining features of the property are no longer present due to extensive renovations that altered the style and structure of the original building which include a complete alteration of the primary façade, an addition to the north elevation, replacement siding, and replacement fenestration.

Regardless of Integrity, 32 Euclid Avenue does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

### **5.2.3.5 Los Gatos Historic Structure**

#### **(1) *The structure is not associated with events that have made a significant contribution to the Town;***

32 Euclid Avenue was constructed in 1900 as a barn and originally served the farm that was located on the property. It was one of many barns built in c. 1900 in Santa Clara County during the period in which agriculture was a dominant practice in the area. The barn was not the first or last of its type and is not known to be associated with innovations related to agriculture. After the building's conversion into a

single-family residence in 1941, the significant renovations erased evidence of the building's historic use as a barn. As one of many barns erected in the early 20th century in agricultural period of the Santa Clara Valley and one which no longer conveys its significance of a barn, the property at 32 Euclid Avenue is not eligible for not associated with events that have made a significant contribution to Los Gatos.

**(2) No Significant persons are associated with the site;**

The property at 32 Euclid Avenue was home to multiple residents, including Ernest and Sarah Robinson until c. 1949, Adeline and Roy Johnson in c. 1950, Carolyn and Christ Broadwell in c. 1960, and Steve and Jerra Rowland in c. 1970. As one of many citizens of Los Gatos, these residents on their own did not shape the overall history of the region. According to archival research, all residents of 32 Euclid Avenue were ordinary citizens who have not made a significant contribution to history. There is nothing in the archival record to suggest that 32 Euclid Avenue is associated with the lives of persons significant in our past. Therefore, the property at 32 Euclid Avenue has no significant persons associated with the site.

**(3) There are no distinctive characteristics of type, period or method of construction or representation of work of a master;**

Originally constructed as a barn, and remodeled significantly as the result of its conversion into a single-family residence, the property at 32 Euclid Avenue no longer possesses a discernable architectural style. It was originally a simple utilitarian building designed for farming. Regardless, the original barn is indiscernible due to multiple renovations undertaken on the building since the second half of the 20th century. These renovations constituted no significant architectural style and resulted in a complete loss of character defining features associated with the original barn. As a converted barn with no significant architectural style, 32 Euclid Avenue does not embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. In addition, the 1990s era storage shed is not the work of a master. Therefore, the property at 32 Euclid Avenue is not 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**

Research on the property at 32 Euclid Avenue yielded no information on Town of Los Gatos history.

**(5) The integrity has been compromised such that the structure no longer has the potential to convey significance.**

The original character defining features of the property are no longer present due to extensive renovations that altered the style and structure of the original building which include a complete alteration of the primary façade, an addition to the north elevation, replacement siding, and replacement fenestration. Therefore, the integrity of the property at 32 Euclid Avenue has been compromised such that the structure no longer has the potential to convey significance.

### **5.2.3.6 Historic District Considerations**

A records search shows that the property at 32 Euclid Avenue is not currently within or associated with an identified historic district. In addition to the records search, a literature review of reasonably accessible resources shows that the building is not currently within or associated with an identified historic district. According to the literature review, there are no specific historic districts in Los Gatos for which this building would serve as a contributing element. The building is not a contributor to any existing historic district nor is it locally listed. Thus, the building is not considered an element of any existing Historic District.

### **5.2.3.7 Los Gatos Historic Resources Inventory**

As a parcel with a structure built before 1941, the property at 32 Euclid Avenue is listed as a Town of Los Gatos historic structure as defined in Section 29.10.020 of the Los Gatos Town Code. Based on the current evaluation of the property, ECORP determined that the building lacks an association with significant events, lacks an association with significant persons, and has experienced alterations which resulted in a complete loss of character defining features associated with the original barn on the property. Therefore, the property should be removed from the historic inventory due to a lack of historical or architectural value as stated in Section 5.2.3.1 of this report.

## **6.0 CONCLUSIONS**

ECORP evaluated the property at 32 Euclid Avenue and found it not eligible for the NRHP, CRHR, and the City of Los Gatos Historic Structure list under any criteria.

Although the property at 32 Euclid Avenue is listed as a Town of Los Gatos historic structure as defined in Section 29.10.020 of the Los Gatos Town Code under Criterion 3 for being built pre-1941, ECORP has determined that the property should be removed from the list due to a lack of historical or architectural value as stated in Section 5.2.3.1 of this report. The building has also not been determined by the CEQA lead agency to be a Historical Resource by another method. Therefore, the property at 32 Euclid Avenue is not a Historical Resource in accordance with CEQA.

## 7.0 REFERENCES CITED

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## **LIST OF ATTACHMENTS**

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Attachment A – Records Search Confirmation

Attachment B – Field Visit Photographs

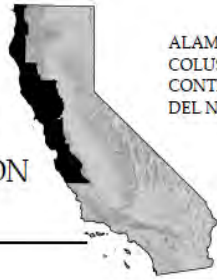
Attachment C – Town of Los Gatos Historic Preservation Committee Report

Attachment D – Department of Parks and Recreation (DPR) 523 Form



Records Search Conformation

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLATA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
1400 Valley House Drive, Suite 210  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<http://nwic.sonoma.edu>

1/3/2024

NWIC File No.: 23-0883

Jeremy Adams  
ECORP Consulting, Inc.  
2525 Warren Drive  
Rocklin, CA 95677

Re: 2023-252 Euclid Avenue

The Northwest Information Center received your record search request for the project area referenced above, located on the Los Gatos USGS 7.5' quad(s). The following reflects the results of the records search for the project area and NO radius:

|  |                                       |
|--|---------------------------------------|
| Resources within project area:           | None listed                           |
| Resources within <i>distance</i> radius: | Not requested                         |
| Reports within project area:             | [19] Please see attached list, page 3 |
| Reports within <i>distance</i> radius:   | Not requested                         |

- Resource Database Printout (list):**                     enclosed    not requested    nothing listed
- Resource Database Printout (details):**                     enclosed    not requested    nothing listed
- Resource Digital Database Records:**                     enclosed    not requested    nothing listed
- Report Database Printout (list):**                     enclosed    not requested    nothing listed
- Report Database Printout (details):**                     enclosed    not requested    nothing listed
- Report Digital Database Records:**                     enclosed    not requested    nothing listed
- Resource Record Copies:**                     enclosed    not requested    nothing listed
- Report Copies:**                     enclosed    not requested    nothing listed
- OHP Built Environment Resources Directory:**                     enclosed    not requested    nothing listed
- Archaeological Determinations of Eligibility:**                     enclosed    not requested    nothing listed
- CA Inventory of Historic Resources (1976):**                     enclosed    not requested    nothing listed
- GLO and/or Rancho Plat Maps:**                     enclosed    not requested    nothing listed
- Historical Maps:**                     enclosed    not requested    nothing listed

**Local Inventories:** enclosed  not requested  nothing listed**Caltrans Bridge Survey:** enclosed  not requested  nothing listed**Ethnographic Information:** enclosed  not requested  nothing listed**Historical Literature:** enclosed  not requested  nothing listed**Shipwreck Inventory:** enclosed  not requested  nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

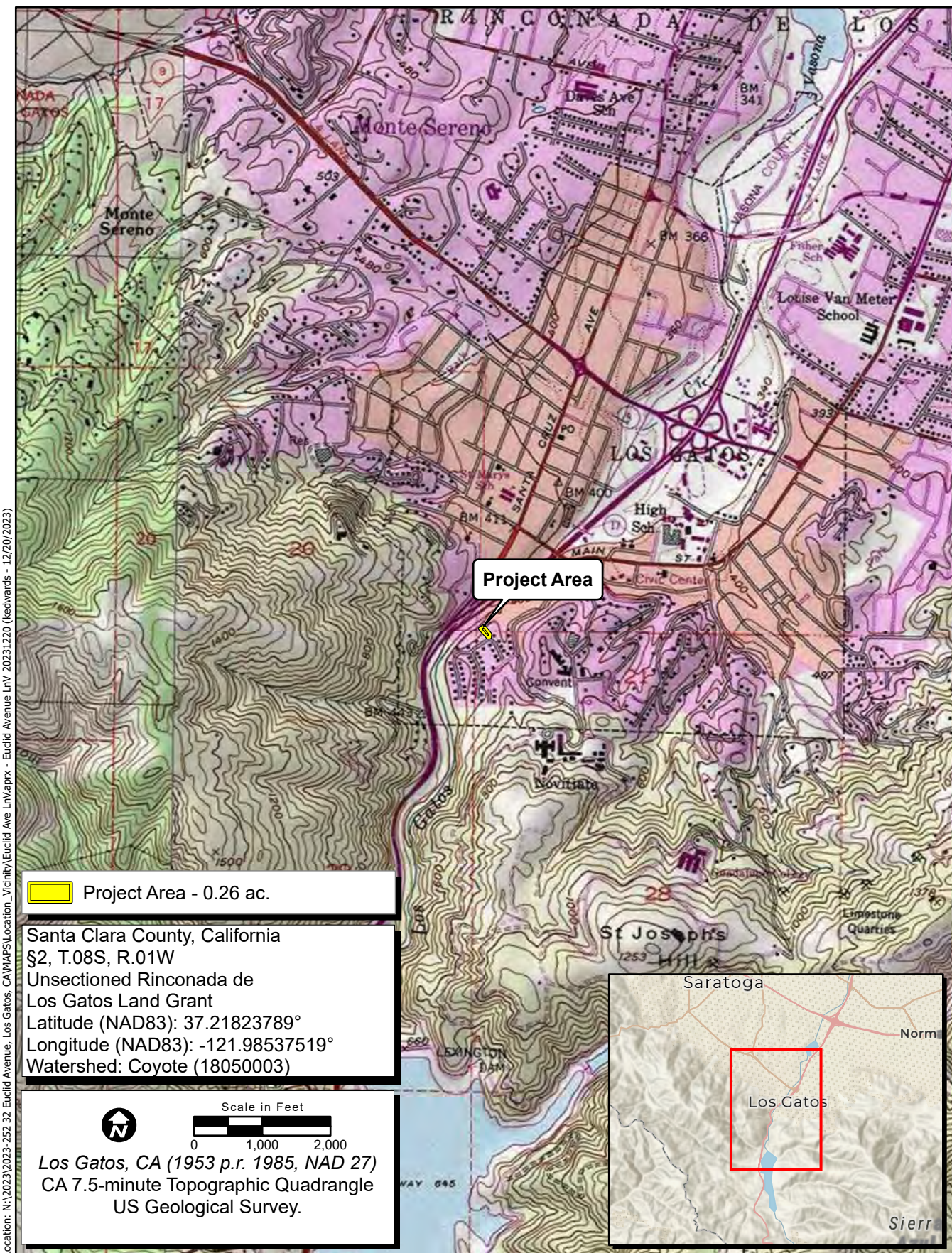
Thank you for using the California Historical Resources Information System (CHRIS).


Sincerely,

*Annette Neal*

Researcher

| DocCo | DocNo  |
|-------|--------|
| S-    | 000848 |
| S-    | 003453 |
| S-    | 005259 |
| S-    | 005260 |
| S-    | 005272 |
| S-    | 007483 |
| S-    | 008585 |
| S-    | 009462 |
| S-    | 009583 |
| S-    | 016394 |
| S-    | 017852 |
| S-    | 018217 |
| S-    | 020395 |
| S-    | 030204 |
| S-    | 032596 |
| S-    | 033600 |
| S-    | 046375 |
| S-    | 048927 |
| S-    | 051161 |



 Project Area - 0.26 ac.

Santa Clara County, California  
 §2, T.08S, R.01W  
 Unsectioned Rinconada de  
 Los Gatos Land Grant  
 Latitude (NAD83): 37.21823789°  
 Longitude (NAD83): -121.98537519°  
 Watershed: Coyote (18050003)

Scale in Feet  
 0 1,000 2,000

Los Gatos, CA (1953 p.r. 1985, NAD 27)  
 CA 7.5-minute Topographic Quadrangle  
 US Geological Survey.

Location: N:\2023\2023-252 32 Euclid Avenue\_Vicinity\Euclid Ave Ln\Mappr - Euclid Avenue LnV 20231220 (redwards - 12/20/2023)

Map Date: 12/20/2023  
 Sources: ESRI, USGS

**Figure 1. Project Location and Vicinity**

2023-252 32 Euclid Avenue, Los Gatos, CA

**ATTACHMENT B**

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Field Visit Photographs

**State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PHOTOGRAPH RECORD**

**Primary #  
HRI#  
Trinomial**

Page 1 of 1      **Resource/Project Name: 32 Euclid Avenue**      **Year 2024**  
 Camera: Galaxy S21      Lens Size: 35mm  
 Film Type and Speed: Digital      Negatives Kept at: ECORP Consulting, Inc.

| Mo. | Day | Time | Subject/Description                                      | View Toward | Accession #     |
|-----|-----|------|--|-------------|-----------------|
|     |     |      | Overview of 32 Euclid Ave East Elevation                 | W           | 20240110_101425 |
|     |     |      | Overview of 32 Euclid Ave North Elevation                | S           | 20240110_101503 |
|     |     |      | Overview of 32 Euclid Ave Shed West Elevation            | E           | 20240110_101515 |
|     |     |      | Overview of 32 Euclid Ave Shed South and East Elevations | NW          | 20240110_101538 |
|     |     |      | Overview of 32 Euclid Ave North and West Elevations      | SE          | 20240110_101734 |
|     |     |      | Overview of 32 Euclid Ave South and West Elevations      | NE          | 20240110_101840 |
|     |     |      | Overview of 32 Euclid Ave Interior                       | N           | 20240110_102003 |
|     |     |      | Overview of 32 Euclid Ave Interior                       | NW          | 20240110_102042 |
|     |     |      | Overview of 32 Euclid Ave Interior                       | NW          | 20240110_102145 |
|     |     |      | Overview of 32 Euclid Ave Interior (Stairs to Loft)      | E           | 20240110_102331 |
|     |     |      | Overview of 32 Euclid Ave Interior (Loft)                | N           | 20240110_102507 |
|     |     |      | Jerra Rowland Letter                                     |             | 20240110_102646 |
|     |     |      | Jerra Rowland Letter                                     |             | 20240110_102650 |
|     |     |      | Overview of 32 Euclid Ave Interior                       | W           | 20240110_102910 |
|     |     |      | Overview of 32 Euclid Ave Interior                       | S           | 20240110_102912 |
|     |     |      | Overview of 32 Euclid Ave Interior                       | S           | 20240110_103008 |
|     |     |      | Overview of 32 Euclid Ave South and West Elevations      | NE          | 20240110_104935 |
|     |     |      | Overview of 32 Euclid Ave South and West Elevations      | NE          | 20240110_104955 |
|     |     |      | Overview of 32 Euclid Ave South and East Elevations      | NW          | 20240110_105104 |
|     |     |      | Overview of 32 Euclid Ave South and East Elevations      | NW          | 20240110_105115 |
|     |     |      | Overview of 32 Euclid Ave and 30 Euclid Ave              | NE          | 20240110_105730 |
|     |     |      | Overview of 28 Euclid Ave West Elevation                 | W           | 20240110_105826 |
|     |     |      | Overview of 32 Euclid Ave South and East Elevations      | NW          | 20240110_110123 |
|     |     |      | Overview of 24 Euclid Ave North Elevation                | S           | 20240110_110132 |
|     |     |      | Overview of 28, 30, 32 Euclid Ave                        | NE          | 20240110_110244 |

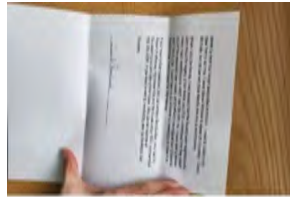




20240110\_102507



20240110\_102646



20240110\_102650



20240110\_102910



20240110\_102912



20240110\_103008



20240110\_104935



20240110\_104955



20240110\_105104



20240110\_105115



20240110\_105730



20240110\_105826



20240110\_110123



20240110\_110132



20240110\_110244



20240110\_101425



20240110\_101503



20240110\_101515



20240110\_101538



20240110\_101734



20240110\_101840



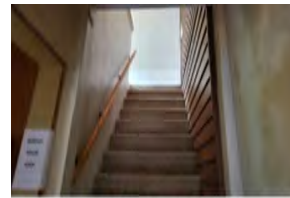
20240110\_102003



20240110\_102042



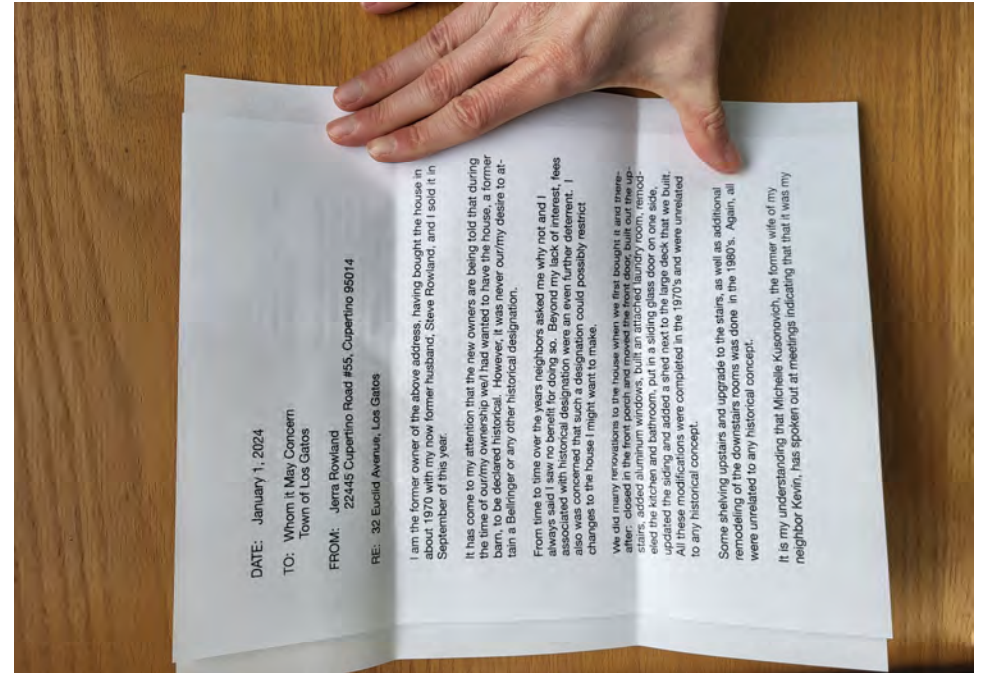
20240110\_102145

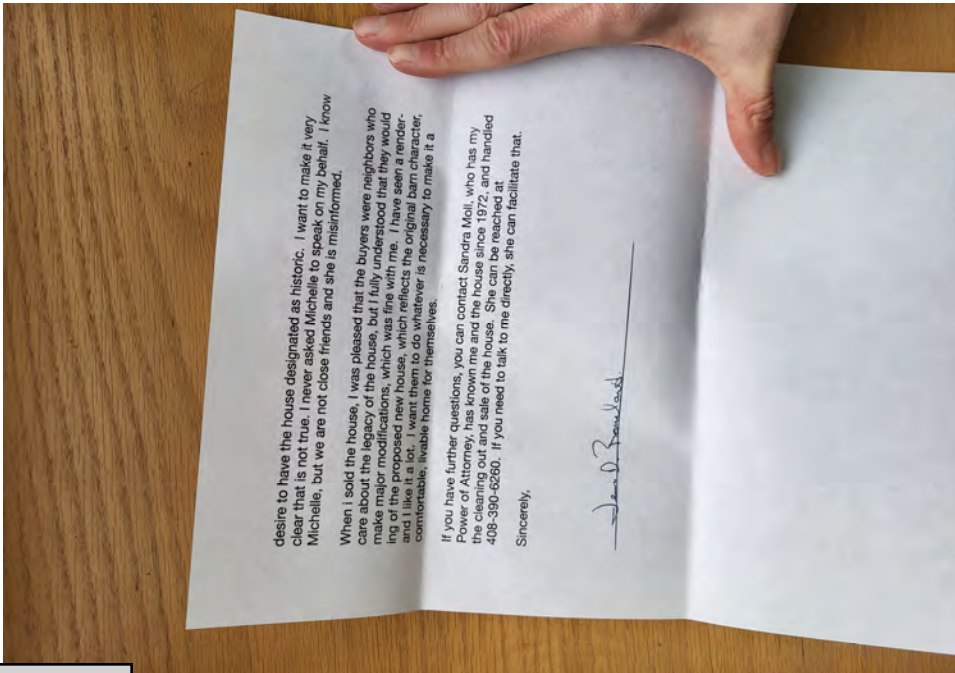


20240110\_102331

















Town of Los Gatos Historic Preservation Committee Report





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

MEETING DATE: 11/15/2023

ITEM NO: 2

---

DATE: November 10, 2023  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 32 Euclid Avenue.** APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review PHST-23-019. Property Owner/Applicant: David Wilson. Project Planner: Sean Mullin

RECOMMENDATION:

Consider a request to remove a presumptive historic property (pre-1941) from the Historic Resources Inventory for property zoned R-1:8 located at 32 Euclid Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
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? Yes
7. Considerations required? No

DISCUSSION:

The applicant is requesting removal of the presumptive historic property (pre-1941) from the Historic Resources Inventory (HRI). The Santa Clara County Assessor's Database lists a construction date of 1900 for the residence. The property is not within a historic district or LHP overlay, is not included in the 1990 Anne Bloomfield Survey, and is not located within the coverage area of the Sanborn Fire Insurance Maps.

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

---

DISCUSSION (continued):

The applicant has provided the results of their historic research (Attachment 1). The research shows that the residence first appeared in the telephone directories in 1937 but did not show up in the 1941 tax roll. The applicant's research also indicates that the current-day residence at 32 Euclid Avenue was once a barn and a garage associated with a residence at 28 Euclid Avenue. Lastly, the applicant provided a summary of the modifications and additions that have taken place to the structure.

A review of Town records yielded a 1996 reroof permit and a 1997 permit for the construction of a new storage shed.

The asymmetrical multi-pitch gable end residence includes shed roof additions located on the front and rear elevations. The residence is clad in multiple types of wood siding including varying widths of horizontal lap siding, plywood, and board and batten. Existing window materials appear to be a mixture of metal, vinyl, and wood with varying operational types. The residence does not individually appear to represent a distinctive example of a specific type of architecture.

CONCLUSION:

Should the Committee find that the structure no longer has historic significance or architectural merit due to the loss of integrity, the structure would be removed from the Historic Resources Inventory and any proposed alterations would not return to the Committee.

FINDINGS:

- A. 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; and
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

PAGE 3 OF 3

SUBJECT: 32 Euclid Avenue/PHST-23-019

DATE: November 10, 2023

ATTACHMENTS:

1. Request Letter and Research Results

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September 29<sup>th</sup>, 2023

Historic Preservation Committee  
Town of Los Gatos Planning Department  
110 E. Main Street  
Los Gatos, CA 95035

RE: 32 Euclid Court

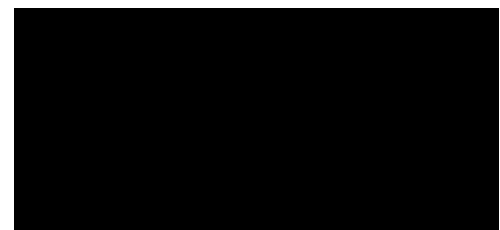
Dear Staff:

We are requesting the removal of 32 Euclid Court from the Historical Inventory of the Town of Los Gatos.

We have followed the attached application prepared by the Town of Los Gatos and all supporting documents are part of this package.

Respectfully,

Kurt B. Anderson, AIA, GCBBP  
Principal



September 29<sup>th</sup>, 2023

Historic Preservation Committee  
Town of Los Gatos Planning Department  
110 E. Main Street  
Los Gatos, CA 95035

RE: 32 Euclid Court

Dear Staff:

On September 5<sup>th</sup>, we visited the Los Gatos Library and determined the following:

- 1) There was indication of Euclid Court before 1945 in the street maps.
- 2) The earliest phone number we could find was in 1937.
- 3) There was no indication of any historical significance or personage to the structure.
- 4) We could not find any tax assessments in the year 1941.
- 5) We have a copy of a Historic Home Survey form (which is included in the documents portion of the information) from the Library indicating the structure was pre-1900 and that it was a barn for 28 Euclid Ct. 28 Euclid Court is not on the Historical Inventory.

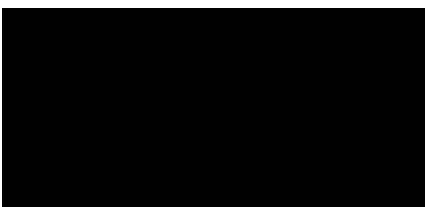
We also received permit information from Planning (included in the package) and that information indicates the following:

- 1) We have included a copy of a Building Permit issued in 1941 indicating the structure was a 930 SF barn and garage.
- 2) We have copies of building permits issued in 1997, they are also included.

We also included a series of aerial photos that the structure in context with the neighborhood, photos indicating the modifications to the structure and pictures of the structures in its current state.

Summation:

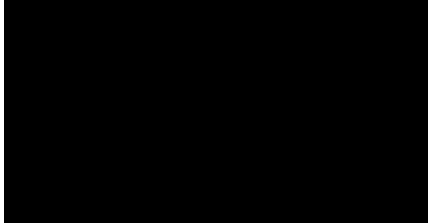
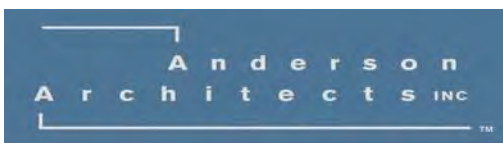
- 1) It appears that the original structure (930 SF) was a barn and garage for 28 Euclid Ct. and was built around 1900.
- 2) The structure has gone through a series of remodels, additions and modifications through the years.
- 3) We have included a series of photos that show the changes to the interior renovation and addition of a second floor inside the structure, the windows, the addition of more windows and the addition of skylight



It is our opinion that so many changes have been made to the original structure and the fact the structure is not located in an historical district, the structure should be removed from the inventory.

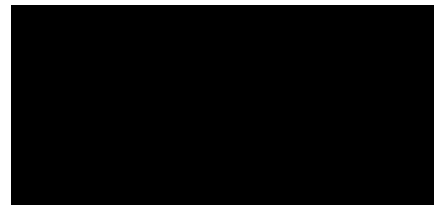
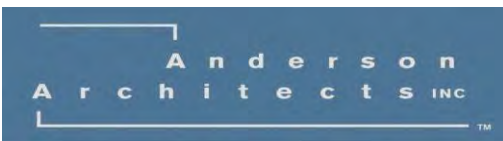
Respectfully,

Kurt B. Anderson, AIA, GCBBP  
Principal



**DOCUMENTS EXPLANATION**

The following information in this section show the permit information on the property:







TOWN OF LOS GATOS

Building Inspection Department  
Phone El Gato 354-6876

No. 339

**Electric Wiring Permit**

Location

522 ...

Date

11-19-73

No.

Fees

is hereby granted  
to install electrical wiring at above location in accordance with  
application

for

RECEIPT for

as inspection fee is hereby acknowledged.

owner  
Dollars

0/11/73 6.25

|   |        |
|---|--------|
| Permit                                  |        |
| Service Charge                          | \$3.00 |
| Temporary Pole                          | 5.00   |
| Outlets 1-10 - 2.00 over 10 - .15       |        |
| Fixtures M/n. 1-10 - 2.00 over 10 - .15 |        |
| Range/Cook-Top/Oven/Dryer               | 1.50   |
| Panel Remote From Service               | 1.50   |
| Motors at                               |        |
| Service Equipment                       | Amps.  |

\$3.00

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By

TOTAL FEES

8.50



TOWN OF LOS GATOS  
BUILDING INSPECTION DEPARTMENT

Permit Number: B96-001113

Work Description: T/O (E) COMP. ROOF - INSTALL (N) CLASS A COMP ROOF

Building Address: 32 EUCLID AV  
 Owner: [REDACTED]  
 Address: 32 EUCLID AV  
 City: LOS GATOS CA  
 Contractor: OWNER/BUILDER  
 License: 000000  
 Address: SAME  
 City: [REDACTED]  
 Business Lic.:  
 Arch/Eng/Design:  
 License:  
 Address:  
 City:

Status: ISSUED  
 Applied: 12/17/1996  
 Approved: 12/17/1996  
 Issued: 12/17/1996  
 Expires: 06/15/1997

|                         |          |                    |                 |
|-------------------------|----------|--------------------|-----------------|
| Valuation.....          | 1,561.50 |                    |                 |
| Total Sq.Ft.....        | 1,041    | Livable Sq.Ft.:    |                 |
| Class Code.....         | 434      | Hldy Count: 001    | Unit Count: 001 |
| ***** PERMIT FEES ***** |          |                    |                 |
| Permit Issuance..       | 25.00    | Park Tax.....      | .00             |
| Building Permit..       | 52.25    | Planning Plan Ck.. | .00             |
| Title-24.....           | .00      | Micro Planning.... | .00             |
| Seismic Tax.....        | .50      | Storm Drain Eng..  | .00             |
| Plan Check.....         | .00      | Hauling Fee.....   | 15.62           |
| Micro Building..        | 5.00     | Computer Services  | 2.09            |
| Construction Tax:       | .00      | Electrical Fee...  |                 |
| Utility Tax.....        | .00      | Plumbing Fee.....  |                 |
| Gen Pln Updt....        | .00      | Mechanical Fee...  |                 |
| *****                   |          |                    |                 |
| Total Calculated Fees:  |          | 100.66             |                 |
| Total Additional Fees:  |          | .00                |                 |
| Total Fees Due.....     |          | 100.66             |                 |
| Total Payments.....     |          | .00                |                 |
| BALANCE DUE.....        |          | 100.66             |                 |

CONTRACTOR'S DECLARATION

I certify that I am properly licensed by the State of California Contractor License Law.

Signature X

Contractor A or B

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

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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 Workers' Compensation Laws of the State of California.

Signature X

CERTIFICATION OF PERMIT ISSUANCE

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 Town to enter upon the property shown properly for inspection purposes.

Signature X

TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

ATTENTION OWNER-BUILDERS!

IF YOU PLAN TO IMPROVE YOUR PROPERTY AND EMPLOY PERSONS OTHER THAN YOUR IMMEDIATE FAMILY, THE FOLLOWING INFORMATION WILL BE OF BENEFIT TO YOU. STATE AND FEDERAL LAWS REQUIRE THAT YOU:

1. REGISTER WITH THE STATE AND FEDERAL GOVERNMENTS AS AN EMPLOYER.
2. WITHHOLD AND REMIT INCOME TAX FOR EACH EMPLOYEE.
3. PAY SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
4. WITHHOLD AND REMIT SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
5. PAY WORKER'S COMPENSATION INSURANCE COSTS ON EACH EMPLOYEE.
6. WITHHOLD AND REMIT DISABILITY INSURANCE COSTS FOR EACH EMPLOYEE.
7. PAY UNEMPLOYMENT INSURANCE COSTS ON EACH EMPLOYEE.

YOU MAY CONSTRUCT IMPROVEMENTS FOR SALE ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY CONSTRUCT IMPROVEMENTS FOR RENTAL-OCCUPANCY ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY SUBCONTRACT PORTIONS OF THE CONSTRUCTION TO ANY PERSON OR FIRM, BUT THEY MUST BE LICENSED BY THE STATE OF CALIFORNIA.

INFORMATION ABOUT INSURANCE, LIEN LAWS, AND OTHER CONSTRUCTION MATTERS MAY BE OBTAINED FROM THE CONTRACTORS STATE LICENSE BOARD AND VARIOUS BUSINESS AND TRADE ASSOCIATIONS.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your Building Permit.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement: X or       
(yes) (no)
2. I have signed an application for a Building permit for the proposed work: X or       
(yes) (no)

I AGREE TO CHECK THAT EACH SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN WORK. (YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT 354-6835).

[Redacted Signature]

8-19-97  
(DATE)

Property Owner: [Redacted]  
Address: 22 Sanchez Ave.  
(Of job site)

Bldg:FORMS(OWNER)4

E 97-000376

Permit Number: E97-000376

Work Description: **ELEC PERMIT FOR JHED**

Building Address: 32 EUCLID AV

Owner: [REDACTED]

Address: 32 EUCLID AVE

City: LOS GATOS CA

Zip: 95032

Contractor: OWNER/BUILDER

License: 000000

Address: SAME

City:

Zip:

Business Lic.:

Status: ISSUED  
Applied: 08/19/1997  
Approved:  
Issued: 08/19/1997  
Expires: 02/15/1998

New Residence:

--Square Footage--  
Remodel:

Commercial:

| ***** PERMIT FEES ***** |       |
|-------------------------|-------|
| Permit Issuance.....    | 25.00 |
| Plan Check Fee.....     | .00   |
| New Resident.....       | .00   |
| Remodel.....            | .00   |
| Commercial.....         | .00   |
| Detail Electrical Fee:  | 2.50  |
| *****                   |       |
| Total Calculated Fees:  | 27.50 |
| Total Additional Fees:  | .00   |
| Total Fees Due.....     | 27.50 |
| Total Payments.....     | .00   |
| BALANCE DUE.....        | 27.50 |

CONTRACTOR'S DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature: [Signature]

COMPLETE A or B

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: [Signature]

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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 as an employee subject to the Worker's Compensation laws of the State of California.

Signature: [Signature]

CERTIFICATION OF PERMIT ISSUANCE

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 Town to enter upon the above mentioned property for inspection purposes.

Signature: [Signature]

NOTES:

1. Signs are regulated, see Planning Dept. for requirements
2. Outdoor lights are regulated against shining on other properties, obstructing lighting is not permitted.



TOWN OF LOS GATOS

Civic Center  
110 E. Main Street  
P.O. Box 949  
Los Gatos, CA 95031

OWNER-AGENT APPROVAL FORM

For persons other than the owner who wish to obtain a Building Permit, the approval of the owner is required.

This is the Town's authorization to issue a permit to the agent listed below:

Agent: Name: [Redacted]  
Address: [Redacted]  
City: Los Gatos, CA 91030  
Telephone: [Redacted]

Owner: Name: [Redacted]  
Address: 32 Euclid Ave.  
City: Los Gatos, CA 91030  
Telephone: [Redacted]

12-16-96  
Date [Redacted] Signature of Owner

529-30-064 Assessor's Parcel Number 32 Euclid Ave. Project Location

(NOTE: One owner-agent form will be required for each permit required.)

(Rev. 3/8/89)  
SI-FORMS\OWNERAPP





## EXISTING PHOTOS

The following photos in this section indicate the current state of the property:

- 1) The front porch was enclosed and remodeled.
- 2) The interior of the structure was remodeled into a second floor with the addition of skylights in the roof structure.
- 3) And a laundry room was added at the rear of the structure.
- 4) A shed was added to the property.
- 5) All of the windows were changed out, in fact there is indication of two different manufacturers.
- 6) It is very apparent that there are additions, the siding styles do not match.



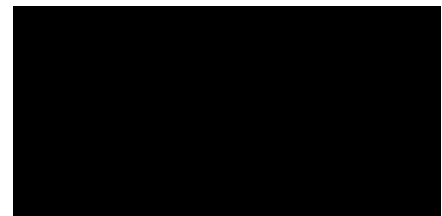




## CONSTRUCTION PHOTOS

The following photos in this section indicate:

- 1) The front porch was enclosed and remodeled.
- 2) The interior of the structure was remodeled into a second floor with the addition of skylights in the roof structure.
- 3) And a laundry room was added at the rear of the structure.













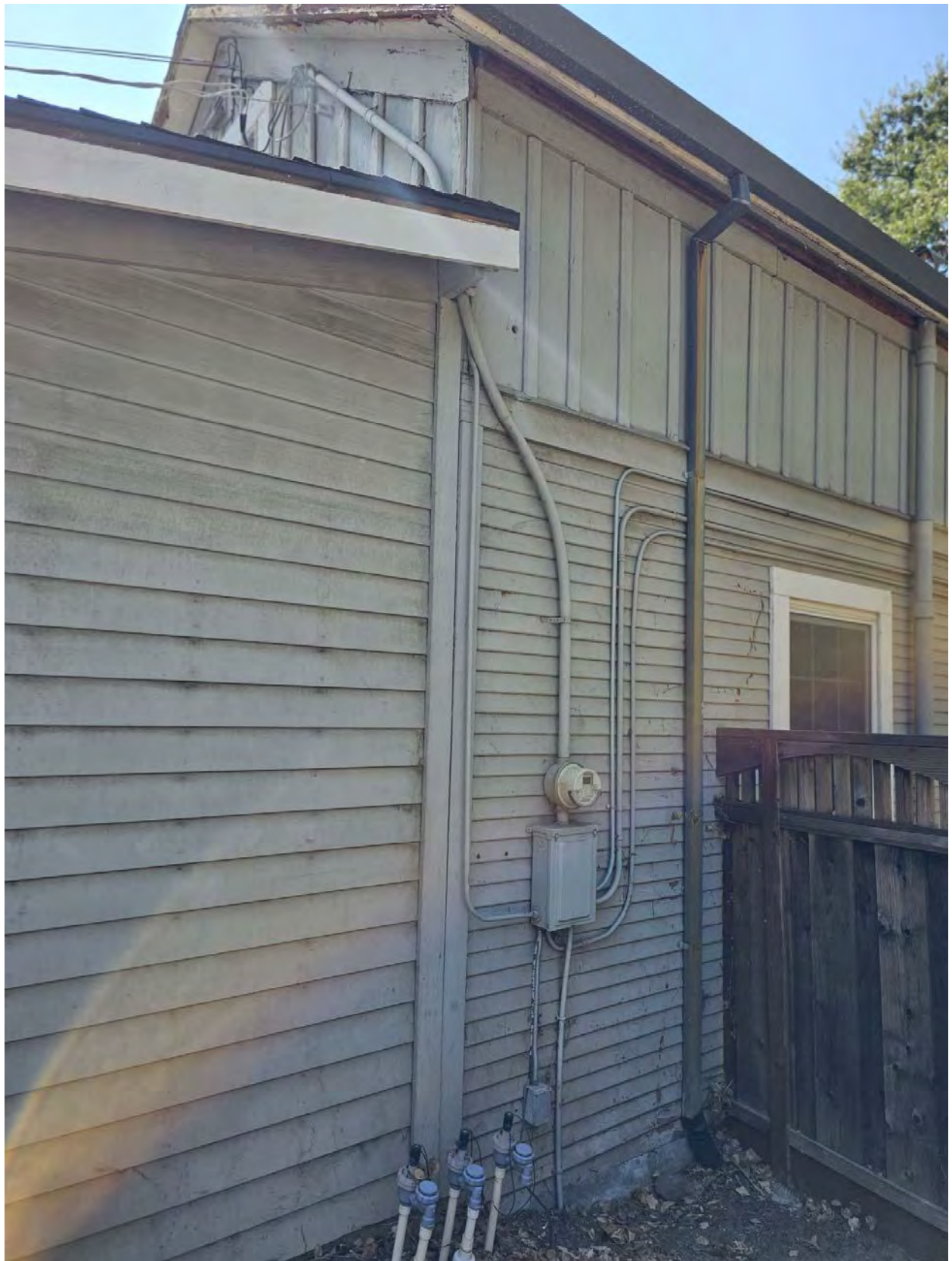








































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Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: 32 Euclid Avenue

**P1. Other Identifier:**

\*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 Date: 1953 T08S; R01W; Section Land Grant M.D.B.M.

c. Address: 32 Euclid Avenue City: Los Gatos Zip: 95030

d. UTM:

e. Other Locational Data:

**\*P3a. Description:**

The property at 32 Euclid Avenue contains a 1900 converted barn dwelling and a circa 1997 storage shed. The current two-story dwelling is rectangular in plan with an asymmetrical gable roof, gable attic vents, asphalt shingles, and overhanging eaves. It sits on a concrete foundation and consists of a variety of wood siding, including varying widths of board and batten, plywood, and horizontal lapped siding on all elevations. Due to alterations, the dwelling does not exhibit a discernible architectural style. According to previous owner Jerra Rowland, an addition on the primary south elevation in the 1970s consisted of enclosing the front porch, which ECORP confirmed the presence of during the site visit (Rowland 2024). The addition has a shed roof with asphalt shingles, nonoriginal aluminum sliding windows, and a single-leaf door on the west elevation of the addition that provides the main interior access. An addition on the north (rear) elevation which Mrs. Rowland also claims was built in the 1970s served as a laundry room, which ECORP confirmed the presence of during the site visit (Rowland 2024). It has a shed roof with asphalt shingles and clapboard and plywood siding. A single-leaf door on the west elevation of the addition provides interior access. The west wing of the house also appears to be an addition that predates 1970. A fireplace and chimney are located on the southwest corner of this addition. A sliding glass door on the west elevation of this addition also provides interior access. Fenestration consists of two-panel sliding windows, single-hung windows, with a varying mixture of metal, vinyl, and wood sashes. Multiple skylights are located on the roof. The footprint of the original barn at 32 Euclid Avenue is unknown, however, extensive remodeling has altered its appearance and function into a single-family residence.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing



**P5b. Description of Photo:**

Overview of 32 Euclid Avenue  
View northeast, January 10, 2023

**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both  
1900 (RealQuest)

**\*P7. Owner and Address:**

David Wilson  
14428 Big Basin Way #A  
Saratoga, CA, 95070

**\*P8. Recorded by:**

Jessica Rebollo  
ECORP Consulting, Inc.  
2525 Warren Drive  
Rocklin, CA 95677

**\*P9. Date Recorded:**

January 10, 2024

**\*P10. Survey Type:**

Intensive

**\*P11. Report Citation:**

ECORP Consulting, Inc. 2023.  
Architectural History Evaluation for

32 Euclid Avenue, Los Gatos, Santa Clara County, California, Santa Clara County, California. Prepared for David Wilson of Anderson Architects, Inc.

\*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  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

\*NRHP Status Code 6Z

\*Resource Name or # 32 Euclid Avenue

B1. Historic Name: N/A  
B2. Common Name: N/A  
B3. Original Use: Barn/Shed

B4. Present Use: House

\*B5. Architectural Style: N/A

**\*B6. Construction History:**

Local landowners built 32 Euclid Avenue in 1900. It was remodeled substantially by subsequent owners.

\*B7. Moved?  No  Yes  Unknown Date: N/A

Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: local landowners

\*B10. Significance: Theme: Agriculture/Housing  
Period of Significance: 1901-1974

Area: Los Gatos  
Property Type: House

Applicable Criteria: N/A

The following Significance Statement provides historic contexts to support an evaluation of 32 Euclid Avenue using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

**\*B12. References:**

(See continuation sheet)

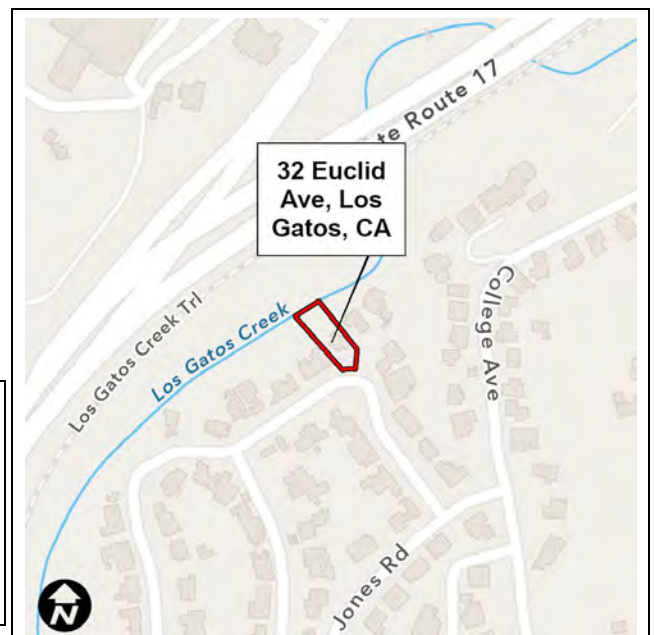
B13. Remarks: None

**\*B14. Evaluator:**

Jessica Rebollo  
ECORP Consulting, Inc.  
2525 Warren Drive  
Rocklin, CA 95677

\*Date of Evaluation: January 10, 2024

(This space reserved for official comments.)



\*Required information

**B10. Significance (continued):**

History of Santa Clara County

Santa Clara County constitutes the Santa Clara Valley, located at the southern end of the San Francisco Bay. It is bordered by the Santa Cruz Mountains to the West and the Diablo Range to the east. The first European presence in California arrived with the presence of Juan Rodriguez Cabrillo in 1542, who sailed up the California Coast. Later in 1769, José Francisco Ortega scouted the Santa Clara Valley on behalf of Spanish General Gaspar de Portolá. In 1777, Junípero Serra founded Mission Santa Clara de Asís, providing the Santa Clara Valley with its namesake.

The area broke from Spanish rule following the Mexican Revolution in 1821. During the Mexican period, cattle ranching became a leading occupation (Sawyer 1922). Following the completion of the Mexican-American War in 1848, California became a U.S. territory. The 1849 Gold Rush greatly altered the landscape of the Santa Clara area. Immigration greatly increased the Santa Clara area's population, and the county was quickly incorporated in 1850. Mercury mines in San Jose also attracted a large number of miners (County of Santa Clara Department of Planning 2023).

From 1850 to 1870, ranchers in the Santa Clara Valley made the transition from cattle ranching to hay and grain cultivation (County of Santa Clara 2023). By 1870, it was discovered the Santa Clara Valley's fertile soil and temperate climate proved ideal for growing fruits and vegetables. By the late 1880s, it became known as the "Valley of Heart's Delight" for the numerous orchards that overwhelmed the landscape (County of Santa Clara 2023).

The region remained relatively agricultural until World War II, when many research and development projects came to the area (County of Santa Clara 2023). Following the war, the influence of science and technology remained, and the area became home to a number of high-tech companies. The growth of suburban development quickly led to the disappearance of orchards. The construction of highways in the 1950s further led to the development of the region. The technological sector prospered, and Santa Clara County became widely known as the "Silicon Valley". The influence of the technological sector continued to dominate Santa Clara County into the 21<sup>st</sup> century.

History of Los Gatos

The Project Area is located in Santa Clara County, which was named for the Mission Santa Clara that was established in 1777 by Spanish Franciscan friars. Nestled between the base of the Santa Cruz Mountains and the Santa Clara Valley, Los Gatos is located in the southwestern portion of Santa Clara County. Originally part of the Mexican land grant Rancho La Rinconada de Los Gatos, James Alexander Forbes built a flour mill along Los Gatos Creek in 1850, starting the beginning of a settlement that became known as Forbes Mill (Bruntz 1971). Officially incorporated in 1887, the town's name was changed to Los Gatos, named after the Mexican land grant upon which it stood.

Originally isolated from other population centers, Los Gatos evolved as an independent community with its own residential, commercial, and industrial areas (Town of Los Gatos). Early industry included wheat farming, milling, logging, orchards, and canneries (Town of Los Gatos). The building of a road through the Santa Cruz mountains to the coastal town of Santa Cruz through the center of Los Gatos in the 1860s resulted in a further influx of people. The introduction of the railroad as early as 1870 also contributed to this influx. Los Gatos' excellent climate and accessibility by car and train made it a popular tourist stop. The fruit industry, mainly consisting of apricots, grapes, and pears, dominated the local economy into the twentieth century. By World War II, the fruit industry had mostly died out. However, the postwar boom in the 1950s and the earlier construction of Highway 17 through the town in the 1940s brought a further influx of people to Los Gatos, resulting in further residential and commercial development. Los Gatos quickly became a suburb of San Jose and was absorbed into the influence of the Silicon Valley. However, growth leveled out in the 1970s, allowing Los Gatos to retain much of its small-town influence (Los Gatos Government).

Growth in the 1970s was driven by new development, but in the 1980s and 1990s, it was driven by annexations, infill development, and demographic shifts. Today, the town is part of one of Northern California's major metropolitan regions, and it is strongly linked to Silicon Valley's economy. Los Gatos covers nearly 15 square miles and has a population of over 30,000. Regarding historic resources in the City, downtown Los Gatos is listed on the National Register of Historic Places (Town of Los Gatos 2010).

Barns



Page 4 of 8

\*Resource Name or # 32 Euclid Ave

\*Recorded by: Jessica Rebollo

\*Date: January 10, 2024

Continuation

Update

Barns are a common feature on California farms, dairies, and ranches, whether they are tiny, isolated homesteads, vast agribusinesses, or commercial dairy operations. Virtually every ranch has at least one barn, and many have many barns. Farms and dairies, on the other hand, may have only one barn and multiple outbuildings for various activities. Many farms and ranches employed temporary or homemade sheds or shelters since they operated seasonally.

In 19th and early twentieth century barn construction, four principal building materials were used: adobe (least frequent), logs (common mostly in California's mountain regions), stone, and wood frame. Some immigrants preferred one material over another. Log barns, for example, are commonly linked with Scandinavian or German immigration, but stone barns are frequently erected by British Isles immigrants. Brick was frequently used in barn building, primarily as foundation materials. Wood-frame barns are certainly the most frequent of the barn types seen across California. Wood-frame barns were often constructed using mortise and tenons or as stick-frame structures held together by nails and spikes. Galvanized steel metal sheets were frequently utilized as siding or roof coverings during the twentieth century. Following World War II, metal posts and steel beams were used in barn construction, notably on commercial dairies and feed lots.

Although the majority of barns erected in California were designated as "Western" barn types, there were significant variances within this style of barn. The most basic type of Western barn is a square or rectangular two-story building with a gable roof, much like the original barn form seen at 32 Euclid Avenue before it was converted to a residence. These barns might have brick or stone foundations with an interior constructed directly on soil, or they could be elevated on posts and have wood flooring. Concrete flooring with drains and pipes were erected in the twentieth century to enable the flushing of pens and stalls in response to increased concern about cleanliness in food production.

The standard Western square or rectangular barn form allowed for expansion. Single-story shed-roofed wings might be built to one or both sides. It was not uncommon for the wings to be reached by a pedestrian entrance rather than the enormous double wood bay doors typically seen at either end of the barn. Barn forms vary depending on their usage; a dairy barn, for example, may be three bays wide to accommodate milking stalls. The scientific approach to dairying resulted in new innovations in the dairy barn, including enhanced feeding and milking spaces. Ranches built open-sided barns with metal-clad gable roofs in the fields and on the range to store hay. After 1945, metal posts and frames were commonly used to build pole barns. By the late 1940s, many farmers and ranchers had taken advantage of military surplus sales to buy Quonset huts for equipment storage, barns, and, on occasion, dwellings. These huts were often made of steel frames and coated with metal or steel sheets, with or without windows (Agricultural HARD Team 2023).

#### Converted Barns

The property at 32 Euclid Avenue contains a converted barn that now serves as a residence. A sharp decline in farming and agriculture following World War II resulted in the disuse of many farm buildings (tinyhouse.com). Alternative uses of the barn, such as conversion into single-family homes became popular, given that housing was in high demand during the postwar years. Barn conversions provided an affordable and practical way to meet the increasing demand for housing. However, the changes required to convert barns to housing were often so great that the historic character of the barn was rarely conserved (Auer 1989).

#### 32 Euclid Avenue

The original barn building at 32 Euclid Avenue was built in 1900 as a 930-square-foot barn and garage for 28 Euclid Avenue (Anderson Architects 2023). The residence first appeared in telephone directories in 1937, but was not on the 1941 tax roll (Anderson Architects 2023). The original building appears to have been a simple wood-framed barn with a gable roof and wood siding, absent of any notable architectural style. According to the 1920 U.S. Census, Ernest Robinson was farming on the land that constituted what would become Euclid Avenue. He lived on what was 160 College Avenue with his two elderly parents (National Archives and Records Administration 1920). Before the creation of Euclid Avenue in c. 1940, Ernest's property was accessed by College Avenue (Los Gatos Times-Saratoga Observer 1946). After his father's death, Ernest continued to live with his mother Sarah Robinson at what became 32 Euclid Avenue, while farming on this property (Los Gatos City Directory 1947). In 1941, the Johnson family of Bakersfield moved into 28 Euclid Avenue, referred to as the "Robinson ranch house." The Johnsons moved to Los Gatos for work in the defense industry (Los Gatos Times-Saratoga Observer 1971). Although unclear in the archival record, it is likely that by this point in 1941, Ernest and Sarah Robinson had moved into the newly converted barn at 32 Euclid Avenue. Permits for the property indicate that this is when the barn was converted into a house (Anderson Architects 2023). In 1946, Ernest sold four acres of his farming property for real estate development (Los Gatos Times-Saratoga Observer 1946). Following Ernest's death in 1949, Sarah moved to Porterville to live with her

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\*Resource Name or # 32 Euclid Ave

\*Recorded by: Jessica Rebollo

\*Date: January 10, 2024

Continuation

Update

daughter (National Archives and Records Administration 1950). In 1952, the Johnson family, including Adeline Marie, Roy Johnson, and their six children were associated with 32 Euclid Avenue (Los Gatos Times-Saratoga Observer 1952). It is unknown when the original Robinson Ranch House was removed, but it is logical to suspect that it was before this date in 1952. By 1964, 32 Euclid Avenue was occupied by Carolyn and Chris Broadwell. Chris worked as a student while living at the property (Los Gatos City Directory 1964). In 1973, Steve and Jerra Rowland moved into 32 Euclid Avenue around 1970. According to Jerra, multiple remodel projects were constructed in the 1970s and 1980s, which greatly altered the appearance and structure of the building (Rowland 2024). Town records also indicate a reroof permit in 1996 and a 1997 permit for the construction of a new storage shed (Anderson Architects 2023). Multiple families occupied the property at 32 Euclid Avenue, none of which warranted exceptional archival results.

### Evaluation

#### *NRHP/CRHR Criterion A/1*

32 Euclid Avenue was constructed in 1900 as a barn and originally served the farm that was located on the property. It was one of many barns built in c. 1900 in Santa Clara County during the period in which agriculture was a dominant practice in the area. The barn was not the first or last of its type and is not known to be associated with innovations related to agriculture. After the building's conversion into a single-family residence in 1941, the significant renovations erased evidence of the building's historic use as a barn. As one of many barns erected in the early 20<sup>th</sup> century in agricultural period of the Santa Clara Valley and one which no longer conveys its significance of a barn, the property at 32 Euclid Avenue is not eligible for listing in the NRHP/CRHR under Criterion A/1.

#### *NRHP/CRHR Criterion B/2*

The property at 32 Euclid Avenue was home to multiple residents, including Ernest and Sarah Robinson until c. 1949, Adeline and Roy Johnson in c. 1950, Carolyn and Christ Broadwell in c. 1960, and Steve and Jerra Rowland in c. 1970. As one of many citizens of Los Gatos, these residents on their own did not shape the overall history of the region. According to archival research, all residents of 32 Euclid Avenue were ordinary citizens who have not made a significant contribution to history. There is nothing in the archival record to suggest that 32 Euclid Avenue is associated with the lives of persons significant in our past. Therefore, the property at 32 Euclid Avenue is not eligible for listing in the NRHP/CRHR under Criterion B/2.

#### *NRHP/CRHR Criterion C/3*

Originally constructed as a barn, and remodeled significantly as the result of its conversion into a single-family residence, the property at 32 Euclid Avenue no longer possesses a discernable architectural style. It was originally a simple utilitarian building designed for farming. Regardless, the original barn is indiscernible due to multiple renovations undertaken on the building since the second half of the 20<sup>th</sup> century. These renovations constituted no significant architectural style and resulted in a complete loss of character defining features associated with the original barn. As a converted barn with no significant architectural style, 32 Euclid Avenue does not embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. In addition, the 1990s era storage shed is not the work of a master. Therefore, the property at 32 Euclid Avenue is not eligible for listing in the NRHP/CRHR under Criterion C/3.

#### *NRHP/CRHR Criterion D/4*

Originally a barn built in 1900, the property at 32 Euclid Avenue's research potential is expressed in its built form and through data obtained from the historical record as presented in the above Local, Institutional, and Architectural contexts. Therefore, the building does not have potential to yield additional information important in prehistory or history. As a result, 32 Euclid Avenue and its corresponding shed is not eligible for listing in the NRHP/CRHR under Criterion D/4.

#### *Integrity*

The property at 32 Euclid Avenue possesses integrity of location, but lacks integrity of setting, design, materials, workmanship, and association. It remains in its original location, but the surrounding area has completely changed from a rural setting to a suburban setting of single-family houses. The original character defining features of the property are no longer present due to extensive renovations that altered the style and structure of the original building

Page 6 of 8

\*Resource Name or # 32 Euclid Ave

\*Recorded by: Jessica Rebollo

\*Date: January 10, 2024

Continuation

Update

which include a complete alteration of the primary façade, an addition to the north elevation, replacement siding, and replacement fenestration.

Regardless of Integrity, 32 Euclid Avenue does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

## B12. References (continued):

Agricultural HARD Team and Caltrans Staff. 2023. A Historical Context and Methodology for Evaluating Agricultural Properties in California. Prepared by ARG for the Cultural Studies Office Division of Environmental Analysis California Department of Transportation Sacramento. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/historical-context-agricultural-properties-ca-a11y.pdf>

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<https://www.ancestry.com/discoveryui-content/view/216481082:2469?tid=&pid=&queryId=87bef6bf-3b0e-40af-83fb-c95e26954791&phsrc=rli153&phstart=successSource>. Accessed January 11, 2024.

\_\_\_\_\_. *U.S., City Directories, 1822-1995* Los Gatos, California, City Directory 1964. Lehi, UT.

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<https://www.ancestry.com/discoveryui-content/view/76225914:62209?tid=&pid=&queryId=ce08b965-0bb1-43ae-b563-a77edf955f25&phsrc=rli149&phstart=successSource>.

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Los Gatos Times-Saratoga Observer. 1952. Gatos Recalls Rams New Coach Hamp Pool.

Los Gatos Times-Saratoga Observer. 1971. Housewarming and Reunion.

Sawyer, Eugene. *History of Santa Clara County California*. Historic Record Company. Los Angeles, CA. 1922.

Tinyhouse.com. 2023. Barndominiums: Five Things to Know About Barn Conversions.

<https://www.tinyhouse.com/post/barndominiums-5-things-to-know-about-barn-conversions>. Accessed January 4, 2023.

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\_\_\_\_\_. Background and History of Los Gatos. <https://www.losgatosca.gov/DocumentCenter/View/32436/Part-1-pdf?bidId=>. Accessed January 2, 2023



Figure 2. Overview of 32 Euclid Avenue. (view northeast; January 10, 2024)



Figure 4. Overview of 32 Euclid Avenue. (view southeast; January 10, 2024)

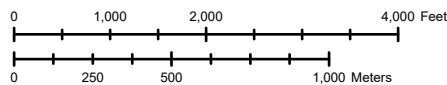
**LOCATION MAP**



32 Euclid Ave, Los Gatos, CA

DPR 523J (1/95)

\*Required Information



Location: N:\2023\2023-252-32 Euclid Avenue, Los Gatos, CA\MAPS\Cultural\_Resources\Cultural\_Resources\_Euclid\_Ave.aprx (1/15/2024)

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

MEETING DATE: 04/24/2024

ITEM: 2

**DRAFT  
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING  
MARCH 27, 2024**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on March 27, 2024 at 4:03 p.m.

**MEETING CALLED TO ORDER AT 4:03 PM**

**ROLL CALL**

Present: Chair Susan Burnett, Vice Chair Lee Quintana, and Committee Member Barry Cheskin.

Absent: Planning Commissioner Adam Mayer and Committee Member Martha Queiroz.

**VERBAL COMMUNICATIONS**

None.

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

1. Approval of Minutes – March 13, 2024

**MOTION:**                    **Motion by Vice Chair Lee Quintana to approve the Consent Calendar.  
Seconded by Committee Member Barry Cheskin.**

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

**PUBLIC HEARINGS**

2. 32 Euclid Avenue  
Request for Review Application PHST-23-019.

Requesting Approval to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3).

Property Owner/Applicant: David Wilson

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Kurt Anderson, Architect; Andy Buran, ECORP Consulting, Inc.

- Andy presented a synopsis of the report. Information was gathered from aerials, permits, etc. The evaluation was made based on National, State, and Los Gatos registered criteria. The report concludes that it doesn't meet the criteria.

Committee members asked questions.

Sandra Mahl, Power of Attorney for former owner, Jerra Rowland.

- She spoke with former husband and the former owner. They were never told that their house was of historic significance, and never asked for historical designation. It didn't seem appropriate. They made a lot of alterations to the front and back.

Kurt Anderson, Architect

- The integrity of the structure is lost, as Sandra said, it had a lot of alterations. It looks like a house and not a barn. The new design has a farmhouse style.
- Alex met with neighbors, and they were in favor of the project.

Closed Public Comment.

Committee members discussed the matter.

- I still see a barn. There are many parts that are barn-like.
- It would cost a lot of money, but it could be restored.
- It should remain on the inventory.
- Not enough historical background of the site and who owned it.
- Appreciate all the research.
- The structure has been substantially modified.
- It doesn't reflect a clear architectural style anymore.
- Not convinced if a council member owning it qualifies as an important person.
- Advocate removing it from the Historic Inventory.

**MOTION:**                      **Motion by Chair Burnett** to recommend denial of the request to remove a presumptive historic property (pre-1941) from the Historic Resources Inventory for property zoned R-1:8. Findings are based on the structure's architectural integrity, architectural design of a barn, and association with a notable Los Gatos person. **Seconded by Vice Chair Quintana.**

**VOTE:**                              **Motion passed, 2-1. Committee Member Cheskin voted no.**



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

None.

### **ADJOURNMENT**

The meeting adjourned at 4:33 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 27, 2024 meeting as approved by the Historic Preservation Committee.

---

Jennifer Armer, AICP, Planning Manager

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**TOWN OF LOS GATOS**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER  
110 E. MAIN STREET  
LOS GATOS, CA 95030

March 28, 2024

David Wilson  
[REDACTED]

Via email

**RE: 32 Euclid Avenue  
Request for Review Application PHST-23-008**

**Requesting Approval to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3).**

**PROPERTY OWNER/APPLICANT: David Wilson  
PROJECT PLANNER: Sean Mullin**

On March 27, 2024, the Los Gatos Historic Preservation Committee recommended denial of the above request to the Community Development Director. The request was denied by the Community Development Director on March 28, 2024.

PLEASE NOTE: Pursuant to Sections 29.20.255 and 29.20.260 of the Town Code, this approval may be appealed to the Planning Commission within 10 days of the date the approval is granted. Therefore, this action for approval should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, I can be contacted by phone at (408) 354-6823 or by email at [smullin@losgatosca.gov](mailto:smullin@losgatosca.gov).

Sincerely,

Sean Mullin, AICP  
Senior Planner

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**RECEIVED**

Attn: Joel Paulson  
Community Development  
Community Development Director

APR 03 2024

March 29, 2024

**TOWN OF LOS GATOS  
PLANNING DIVISION**

Dear Mr. Paulson,

The matter of my request to remove 32 Euclid Avenue Los Gatos Ca 95030 from the historic list has been in front of the Historic Preservation Committee twice since November 2023. I believe in the importance of this process, maintaining the historical value of Los Gatos is a worthwhile mission for the Planning Department. However it is my belief that after exhaustive research, the case for removal of 32 Euclid Ave. from historic designation has not only been presented as fair and legitimate by Town of Los Gatos criteria, but by state and federal standards, too. Particularly in the second hearing on March 27th, 2024, the project was evaluated by members of the Historic Preservation Committee that demonstrated bias while operating outside of the jurisdiction of their roles. At minute 26:50 of the audio recording a committee member that opposed the removal from historic designation states that, **"It is part of our role to maintain and retain structures like this."** Please see below *Sec. 29.80.227. Powers and duties of the Historic Preservation Committee.*

The recording of the hearing on March 27th, 2024 will demonstrate that two Historic Preservation Committee members broke from the structure of the meeting several times, ranting with comments during times they were supposed to be investigative and asking questions of my team, specifically the third party Architectural Historian, Andrew Bursan. Planning Manager Jennifer Armer on more than one occasion had to course correct the conduct of two of the HPC members. Excessive gesturing, eye rolling, and laughter was the viewpoint from our side of the table while we presented information that was carefully researched for months. It was clear they arrived at the hearing with their minds made up about a structure they do not know well. Their desire to keep it on the list is biased nostalgia at best and we did not receive a fair hearing.

One of the committee members on more than one occasion referenced "historical books" that she had likely "lent out to a friend" that would have supported her case, "if she could only find them." That committee member continued, referencing a failed trip to the Los Gatos museum outside of their hours of operation but claiming she might have successfully learned more information. Additionally this individual stated as a matter of fact that the findings of our Architectural Historian, Andrew Bursan, were inaccurate. Please see the attached documents providing evidence to support Andrew Bursan's confirmed findings. The HPC committee member's critique of the facts surrounding Peter Johnson were incorrect. Furthermore the committee member advocated that the individual identified to have lived, not in the barn, but the since-demolished house to which the barn served, was a member of town council, rendering him a significant historical figure. I disagree with this opinion as did another member of the committee. I am interested in understanding the planning department's criteria for determining a person of historical significance.

EXHIBIT 9

A second committee member, oddly enough, continued to focus on her interpretation of the structure being a barn, adamant that regardless of its conversion to a primary residence well after the 1941 cut-off date for historical designation, what she sees is clearly a barn, not a house. Interestingly, the November 2023 Historical Preservation Committee hearing began with the question as to whether HPC even has the jurisdiction over 32 Euclid Ave. due to its history as a barn and not a residence. The finding was that due to its conversion to a primary residence, the HPC has jurisdiction. The recording of the November hearing will confirm this. The barn vs. residence debate is not one I would have chosen to evaluate historical significance, but the dichotomy presented itself through the viewpoints of the committee members, in which this individual claimed to be familiar with this agenda item from its previous hearing. At minute 26:50 of the audio recording a committee member that opposed removal of the house states that **“it is part of our role to maintain and retain structures like this”**. That statement is in contradiction to the powers and duties of the historic preservation committee, and instead shows a deliberate agenda of the individual committee member. The committee was formulated, according to the Town Code, to review applications and make recommendations based on evidence; their duty is not to force property owners to “maintain and retain structures” that clearly have no significance as proven in a report prepared by qualified historians.

The rest of the details surrounding the reasons 32 Euclid Ave. should be removed from the historical designation are details you will certainly find in your report. But most notably are as follows:

1. The barn served as a primary residence to a home that has since been demolished and replaced by an approx. 4,000 sq. ft. home. The barn was converted to a home in the early 1970's. There are no components that haven't been replaced or expanded upon.
2. From 1978 to 1997, 32 Euclid Ave. was modified by the addition of a second story, an enclosed front porch, the addition of the laundry room, kitchen expansion, all aluminum windows and the home currently has 6 different types of siding. Additionally, a substantial percentage of the front facing elevation (above 25%) has been altered in the late 1970's, rendering this a technical demolition according to my understanding.
3. The five criteria for historical designation according to the Town of Los Gatos are very similar to the state and federal requirements. None of which apply to this house as reported by state certified Architectural Historian Andrew Bursan.

Lastly, a petition of all the surrounding neighbors has been signed in support of the removal of 32 Euclid Ave. from the historical inventory, specifically to demolish the structure, as well as support for the intended future project.

I appreciate your time and attention to this matter. I greatly value the Planning Departments role in protecting the historical significance in Los Gatos but hope that it is clear 32 Euclid Ave. does not meet any of the criteria. A fair and curious committee would have agreed.

Best Regards,

Alex Anderson

**Sec. 29.80.227. Powers and duties of the Historic Preservation Committee.**

The Historic Preservation Committee shall:

- (1) Regularly review and make recommendations to the Planning Commission concerning the determination of all matters pertaining to historic preservation which comes before the Planning Commission.
- (2) Review and make recommendations to the Planning Director concerning the determination of a minor residential development permit for properties with a LHP overlay zone or structures which were built prior to 1941.
- (3) Determine and issue approval for minor residential and commercial exterior alterations not covered under the architecture and site approval process or the minor residential development permit, for designated properties with a LHP overlay zone pursuant to subsection 29.20.485.
- (4) Upon request of the Planning Director, review pending or proposed building permits dealing with historic structures when it is questionable that the work proposed meets the guidelines for pre-1941 structures.
- (5) May, on request of the property owner, advise with respect to any proposed work requiring or not requiring a Town permit on any historic structure, a designated landmark site or in a designated historic district. Examples of the work referred to are additions, demolitions, painting and repainting of exterior surfaces, roofing, fencing, landscaping, glazing, and installation of lighting fixtures. In advising, the Historic Preservation Committee shall be guided by the purposes and standards specified in this division and other applicable ordinances and/or development standards. This subsection does not impose regulations or controls on any property.

**From:** Jeremy Adams <[REDACTED]>  
**Sent:** Thursday, March 28, 2024 3:36 PM  
**To:** Kurt Anderson <[REDACTED]>; Andy Bursan <[REDACTED]>  
**Cc:** Alex Anderson <[REDACTED]>  
**Subject:** RE: 32 Euclid - Historic Preservation Committee comments

Thanks Kurt. Also, if you appeal to the Planning Commission, you might point out that the Historic Preservation Committee may be operating beyond their reach of powers and duties set forth in Sect. 29.80.227 of the Los Gatos Town Code. The town code clearly identifies 5 points that are the responsibility of the Historic Preservation Commission. I've copied them below for reference.

I listened to the preservation committee meeting (audio is available on the Los Gatos Town website under meeting minutes/agenda's). At minute 26:50 of the audio recording the committee member that opposed this barns removal states that "it is part of our role to maintain and retain structures like this". That statement is in contradiction to the powers and duties of the historic preservation committee, and instead shows a deliberate agenda of the individual committee member. The committee was formulated, according to the Town Code, to review applications and make recommendations based on evidence; their duty is NOT to force property owners to "maintain and retain structures" that clearly have no significance as proven in a report prepared by qualified historians.

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--Jeremy

**Jeremy Adams**  
**Assistant Operations Manager/NorCal Cultural Resources Manager**  
**ECORP Consulting, Inc.**  
***A Federal Small Business***

[REDACTED]

**From:** Andy Bursan <[REDACTED]>  
**Sent:** Thursday, March 28, 2024 3:15 PM  
**To:** Kurt Anderson <[REDACTED]>  
**Cc:** Jeremy Adams <[REDACTED]>  
**Subject:** 32 Euclid - Historic Preservation Committee comments

Hi Kurt,

Thanks again for everything yesterday. I wanted to get back to you regarding what the Historic Preservation Committee stated about a historically important individual being associated with the property and why we believe some of these statements are inaccurate. They said the property shares an association with Peter Johnson. While Peter Johnson was an important community member of Los Gatos our research found no direct connection between him and the property/barn. Johnson owned large portions of the area around Los Gatos from as early as 1874, but no records indicate he has any direct association with the barn itself. Even if a connection was to be found between him and the barn, he owned hundreds of acres in town and built many buildings throughout the community including his residence which is on a local walking tour and other earlier buildings that still exist and represent his life. There is a walking tour in town that includes his home and six other buildings he constructed, which again are far better and earlier examples than the barn (see attached walking tour and Johnson museum article). Since we found no evidence Peter Johnson was directly connected to the property, we didn't discuss him in our report because he didn't have clear association or relevance for the building. We also found no evidence that Ernest Johnson who farmed the property in the early 20th century, was an important individual. Jeremy and I believe the member of the public that originally referenced Peter Johnson did so without having any evidence that actually associated him with the barn, and the council member didn't verify either way. The fact that our report didn't mention Johnson was not due to inadequate or insufficient research, but rather the research we did sufficiently proved there was no significant association for that barn and any past important individual.

Besides that, a member of the committee stated that ECORP incorrectly reported that Mr. and Mrs. Roy Johnson moved to 28 Euclid from Bakersfield in the 1940s. We have attached an article from 1971 proving that Mr. and Mrs. Roy Johnson did live at the property and were from Bakersfield. In other words, this article proves the committee member was wrong and ECORPs report was thoroughly researched and correct.

Having reviewed our reports discussion of people associated with the property once again, we don't see any gross inaccuracies regarding former residents/owners and we dispute the claims made by the committee which calls into questions the accuracy of our report. We believe the committee made uniformed and unproven claims, especially with regards to Peter Johnson having some important association with the barn. I hope this helps clarify the question for you and feel free to reach out any time if you have questions.

Thank you,  
Andrew

***Andrew Bursan, MCRP***

*Architectural Historian*  
ECORP Consulting, Inc.

*Federal Small Business*  
*California Small Business for Public Works (SB-PW)*



Tranquility in the San Joaquin Valley to see Mrs.

for the weekend before going home with his family.

## Housewarming and reunion

A planned house warming turned out to be a surprise reunion for the Johnson family of 28 Euclid Ave., long time Los Gatos residents. Mr. and Mrs. Roy Johnson who have lived at the old Robinson ranch house there since 1944 recently completed and moved into a new home on the property, where they hosted a party for 35.

Most of the six Johnson children were graduated from Los Gatos Union High School and all but one still live in the area. Son Norman has recently moved to Illinois. The rest of the family planned a housewarming party that was attended by all of the Johnson family, wives and children and some close friends and relatives.

Gene, the eldest son, and his wife Doris came from their Watsonville home with their two children. Marvin lives in Los Gatos and was

there with two of his children. Mrs. Velma Martin brought her husband, Gene, and their six children from San Jose; Norman and his wife Bobbie were enroute from Illinois to Honolulu and were able to attend. Mrs. Loetta Burrows, still of Los Gatos, was there with her fiance and family of four, and Jim, the youngest member came with his wife Diane and four children from their Santa Clara home.


Mr. and Mrs. Johnson came to this area in 1941 from Bakersfield to work in defense and stayed. Both are retired and enjoying their home in the foothills. When asked why they didn't sell their property and take advantage of the inflationary prices Mrs. Johnson said,

"We thought about that but where could we go that is more beautiful and that has as much to offer in good living?"

Petition for the removal of 32 Euclid Ave. from historic designation

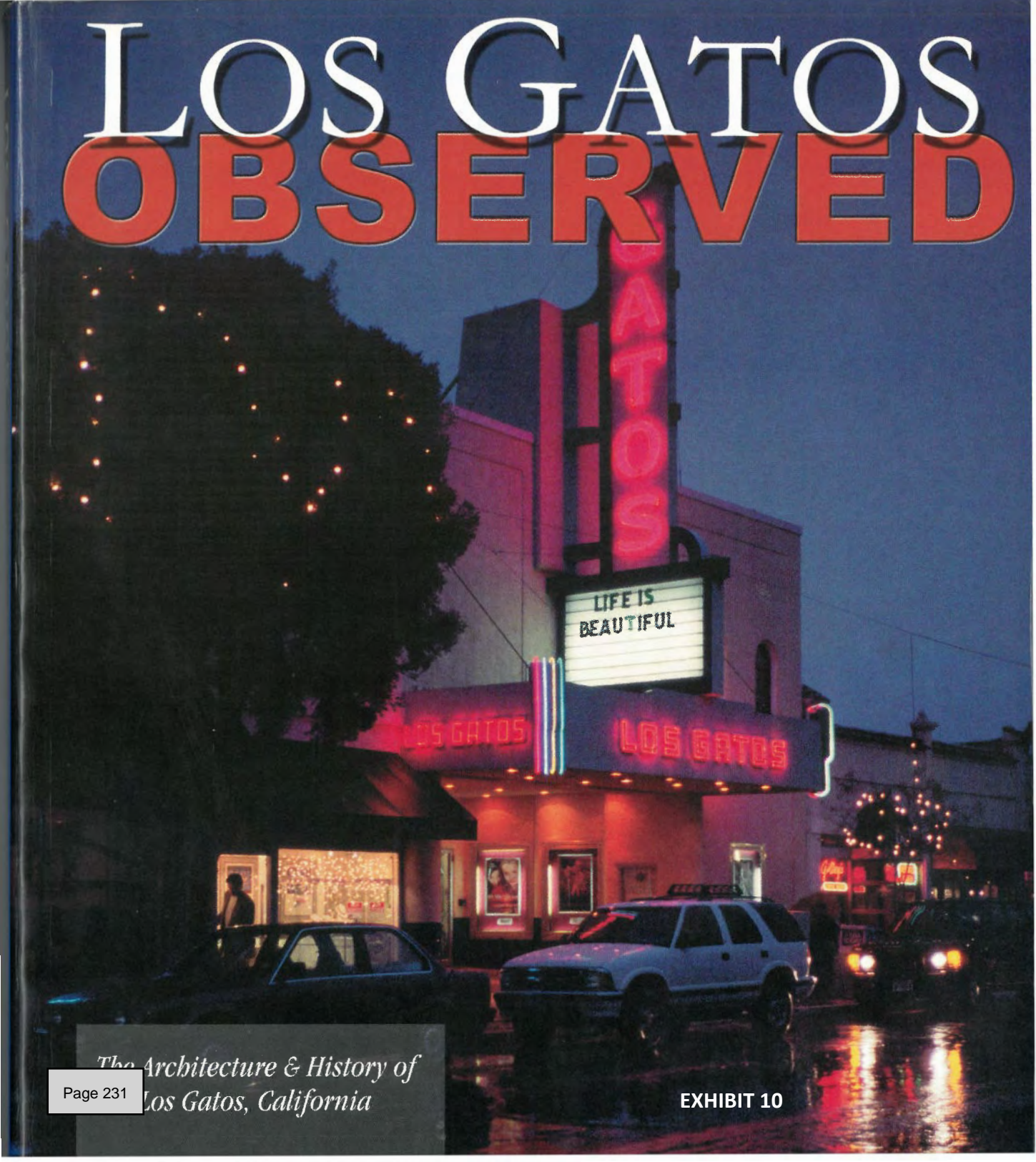
We, the undersigned, have met in person with Alex Anderson and have reviewed the proposed project at 32 Euclid Court and are in total support of the demolition of the existing structure and also support that the structure is not a structure of merit nor does it have any historical significance to the Town or the neighborhood.

We are fully in favor of the proposed architecture on the new project and encourage the Historic Preservation Committee to make the findings to remove the existing structure from any historical list in the town of Los Gatos.

| NAME             | SIGNATURE               | ADDRESS  |
|------------------|-------------------------|--|
| KEVIN FORBES     | <i>Kevin C. Forbes</i>  |  |
| PAT CANNING      | <i>Pat Canning</i>      |  |
| Tracy Scharpf    | <i>Tracy Scharpf</i>    |  |
| Jason Scharpf    | <i>Jason Scharpf</i>    |  |
| Rohan Hinson     | <i>Rohan Hinson</i>     |  |
| Kim Harris       | <i>Kim Harris</i>       |  |
| Elizabeth Acomb  | <i>E. Acomb</i>         |  |
| Steve Gong       | <i>Steve Gong</i>       |  |
| Harumi Gong      | <i>Harumi Gong</i>      |  |
| Peggy Fong       | <i>Peggy Fong</i>       |  |
| Eiman Zolfashani | <i>Eiman Zolfashani</i> |  |
| Parin Setiy      | <i>Parin Setiy</i>      |  |
|                  |                         |  |
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# LOS GATOS OBSERVED



*The Architecture & History of  
Los Gatos, California*

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**FORBES MILL** on the bank of Los Gatos Creek (Spencer Lopes)

### Redwood Economy to Fruit Economy

As the Civil War began a continent away, pioneers were settling Los Gatos. John Lyndon of Vermont landed in San Francisco (by way of Panama) in October 1859 and found work in the mill at Lexington. He parlayed his savings into Willow Glen real estate and later made

investments in Los Gatos. Peter Johnson arrived from Denmark in 1861. A teamster, he established a stable at Los Gatos to support the heavy wagon traffic bringing Santa Cruz lumber to the valley and ports like Redwood City. Lyman Burrell experimented with fruit trees in the Los

Gatos hills in the 1850s, just as the first local vineyards were planted. The first wooden house in town was built by a Mr. Samuels in 1861, at Main and Church. (The home was later purchased by W. S. McMurtry and survived until the 1950s.) Like Johnson, Henry D. McCobb, formerly Santa Clara's postmaster, invested in Los Gatos to take advantage of the heavy wagon traffic. In 1864, McCobb bought one hundred acres, including today's Broadway district, and became the proprietor of the one-room redwood cabin, constructed in 1860, on the site of today's Toll House. This cabin was the town's first hotel, built by a retired stagecoach driver named Rockyfellow. Because it was ten miles south of San Jose, it was known as the Ten Mile House. Also in 1864, John J. Roberts settled in today's Vasona Park and built a family farmhouse on the site of the Hernandez adobe, which had returned to mud during a particularly wet winter. The first post office was established at Los Gatos in the Ten Mile House on December 8, 1864.

1864

California was fifteen years old and was still not linked to the east by rail. The Civil War was still raging, and Governor Leland Stanford and his friends were building the empire that would become the Southern Pacific railroad. In 1865,



## Railroad Transforms Town

One day in May or June, 1881, William S. Walker, a farmer from Missouri who had made a name in printing and newspaper publishing in towns in Illinois, Missouri, Nebraska and California, stepped off the train in Los Gatos. He had decided to publish a newspaper in Saratoga, and this was as close as the train came. Leaving the Los Gatos Hotel across from the depot to more common visitors, Mr. Walker traveled the length of Main Street, crossing the creek on the aging bridge, to reach the Coleman House, the town's newest and possibly most elegant hostelry. The Coleman House stood on the north side of Main across from Alpine Avenue.

William Walker decided quickly that things were more likely to happen in Los Gatos than in Saratoga. The first issue of the *Los Gatos Weekly News* was published July 2, 1881 from a house on Alpine Avenue. Soon, Walker was meeting with important men in town like Samuel Templeton, Thomas Shannon, Herman Sund and Peter Johnson, discussing the construction of a cannery in town and wooden sidewalks for tourists.

schoolhouse was built on University Avenue (the Old Town site), St. Mary's Catholic Church was built at Bean and Santa Cruz Avenue, and the Los Gatos Canning Company, managed by George Hooke, was built about where the Los Gatos Theater is today. John Lyndon expanded his hotel, and also invested in the Los Gatos Gas Company, the Los Gatos Bank, and in the Canning Company. (In 1889, Lyndon was the town's second-highest taxpayer, responsible for 5% of the town's revenue.)

The town had seven saloons; Alexander Place's Furniture and Undertaking establishment on Main Street; a second newspaper, the *Mail*; an Opera House (Seanor's, near today's Masonic Lodge), and the Sunset Telephone Company. The redwood economy of Lexington had been replaced by a fruit economy centered in Los Gatos.

Herman Sund, a Swedish immigrant, emerged as the town's leading builder, and

orchardist John Cilker established the Co-op Winery. Both left lasting legacies. Sund's original farmhouse remains, along with many of the buildings he and his son built (Russell Sund built the Tait Museum, and the Mail-News Building, to name two examples). The stone walls of the Co-op Winery still stand behind the civic center, and the Cilker family developed the Cornerstone retail center (at Blossom Hill Road and Los Gatos Boulevard) and donated some of

1881



**SUBSTANTIAL BRICK** buildings with sophisticated urban ornamentation began to appear around the train depot in the early 1890s.

# Been There, Done That, Got the Doorbell

ABOUT ONE HUNDRED HOMES in Los Gatos proudly display the brass wildcat plaque shown here. What does it mean and how can you get one? Unfortunately, the plaques were always intended to be a limited edition in order not to diminish the prestige of the award.

Bellringer plaques were awarded to 62 homeowners on June 26, 1976 at a barbecue on the Los Gatos High School lawn as part of the town's celebration of the nation's bicentennial. Conceived by Mardi Gualtieri Bennett, the project was an adjunct of the Los Gatos Bicentennial Committee, and was headed by Ed Dowd, with architectural consultation from Dennis Burrow. Ms. Bennett was elected to the town council in 1976 and served as mayor 1978-79. She later wrote *Images of Long Ago*, a collection of vintage photographs and historical anecdotes about Los Gatos.

Only homes built before 1900 were eligible for the award, thus leaving out many fine Craftsman houses and much of Glen Ridge. Owners had to propose restoration work, have it approved and complete it

The original Bellringer homes ranged from modest (64 Central) to grand (45 Broadway). Applications were carefully screened, because it appears that everyone who applied was accepted.

Broadway had eight Bellringers, the most of any street, with Glenridge, Los Gatos Boulevard and University beating out Fairview Plaza, Edelen and Hernandez.



Six additional plaques were awarded July 4, 1977. Project Bellringer II was organized by Sara Anderson in 1984.

This time the team included Mardi Bennett, historian William Wulf, architect Gary Schloh and Regina Falkner of the town's Community Services Department. Thirty-two homes were honored in January 1987 to celebrate the town's centennial, and this time Los Gatos Boulevard was the most represented, easily surpassing Tait and Wilder. The obviously historic homes of Peter Johnson, Daniel Simons and the Forrest family of Oak Meadow were among the honorees.

The original plaques were cast in brass by students at Los Gatos High School

which, after extensive earthquake renovations, still stands on East Main Street across from College Avenue. After fire destroyed Lyndon's Los Gatos Hotel in 1898, a fire bell was installed atop a wooden tower across the street. When disaster struck again on October 13, 1901, the wooden tower was burned as well, bringing the new bell crashing to the ground. That fire swept both sides of Main Street from the train tracks to the creek—in modern terms, from Le Boulanger to the freeway.

## Urban Growth

1904  
 March 19, 1904, the electric interurban made its first run from San Jose west on Stevens Creek Boulevard, then the length of Saratoga Avenue, and finally east to Los Gatos. The Opera House that exists today was built by Southern Pacific stationmaster Eugene L. Ford in 1904. The wooden bridge across the creek was replaced in 1905 with a more substantial stone one, which was dedicated just days before the San Francisco earthquake and fire of April 18, 1906. The shock of that catastrophe sent many who could afford it out looking for a calmer way of life, and Los Gatos gained many new residents, among them Richard and Anne Spreckles, distant relatives of the Spreckels Sugar family. They made their home on four acres of Peter Johnson's land and later established a sanitarium at the top of Loma Alta Avenue that is now the Eastfield Ming Quong Conference Center.

mosaic tiles in hand-made fountains and established a fine reputation. He continued making and selling wine during Prohibition in the 1920s (for which he landed in jail several times).

As the town matured, impressive homes were built on Glen Ridge and Bella Vista Avenue. Home & Garden magazine recognized the home of Fairview Plaza developer Frank McCullagh in 1902 after its renovation by famous architect Willis Polk. A permanent Carnegie Library was erected in 1903, and a sturdy Town Hall was built in 1913 on a site that is now the lawn north of today's library. Sunset magazine featured Los Gatos in a 1915 issue, the year that Thomas Edison and Henry Ford visited the town. In 1916, Pacific Gas & Electric unceremoniously destroyed Forbes Mill, leaving only a little annex. J. Walter Crider converted Ford's Opera House into a department store and the Los Gatos Theater was built. It was the end of an era. In 1917, the United States entered the war to end all wars, and in 1918 an influenza epidemic killed half a million Americans. An unexpected downpour caught most of the prune crop in the drying ground trays and cost local businessmen millions of dollars.

1920  
 In 1920, the first annual Los Gatos Pageant was held. Local celebrity poetess Ruth Comfort Mitchell attended, along with Governor William Stephens. Regular radio broadcasting began in the United States, women won the right to vote, and the first air mail letter was received in Los Gatos. Colonel Erskine Scott Wood and his wife, Sara Bard Field, bought property south of town and commissioned the two famous cat statues as an example of public

Another shaken city dweller was bohemian restaurateur Quintino Ceccanti, who bought an

Herman Sund bought a tiny cabin and 30 acres from Peter Johnson in 1882. The cabin may have been the Johnson home in the early 1860s (see 60). Herman (1845-c1922), a ship's carpenter born in northeast Sweden, jumped ship in New York. He married Josephine Peterson in Kansas and came to California for her health. He lost her to tuberculosis in Knight's Ferry and came to Los Gatos with their three children, where he met and married Anna Louisa Schrepfer in 1883. Anna (1858-1943), was the Swiss niece of a Civil War veteran who had retired to the Foster Road area.

Herman improved the cabin in 1884, opened a lumber yard on Johnson Avenue and served on the first town council (1887-1890). As a contractor, he built the Cannery, the Los Gatos Store, several wineries and fruit drying plants and many of the area's finest homes. He built the Keeley Institute on East Main which served as the Town Hall until 1913. He completed many vital civil engineering projects as well, such as street drainage and the town's wooden sidewalks.

Herman's son, Russell Henry (1886-1976), was also a builder. In 1907, he built a home at 103 Alpine for his new bride, Margaret Cox. (They later returned to the family farmhouse.) Russell served on the fire brigade, was a Master of the Masonic Lodge in 1914 and served as a member of the board of key institutions such as the electric company (later PG&E) and the Los Gatos Telephone Company. He served on the town council 1932-40 and he built the fire house (78) and the Mail-News Building (11) among many other local projects.

Herman had intended to subdivide his prune and pear orchards in the 1880s, but his vision was delayed until the creation of Sund Avenue in the 1980s. Russell's grandson-in-law, builder Tom Ward, has restored the farm house beautifully.

The original farmhouse, painted sunny yellow, a charming parcel of land and an ancient eucalyptus tree with a 29' (9m) circumference remain as monument to the Sund family's remarkable contribution to our community.



**STEADFAST VALUES** helped create Los Gatos and it is fitting that this farmhouse that has been continuously occupied by a member of the Sund family abides, witness to three centuries.



**LIKE SOME ENDANGERED SPECIES**, the stone walls on either side of Alpine Avenue are protected by Historic Designation HD-73-9. The rock was quarried from Los Gatos Creek south of Main Street and is similar to rock found on Pennsylvania Avenue and elsewhere in town.



**JOHNSON & CROSS WAY,**  
named for Anna Cross.

## JOHNSON & LOMA ALTA

Johnson Avenue is named for Peter Johnson, a Danish immigrant who provided stable services to the teamsters plying the Santa Cruz Gap Turnpike. On February 7, 1921, the town considered changing the name of the street to El Monte Avenue, but residents objected. Market Street, also named by Mr. Johnson when he subdivided the area in the early 1880s, was changed to reflect the street's residential character. Market became known as Loma Alta (highland) Avenue.



**THE MACABEE HOUSE** is  
Eastlake-style, identified by the  
turned wood columns on the  
porch and the turned pendants.

### 54 Macabee Gopher Trap Factory HD-75-2 110 Loma Alta Avenue 1894

In 1887, Zephyr Macabee (1858-1940) was one of the signers of the petition for town incorporation. His father, Canadian Edward Macabee, owned the El Monte Hotel at East Main and Pleasant Street. The second son of eight children, Zepf came here when he was seven and worked at the El Monte as a clerk, handyman and busboy. He was later a barber for ten years, after which he was advised to work outside for health reasons.

In 1900, he invented the Macabee Gopher Trap, considered a godsend by orchardists in the Santa Clara Valley and worldwide. By the mid-1920s, some 1,000 traps per day were manufactured in this house and the Macabee family's residence had moved to Reservoir Road. In 1955, more than 230,000 traps were produced in this residential factory. For many years, Neta Snook Southern, the author of *I Taught Amelia Earhart to Fly*, assembled traps here. The company still sells traps from this house; stacked boxes waiting for shipment are occasionally visible through the window.

### 55 Market Street School 🚩 HR-1 179 Loma Alta Avenue Peter Johnson?, 1891

Built as a part-residence, part-schoolhouse for first and second graders, the house was apparently originally owned by Peter Johnson, whose daughter, Elvira V. Johnson, taught at the school.





**A RARE HYBRID** of Victorian and Craftsman, the house at 142 Johnson was built in 1888 by Charles H. Wheeler, a builder in competition with Herman Sund.



**THE TURNED WOOD** post at the porch identifies an example of Eastlake style at 143 Johnson.



**PREDATING MORE ELABORATE** Queen Anne “cottages,” the vernacular Victorian style was often inspired by pattern books of mid-west farm house designs. 122 Johnson is a fine example.



## 58 Johnson Barn

200 Johnson Avenue  
Peter Johnson, c1880



Peter Johnson built a barn on this site shortly before creating Johnson Avenue. Two large tanks in back held water used to palliate the dust on the street.

The Reverend William Henry Johnston (a Methodist minister not known to practice) operated a grocery store here from 1903 to 1925 and had the big tanks removed as a safety hazard. The store joined Herman Sund’s lumber yard at Johnson and Cross Way, a taxi service at 145 Johnson and a French Laundry at 209 in creating a tiny commercial district.

Gatos Boulevard) extended all the way down to the east bank of the Los Gatos Creek. Farm houses were built on the high ground near the road and the creek-level portion (the “bottom land”) was farmed or planted in trees. The bluff overlooking East Main Street was known as El Monte Hill.

Bella Vista dates to 1912 or so, about the time that Glen Ridge came into fashion. The name means “beautiful view.”



*Peter Johnson*

## 60 Johnson House

49 Los Gatos Boulevard

Peter Johnson, c1864

HD-73-5

Peter Johnson (1842-c1897), a Danish immigrant, arrived in this county in 1861 and owned 131 acres on the high ground (El Monte Hill) overlooking East Main Street. No one knows precisely when he and his wife Annie M. Hays (1852-c1927) built this house (perhaps as early as 1864). He kept a barn and blacksmith shop across the San Jose Road (Los Gatos Boulevard) from the house. He fathered eight children, subdivided his property, published the Los Gatos *Mail* and served on the town council from 1888 to 1894, the last two years as the equivalent of Mayor.

Stacia Street is named for one of his daughters (we speculate that Miss A. S. Johnson in the town directory might be Annie Stacia). After his death, Annie became a partner in Thomas E. Johns' Rankin Block drug store, creating the Johns & Johnson pharmacy.

The house has apparently had only three subsequent owners, the most recent of whom is renovating with attention paid to historical accuracy.

The huge Coast Live Oak in the front yard is said to predate the house.



83

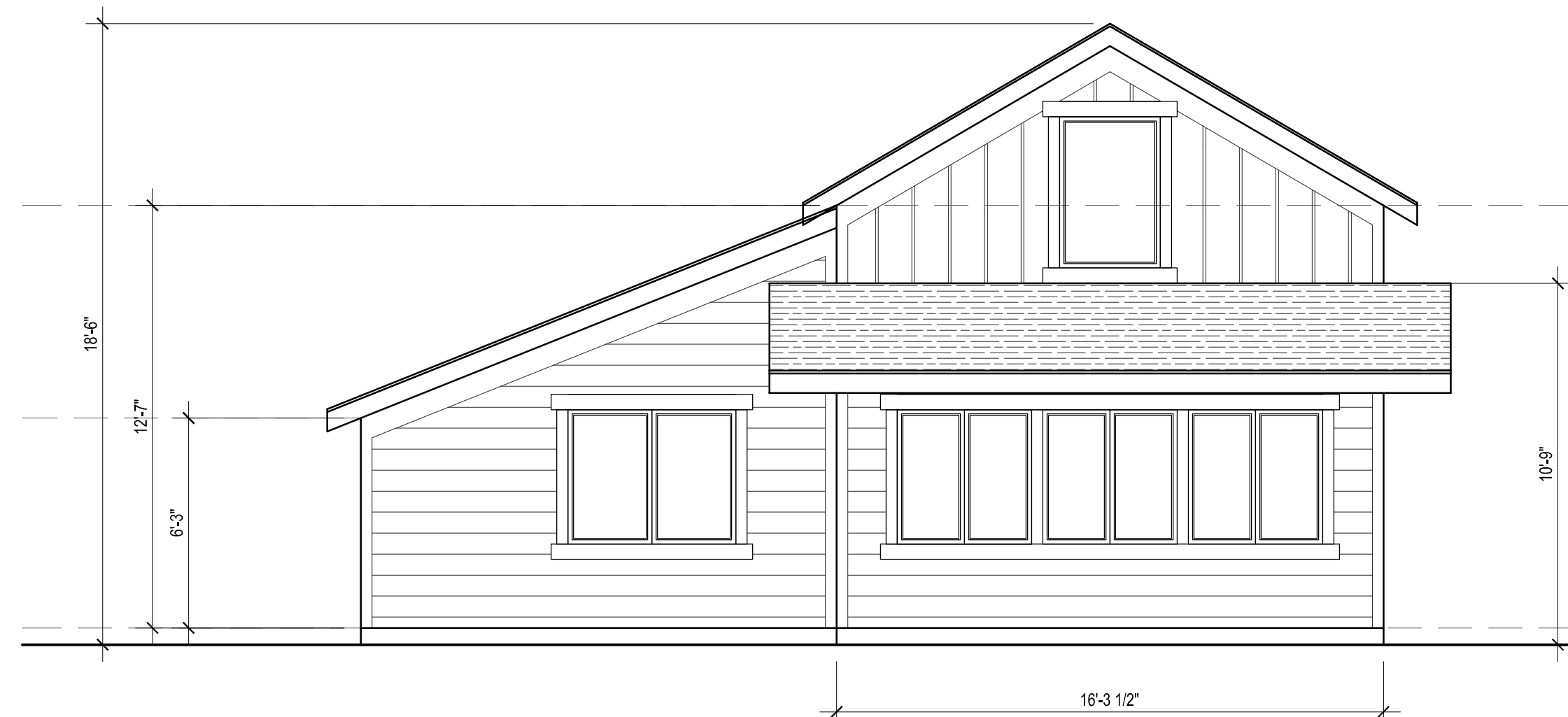


# Mayors

The town council was called the Board of Trustees prior to 1927, and the mayor was simply the Chairman of the Board.

|      |                              |      |                           |
|------|------------------------------|------|---------------------------|
| 1887 | Palmer Perkins               | 1966 | Egon Jensen               |
| 1888 | John Weldon Lyndon           | 1968 | John Michaelson           |
| 1892 | Peter Johnson                | 1969 | Roland Perry              |
| 1894 | Fenilen Massol (resigned)    | 1970 | Dr. Charles DeFreitas     |
| 1897 | Henry Schomberg              | 1971 | Seymour Abrahams          |
| 1898 | E. N. Davis                  | 1972 | Ruth Cannon (first woman) |
| 1900 | Thomas J. Davis              | 1973 | Mark DiDuca               |
| 1902 | James H. Lyndon              | 1974 | John Lochner              |
| 1904 | B. P. Shuler                 | 1975 | Egon Jensen               |
| 1906 | T. E. Johns                  | 1976 | Ruth Cannon               |
| 1908 | Daniel Page Simons           | 1977 | Albert Smith              |
| 1910 | George W. Turner             | 1978 | Mardi Gualtieri           |
| 1912 | R. R. Bell (resigned)        | 1979 | John Lochner              |
| 1914 | S. D. Balch                  | 1980 | Thomas Ferrito            |
| 1916 | W. C. Short                  | 1981 | Peter Siemens             |
| 1918 | J. J. Stanfield (resigned)   | 1982 | Brent Ventura             |
| 1919 | William F. Godfrey           | 1983 | Thomas Ferrito            |
| 1920 | Charles W. Gertridge         | 1984 | Joanne Benjamin           |
| 1922 | J. Walter Crider             | 1985 | Terrence Daily            |
| 1924 | Irving D. Mabie              | 1986 | Brent Ventura             |
| 1926 | George A. Green              | 1987 | Eric Carlson              |
| 1928 | A. H. Bell                   | 1988 | Joanne Benjamin           |
| 1930 | Irving D. Mabie              | 1989 | Thomas Ferrito            |
| 1932 | Marcus Vertin                | 1990 | Brent Ventura             |
| 1940 | Carl S. Balch (resigned)     | 1991 | Eric D. Carlson           |
| 1940 | Stanley Mills                | 1992 | Eric D. Carlson           |
| 1944 | C. B. Spotswood              | 1993 | Joanne Benjamin           |
| 1946 | J. C. Adams                  | 1994 | Randy Attaway             |
| 1948 | James F. Thompson (resigned) | 1995 | Patrick F. O'Laughlin     |
| 1951 | Leroy H. Wright              | 1996 | Randy Attaway             |
| 1952 | Charles K. Gamble            | 1997 | Joanne Benjamin           |
| 1954 | Alberto E. Merrill           | 1998 | Linda Lubeck              |
| 1962 | John Lincoln                 | 1999 | Jan Hutchins              |

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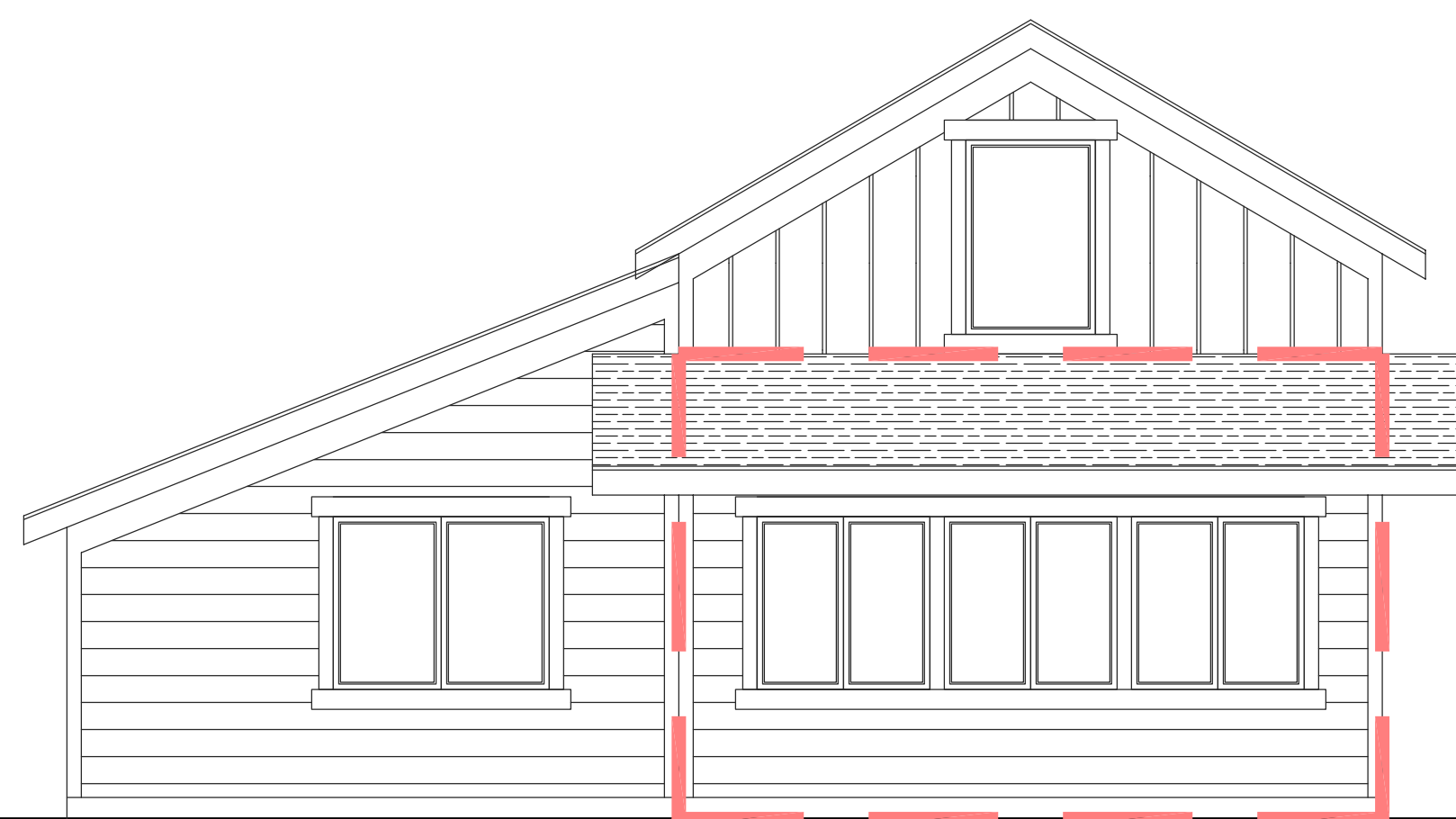


**EXISTING FRONT FACADE**

Scale: 1/4" = 1'-0"



AREA OF FRONT FACADE= 387 SF



AREA OF FRONT FACADE RENOVATED = 175 SF

PERCENTAGE OF FRONT FACADE DEMOLISHED AND RENOVATED: 175/387= 45%

To the Town of Los Gatos Planning:

We prepared this exhibit to clearly indicate that the front porch was an addition to the original structure and that it exceeds the percentage of the facade area and according to the Town Historic Code, that 45% of the facade area that was impacted qualifies for a demolition permit as stated in the Code. The Code states anything over 25% of the wall area of the structure facing a public street is a demolition.

Therefore the structure should be moved from the Town's inventory because of the previous modifications made to the original structure.

Town of Los Gatos

**HISTORIC RESOURCES**  
**4**

**DEMOLITIONS**  
Demolition (historic structures) means:  
(1) Removal of more than 25% of the wall(s) facing a public street(s) for a street facing elevation if the parcel is a corridor lot or is landlocked) or 50% of all exterior walls; or  
(2) Enclosure or alteration (i.e.: new window and/or window relocation) of more than twenty-five percent of the walls facing a public street (or a street facing elevation if the parcel is a corridor lot or is landlocked) or fifty (50) percent of the exterior walls so that they no longer function as exterior walls; or  
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:  
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 resulting in no change to its exterior appearance or historic character if approved by the Town or 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.  
Demolition (non-historic structures) means:  
Removal of more than 50% of the exterior walls. The remaining exterior walls must be contiguous and must maintain either the existing interior or existing exterior wall covering.

Reconstruction of a portion of a single family or two family dwelling with a nonconforming setback.  
**Application:**  
An application for Minor Residential Development is required.  
**Review:**  
The Town's Historic Resources Inventory contains surveys of the majority of "Los Gatos" Pre-1941 structures. Each structure surveyed was rated and assigned a status code which reflects the historic status of the structure. The rating was based on order established by the State Office of Historic Preservation at the time the inventory was taken (Appendix E).  
Applications for Pre-1941 structures with a rating above 7.5 shall be reviewed by the Town staff and the Historic Preservation Committee.  
Applications for Pre-1941 structures with a rating 7.5 or under that do not have an LHP Overlay Zone shall be reviewed by Town staff.  
Town staff will review the application to ensure it meets Town Code. If required, the application will then be scheduled for review by the Historic Preservation Committee. The Historic Preservation Committee will consider the matter at a public meeting and will either recommend approval or denial of the application or continue the matter.  
**Action:**  
If the application can be approved by the Director of Community Development, a "Notice of Intent to Approve" will be mailed to the neighboring residents and property owners. If no opposition is received, the application is approved. If opposition is received and the matter cannot be resolved, the matter will be forwarded to the Planning Commission for consideration.

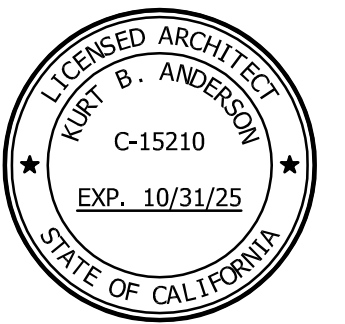
Residential Design Guidelines  
42

**Anderson**  
Architects Inc

kanderson@andarch.com  
Cell 408.202.5462  
120 W. Campbell Ave, Suite D  
Campbell, CA 95008

Kurt B. Anderson, AIA  
Principal  
Tel. 408.371.1269  
Fax. 408.371.1276  
www.andarch.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication in any form, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without exception. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.



Owner:

32 EUCLID AVE  
LOS GATOS

Project:

32 EUCLID AVE  
LOS GATOS, CA 95030

**Client Revisions**

| No. | Description | Date |
|-----|-------------|------|
| 1   |             |      |
| 2   |             |      |
| 3   |             |      |
| 4   |             |      |
| 5   |             |      |
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| 7   |             |      |
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| 10  |             |      |
| 11  |             |      |
| 12  |             |      |

**City Revisions**

| No. | Description | Date |
|-----|-------------|------|
| 1   |             |      |
| 2   |             |      |
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| 4   |             |      |
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| 8   |             |      |

Date: 10/05/2023

Scale: As Noted

Drawn By: BL

Checked By: ANN

Sheet Title:

Front Facade  
Demo and Renovation Exhibit

Sheet No.:

**A1.1**

File P/ Job: EUCLID AVE, CA 95030

EXHIBIT 11



PHOTOS BEFORE THE  
DEMOLITION WORK



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