

**TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
SEPTEMBER 25, 2024
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
4:00 PM**

*Susan Burnett, Chair
Lee Quintana, Vice Chair
Jeffrey Barnett, Planning Commissioner
Barry Cheskin, Committee Member
Martha Queiroz, Committee Member*

HOW TO PARTICIPATE

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

Public Comment During the Meeting:

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

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

Deadlines to Submit Written Comments:

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

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

Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email to planning@logatosca.gov by 3:00 p.m. the day of the meeting.

CALL MEETING TO ORDER

ROLL CALL

CONSENT ITEMS (*Items appearing on the Consent Items are considered routine Town business and may be approved by one motion. Any member of the Committee may request to have an item removed from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions contained on Page 1 of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard.*)

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

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

1. Requesting Approval for Exterior Alterations to a Pre-1941 Single-Family Residence on Property Zoned R-1:12. **Located at 200 Hernandez Avenue.** APN 510-21-003. Request for Review Application PHST-24-018. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Vaishali Singh-Sood. Project Planner: Sean Mullin.
2. Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 14340 Browns Lane.** APN 409-14-010. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-24-019. Property Owner: Cathleen Joyce Vadasz. Applicant: Gordon K. Wong. Project Planner: Erin Walters.
3. Requesting a Determination Regarding the Contributing Status of an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned O:LHP. **Located at 228 Bachman Avenue.** APN 510-14-053. Request for Review Application PHST-24-017. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: James B. Wood. Project Planner: Sean Mullin.
4. Requesting Reconsideration of a Request for Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned

R-1D:LHP Pursuant to Town Council Policy 2-01. **Located on 145 Tait Avenue.** APN 510-18-029. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-24-010. Property Owner: Jennifer McNellis. Applicant: Eric Beckstrom. Project Planner: Erin Walters.

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

REPORT FROM THE DIRECTOR OF THE COMMUNITY DEVELOPMENT

COMMITTEE MATTERS

ADJOURNMENT

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

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

MEETING DATE: 09/25/2024

ITEM NO: 1

DATE: September 20, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Exterior Alterations to a Pre-1941 Single-Family Residence on Property Zoned R-1:12. **Located at 200 Hernandez Avenue.** APN 510-21-003. Request for Review Application PHST-24-018. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Vaishali Singh-Sood. Project Planner: Sean Mullin.

RECOMMENDATION:

Requesting approval for exterior alterations to a pre-1941 single-family residence on property zoned R-1:12 located at 200 Hernandez Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1930 per County Assessor's Database; 1930s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: + or ✓, + historic and intact or worthy of special note; ✓ historic and some altered, but still contributor to district if there is one
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? N/A
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 200 Hernandez Avenue was constructed in 1930. The 1991 Bloomfield Survey describes the residence as being built in the Mediterranean Revival style with an estimated construction date of the 1930s (Attachment 1). The Bloomfield Survey rates the residence as historic and intact or worthy of special note; or, historic and some altered, but still contributor to district if there is one. The Sanborn Fire Insurance Maps show that the footprint of the residence remained consistent between 1928 and 1956 (Attachment 2).

PREPARED BY: Sean Mullin, AICP
Senior Planner

BACKGROUND (continued):

A search of Town permit records provides a 2008 reroof permit for composition shingles on the residence and detached garage.

The applicant proposes exterior alterations to replace the existing composition roof with a standing seam metal roof.

DISCUSSION:

The applicant provided a Letter of Justification (Attachment 3) discussing the request to replace the composition roof with a standing seam metal roof, as well as a Project Description providing technical details of the proposed roof construction (Attachment 4).

Section 4.4.8 of the Residential Design Guidelines provides guidance specifically for the roofing material for Mission Revival or Mediterranean style structures, noting that these structures should have tile roofs of a color, texture, thickness and shape to look like the original clay roof tile (Attachment 5). The request for a standing seam metal roof has been forwarded to the Committee to consider whether the proposed material is consistent with the architecture of the residence and the Residential Design Guidelines.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

- ___ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Sections 4.4.8 of the Town's Residential Design Guidelines offers recommendations specifically for the roofing material for Mission Revival or Mediterranean style structures (Attachment 5).

PAGE 3 OF 3

SUBJECT: 200 Hernandez Avenue/PHST-24-018

DATE: September 20, 2024

CONCLUSION:

The applicant is requesting approval for exterior alterations (roof replacement) to a pre-1941 single-family residence on property zoned R-1:12 located at 200 Hernandez Avenue. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director. The proposed work would be completed with a Building Permit and would not return to the Committee for further review.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Letter of Justification
4. Project Description
5. Section 4.8.8, Residential Design Guidelines
6. Exterior Photo

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GR

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 200 Hernandez

1.20 acres

1129
/

PARCEL MAP INFORMATION

Parcel # 510-21-003 Lot size: 223 front ft. x 308 ft. deep

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

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

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

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

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name _____ Old Block # _____ Old lot # _____

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating good Estimated age 1930s Style Mediterr. Reviv # stories _____

Alterations _____

Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 8919 Effective date 2-87

APN 510-21-003	ADDRESS 200 HERNANDEZ	AV LG 95030	TOT ROOMS 7	DINING ROOM 1	POOL 1
SINGLE FAMILY	TRA 5-080 WIDTH	28. FEET	1,980	FAMILY ROOM 2	GARAGE S/F YES
	USE CODE 01 DEPTH	ADDN S/F	BEDROOMS	UTILITY RM 2.0	FIN BENT 484
	VR BUILT 30 ACRES	1.20 NO. FLOORS	1 BATHS		

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

National Register listed date _____

County Inventory 1979 _____

Town of Los Gatos: Designation _____ Recognition _____

District Name _____

Previous Survey φ

Gebhard: page # _____ illustration page # _____

PHOTOS: Roll/frame # 031/24A Date 15-2-90



200 Hernandez EVALUATION. Date 1990-27 (Field San)

Chestnut Group Recognition Contributor X

Challenge District Non-contrib _____

Resident known _____ Resident _____ ?

Alterations: Moved

Raised Porch encl

Addition Siding

Windows Condition

Designer: a / b / d /

file address 200 Hernandez

Anne Bloomfield
 ARCHITECTURAL SURVEY
 BUILDING RESEARCH

ARCHITECTURAL HISTORY
 (415) 922-1063
 222 BOSTER STREET
 SAN FRANCISCO, CA 94115

PUBLISHED ANNOUNCEMENTS

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

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

Copy exactly:

Owner	Builder/Contractor	Architect/Engineer	Location	Nature of work	Cost

/Initials Date

BUILDING PERMITS

Address requested _____

Permit Form:


Frame bldg, Brick bldg, Alter/add, Demol, New form	Application Number	Date filed	Date granted	Date final inspec.	Location	Cost	Use/No. of Units	Owner & address	Builder/contr. & address	Arch't/engin'r & address	Description of work	Bldg's width/depth/height	Exterior Materials

/Initials date

OTHER SOURCE (specify thoroughly)

/Initials Date

ANBORN MAPS

Date	Vol/page	Vac. or dif. bldg	Address	Color: yel, pnk, orange, blu, gry, green	Use	Patches Yes/No	No. of stories	Height (ft.)	No. of bay windows	Porch Building name	Differences from today in: Use, Stories, Footprint	Date of constr.	Describe or sketch plan
1928	13		This 200 Her.	?	D	N	13	-	0	Porch	Reinf. Conc.		
1944	"	"	"		"	N							
1908	6		no exposure										

/Initials Date

Name (person, building, organization, etc) _____

Addresses associated with Name 200 Hernandez

Relevant dates: construction _____ birth _____ death _____ other _____

I. DIRECTORY SEARCH (City Directories, County Directories, Telephone Books, society directories, etc.)

Year	Book	Name/Classified Heading	Listing (copy entire, exactly as shown; use * for boldface)
1924	LGD	Hernandez	♂ beyond 50
1925	n-Rural-	n rt1	bx 27 - Wagner #130
n	n	n - n n n	n 27a - Wallace
1930	SJD	n n n	n 29 - Cole
n	n	n n n	n 30 - Folks

/initials _____ date _____

BIOGRAPHICAL SEARCH, indexes & other alphabetical listings.
Mark 'X' (info) or 'Ø' (nothing found) at each source you try. List findings below.

- | | |
|--|---|
| Los Gatos Library:
<input type="checkbox"/> City directories (name & street index)
<input type="checkbox"/> Historic Collection Index (green boxes)
<input type="checkbox"/> Thompson & West, 1876 (bio index)
<input type="checkbox"/> Pen Pictures, 1888 (bio index)
<input type="checkbox"/> Sunshine Fruit & Flowers, 1895 (bio index)
<input type="checkbox"/> Guinn, 1904 (bio index)
<input type="checkbox"/> Sawyer, 1922 (bio index)

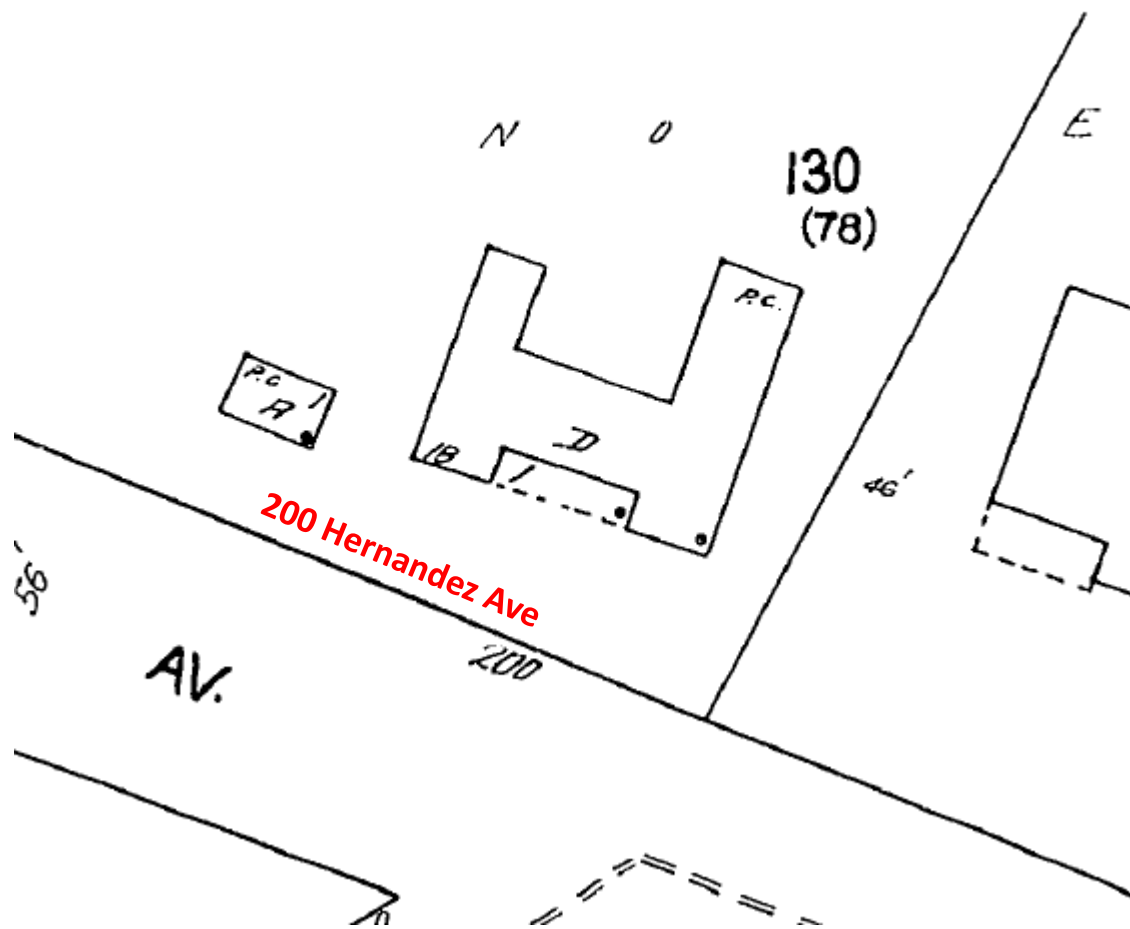
<input type="checkbox"/> Extended index to Bruntz
<input type="checkbox"/> Bio index of Munroe Frazer, 1881 (Survey box)
<input type="checkbox"/> Photo collection (2 boxes) | California History Center, De Anza College:
<input type="checkbox"/> Biographical file
<input type="checkbox"/> Photo collection

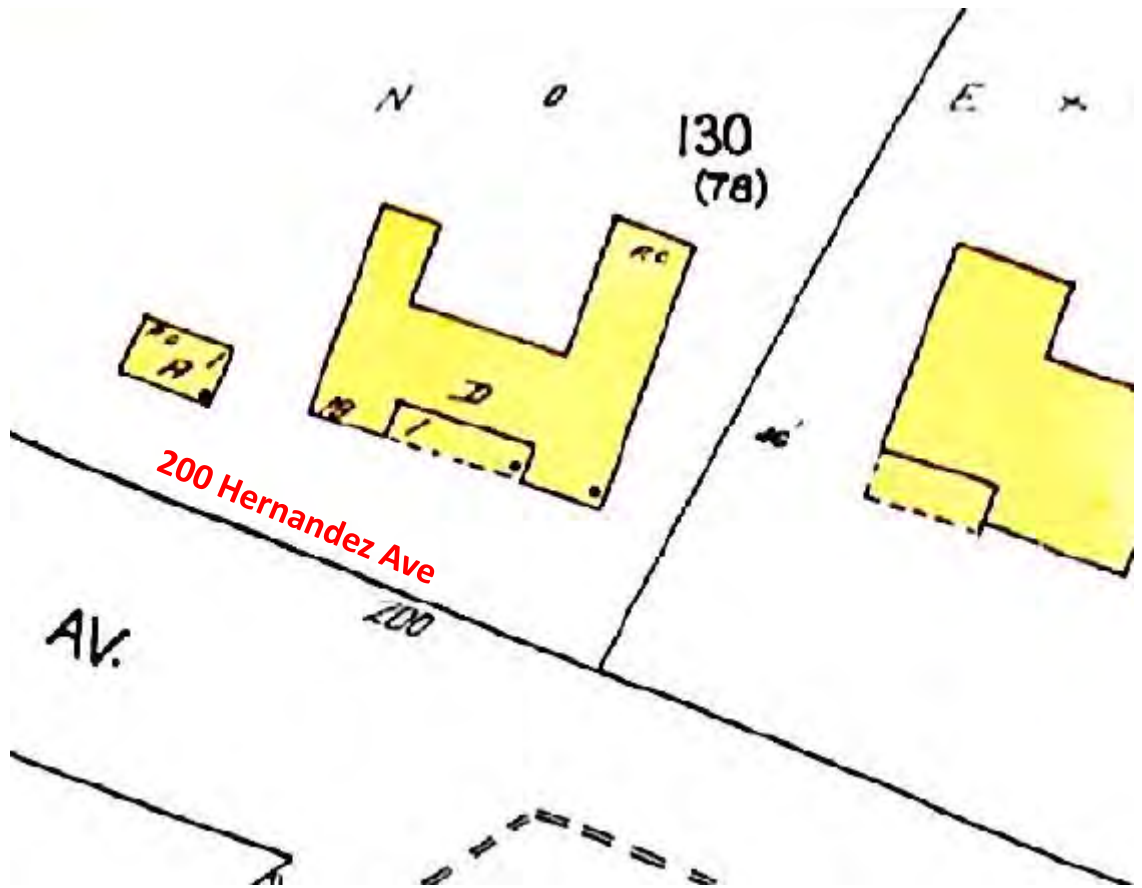
San Jose Historical Museum:
<input type="checkbox"/> Great Registers (of voters)
<input type="checkbox"/> Indexes
<input type="checkbox"/> Photo collection

Other sources:
<input type="checkbox"/> Indexes, California Historical Quarterly
<input type="checkbox"/> State Library Information Index (fiche)
<input type="checkbox"/> State Library-S.F. Newspaper Index ("") |
|--|---|
- Los Gatos Museum (Forbes Mill):
 Death records by year
 Funeral records (index cards to big books)
 Photo collection

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

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Dear Esteemed Committee,

First, and foremost, I would like for it to be known that as the homeowner of 200 Hernandez Ave., as well as residents of the Bay area for many years, we are fortunate and grateful for this discussion, and consideration.

In accordance to the email received on August 27, 2024, I would like to kindly respond to a proposal regarding a new roof for our home.

Pursuant to section 4.48.8 of the Town's Residential Design Guidelines, which requests that "Mission Revival or Mediterranean style structures should have tile roofs of a color, texture, thickness and shape to look like the original clay roof tile".

The roof structure of 200 Hernandez does not have the ability to support a clay tiled roof. The structural trusses built in to support the weight of clay tile are not structured within the roof and fascia supports and could cause significant damage to the structure of the home. As a result of the support needed for clay tile, and the fact that the home is located on a steep slope, the roof has consistently remained a wood and shingle style roof, noting this is not the norm in traditional Mission Revival/Mediterranean style homes.

As a result, we are requesting that an alternative method such as metal be considered for the roof material for our home. Some of the benefits that have been associated with metal roofs are:

- It has a longer life span than other roof styles,
- Provides Resistant to Weather-tightness,
- Is Fire Resistant,
- Long Lasting and Durable.
- Lastly, the metal roof allows for energy efficiency.

In the event this option cannot be allowed, we would love to have open dialogue to agree on something that is more purposeful, and appealing than shingle, while maintaining the beauty of the home here in Los Gatos

Kind Regards,

Vaishali Singh-Sood

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8/26/24

To Whom It May Concern,

I am requesting a re-roof permit to replace 3600 sq feet for a standing metal panel roof as well as new gutters. Additionally, a layer of Sharkskin Ultra underlayment, as well as a second layer of Versashield GAF Fire Resistant layer will be added. There will not be any other additions or modifications to the roof.

Sincerely,
Vaishali Singh-Sood (Home-Owner)

ATTACHMENT 4

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4.8.8 Roofs, Gables, Eaves and Overhangs

- Roofs should maintain their original size, shape and pitch.
- Any changes in roof area, roof line, roof coverings, eave depth or materials should be consistent with the existing structure.
- In general, original gables should be retained. Restore brackets and decorative details that were original to the structure, but avoid adding elements that were not integral to the original design.
- New gables may be added only where consistent with the existing style and design and approved by the Deciding Body. In general, gable ends should be symmetrical.
- Eaves and fascias should be constructed of wood.
- For original roofs with wood shingles or shakes, coverings of fireproof composition materials and dark colors in a heavy profile are acceptable where they are made to resemble wood, if they are compatible with the architectural style of the building.
- Mission Revival or Mediterranean style structures should have tile roofs of a color, texture, thickness and shape to look like the original clay roof tile.
- Clay and concrete tiles should be avoided on structures with wood or shingle siding.
- Plastic and modern style tiles are prohibited.

4.8.9 Siding (General)

- Siding materials and placement on the structure should be appropriate to the existing style and design.
- All existing siding should be restored and retained wherever possible.

4.8.10 Wood siding (Victorian/Craftsman)

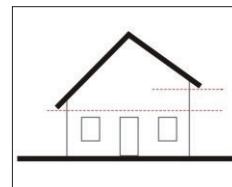
- Siding should be real wood and not a composite, synthetic or fabricated wood product. Finger jointed wood siding is acceptable.
- Metal and vinyl siding products are prohibited.
- New siding should identically match the existing siding in size, depth, width, pattern, and should match the existing cut or bevel in siding in angle, slope, type width and depth of cut, if any.
- Old deteriorated shingles may be replaced. However, new shingles should match existing shingles in size, shape, dimension and pattern.



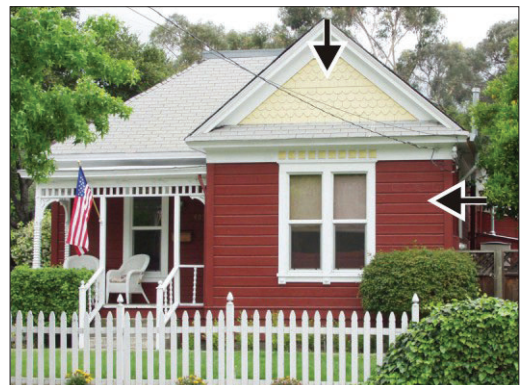
Heavy profile fireproof composition shingles may be used as a replacement for wood single and wood shake roofs



Restore gable and eave details, but don't add features that were not original to the house



Avoid asymmetrical gable ends like this



Maintain the siding scale and patterns of the original structure

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200 HERNANDEZ AVE.

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

MEETING DATE: 09/25/2024

ITEM NO: 2

DATE: September 20, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 14340 Browns Lane.** APN 409-14-010. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-24-019. Property Owner: Cathleen Joyce Vadasz. Applicant: Gordon K. Wong. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8 located at 14340 Browns Lane.

PROPERTY DETAILS:

1. Date primary structure was built: 1936
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 approval to remove the pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1936. The property is not within a historic district or LHP overlay, is not included in the 1990 Anne Bloomfield Survey, and is not located on the Sanborn Fire Insurance maps.

The applicant provided an informational packet with their application, which includes a summary of the history of the residence, and the research conducted as a part of this request

PREPARED BY: Erin Walters
Associate Planner

DISCUSSION (continued):

(Attachment 1). Based on the summary letter provided, the applicant confirms that the Santa Clara County Assessor shows a built date of 1936; however, a 1939 aerial photograph shows that the parcel was an orchard. The property was located in unincorporated Santa Clara County until 1979 when it was annexed into the Town. Records suggest that a portion of the dwelling had been built by 1955. An aerial photograph taken in May of 1965, shows a house and a garage located on the property. In 1966, the County Assessor conducted a site visit and reported that the property contained a 748 square foot two-bedroom residence with wood frame construction on a raised concrete foundation. The front elevation had a side-gable roof with a front porch under the eaves. The 440 square foot detached garage had a garage door along the full width of the front elevation and front facing gable roof.

In 1979, after annexation to the Town, the Town's Building Department inspected the property following a complaint regarding the condition of the property. The property was described as a one-story wood framed dwelling with at least two rear additions. The garage had been converted to a separate living unit in 1979. A kitchen addition had been constructed between the dwelling and garage. The applicant provided evidence of building permits issued in 1990 for electrical permits and building permits issued in 1998 for interior repairs, electrical, plumbing, and a new furnace. The 1998 building permit records include a floor plan; however, the as-built remodel did not match the approved plans. The front entry is located between the original house and the garage rather than entering through the kitchen as shown on the approved plans.

Based on the research provided the applicant believes that the required findings for removal from the Historic Resources Inventory can be made for this property as the residence is not in its original condition and there is nothing significant or remarkable about it. The applicant did not find that any persons significant to the Town's history lived on the site.

The applicant also provided pictures of the current residence, provided as Attachment 2. An existing site plan is provided as Attachment 3.

CONCLUSION:

Should the Committee find that the structure no longer has historic significance or architectural merit due to the loss of integrity, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, 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; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. Applicant's Submittal Packet
2. Property Photographs
3. Existing Site Plan

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History of 14340 Browns Lane, Los Gatos, CA 95032
APN 409-14-010

Bonnie Montgomery, Historical Consultant
421 N 5th St
San Jose, CA 95112
bayandvalleybooks@gmail.com
408-439-9073

The parcel 409-14-010 was in unincorporated Santa Clara County until it came under the jurisdiction of the Town of Los Gatos on February 23, 1979, with the Wedgewood No. 9 annexation. Only two County documents were available upon request: (1) the Assessor's Residential Unit Property Record, which documented changes from 1966 to 1998, and (2) a single county building permit from 1974 for a new water heater. A search of Town of Los Gatos building department microfiche yielded documents from 1979 to 1998. These documents will be described in the chronology that follows.

Being so recently annexed into the Town of Los Gatos, this parcel did not appear during a search at the Los Gatos Public Library on the Los Gatos Sanborn maps available between 1884 and 1944. Likewise, it is absent from the 1941 Tax Assessment. The property does not appear on the 1989 Anne Bloomfield Historic Resource Survey forms.

The history prepared here relies on Polk's directory listings, county assessor's records, county official records, recorded maps, aerial photographs, newspaper articles, Town of Los Gatos and County of Santa Clara building permits, and genealogical resources as referenced in the footnotes and attached to this history as figures.

The property's legal description places it in a portion of Lot 10 of the Wedgewood Subdivision of the Maud E. Parr Tract, surveyed in February 1889 (Figure 1).¹ In 1903, the San Jose-Los Gatos Interurban Railway Company purchased the right-of-way across the Wedgewood Subdivision, creating a triangle of land bounded by Smith Creek on the west, the railroad to the north, and Wedgewood Avenue on the south, as shown on the 1929 McMillan and McMillan Official Map of Santa Clara County (Figure 2).²

The Santa Clara County Assessor gives 1936 as the build date for this property, but an aerial photograph taken on August 1, 1939, shows that this parcel was still orchard land (Figure 3).³ To the west of this parcel was a recently surveyed cul-de-sac, La Rinconada Drive, as shown on the subdivision map of Tract No. 106, La Rinconada Acres (Figure 4).⁴ Mrs. E. I. Barron subdivided this tract, and she also owned the portions of Lots 10 and 11 east of this subdivision. On December 20, 1939, Ethel I. Barron and her husband William S. Barron sold 10 acres of Lots 8, 9,

¹ Santa Clara County [hereafter SCC] Recorded Maps Book E, Page 73.

² SCC Deeds Book 348, Page 270; McMillan and McMillan, *Official Map of Santa Clara County, California* (San Francisco: Walk-Up Map Company, 1929), https://archive.org/details/map_santaclaracounty_1929.

³ UC Santa Barbara Geospatial Collection, August 1, 1939, aerial photograph, Flight C_5750, Frame 286-19, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Photograph superimposed on Santa Clara County Surveyor Record Index map,

<https://sccplanning.maps.arcgis.com/apps/webappviewer/index.html?id=bc21a949580746968cb7139386996978>.

⁴ SCC Recorded Maps Book 3, Page 58, May 15, 1939.

10, and 11 of the Wedgewood Subdivision, including the subject parcel, to the San Jose Abstract and Title Insurance Company.⁵

The parcel appears to have been exclusively a rental property and difficult to trace through official recorded documents from 1939 to 1978. Aerial photographs, census records, directory listings, and newspaper articles suggest that at least some part of the dwelling had been built by 1955.

On an aerial photograph taken on April 25, 1948 (Figure 5), Browns Lane and some neighboring houses are visible, but the resolution is not adequate to determine whether trees or structures are on the parcel.⁶ On the 1950 census, John W. Brown, his wife Mary Vera, and their six daughters are living on a rural route along Wedgewood Avenue. One of their neighbors is Bedford Forrest and his family. Like John W. Brown, Bedford was a carpenter born in Texas. The Bedford Forrest family was reported living at 14340 Browns Lane in a blurb published in the July 7, 1955, issue of the *Los Gatos Times-Saratoga Observer*, which announced their son Olon's service in the Navy.⁷

A June 9, 1956, aerial photograph also has poor resolution (Figure 6). A May 15, 1965, aerial photograph clearly shows the house to the south and the garage to the north (Figure 7). The house was advertised for rent as a three-bedroom unfurnished house in the March 24, 1961, issue of the San Jose *Evening News*. Starting with the 1962 Los Gatos city directory, the property is listed in the reverse Los Gatos city directory. The tenants were: in 1962, Pierre and Gaby Leidelmeyer; in 1964, Willy F. and Mira A. Ferns; in 1965, "no return"; and in 1967, Richard Dalton. The address is listed in the Los Gatos section of the San Jose Suburban city directory between 1968 and 1974. The tenants were: in 1968, 1969, and 1970, Wesley E. Chambers, a carpenter, and his wife Sharon; in 1971, 1972, and 1974, Kenneth Watrous, an employee for the Coca-Cola Bottling Company, and his wife Bonnie.

In 1966, the County Assessor visited the parcel, measured the buildings on the site, and took a photo of the front elevation. According to the Residential Unit Property Record (Figure 8), the house was 748 square feet with a living room, kitchen, bathroom, and two bedrooms. It was of wood-frame construction on a raised concrete foundation. It had a side-gable roof with a front porch under the eaves. The detached garage was 440 square feet with a garage door along the full width of the front elevation and a front-facing gable roof. A shed or garage in the backyard was not measured, because no tax was assessed (NTA).

On October 16, 1974, then-owner Francisco Diaz received a building permit from the County of Santa Clara (No. 20204) for a new water heater. That is the only building permit in the records of the Santa Clara County Planning Department. On January 6, 1978, Francisco and Zulima Diaz granted the parcel to Louis C. and Marilyn D. Franckx.⁸ Mr. and Mrs. Franckx lived in Saratoga, and this property continued as a rental property.

⁵ SCC Official Records [hereafter OR] Book 962, Page 313.

⁶ UC Santa Barbara Geospatial Collection, April 25, 1948, aerial photograph, Flight CDF5, Frame 4-44, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

⁷ Browns Lane is along the southeast property line of parcels 409-14-035 (14331 Browns Lane) and 409-14-013 (17291 Wedgewood Avenue). This parcel and its neighbors have an easement for ingress and egress along Browns Lane.

⁸ SCC OR Book D390, Page 221, January 6, 1978.

On February 23, 1979, the Wedgewood No. 9 annexation placed this parcel under the jurisdiction of the Town of Los Gatos. Soon afterward, the tenants complained to the Town of Los Gatos about the condition of the property. The building department inspected the property on March 21, 1979. The inspector described a one-story wood-frame dwelling with at least two rear additions. The garage had been converted to a separate living unit around March 1978, not long after the Franckx became the new landlords. The space between the dwelling and garage had been filled in with a kitchen. The structure in the backyard labeled a “shed, garage” on the assessor’s Residential Unit Property Record was described by the inspector as a “large wood frame metal roof patio cover...with open gas barbecue.” The 21 code deficiencies and violations observed are listed in Figure 9. Mr. and Mrs. Franckx received an electrical permit on September 13, 1990 (No. E 18124) for outlets, appliances, and service equipment (Figure 10). Mr. Franckx died on September 5, 1994, in San Francisco. On August 3, 1995, Marilyn D. Franckx sold the property to Peter Miklos Vadasz and Cathleen Joyce Vadasz.⁹

On March 11, 1998, Peter and Cathleen Vadasz received Permit No. B98-00206 to “repair & replace sheetrock, insulate exterior wall (Figure 11); Permit No. E98-000103 for “electrical for rewiring” (Figure 12); Permit No. P98-000105 for “plumbing to remodel furnace, replace old plumbing (Figure 13); and Permit No. M98-00075 for “mechanical for furnace” (Figure 14). A hand-drawn floor plan was also approved, presumably to show how the interior spaces would be reconfigured with new sheetrock. The extensive remodel did not entirely match the plans; for example, the front entry is in the space between the original house and the garage instead of from the kitchen. On August 7, 2019, Peter Miklos Vadasz granted the parcel to the current owner, Cathleen Joyce Vadasz, as her sole and separate property.¹⁰

⁹ SCC OR Book N946, Page 1279, August 3, 1995.

¹⁰ SCC OR Doc. No. 24248124, August 7, 2019.

FIGURES

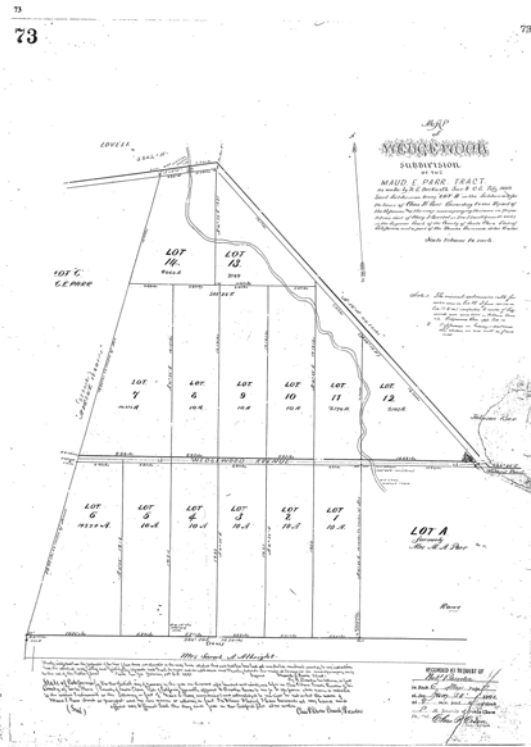


Figure 1. Wedgewood Subdivision, 1889.



Figure 2. Wedgewood Subdivision, 1929.

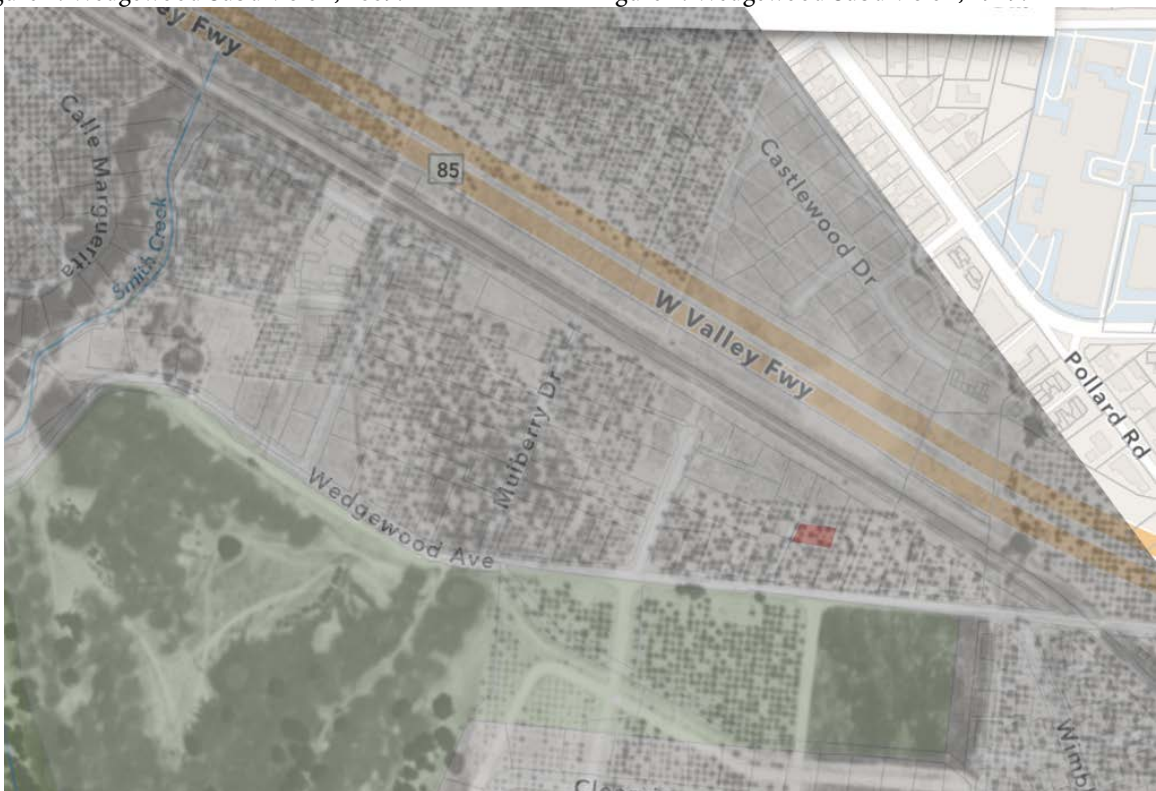


Figure 3. August 1, 1939, aerial photograph superimposed on Santa Clara County Surveyor Record Index map. Parcel is highlighted in red.

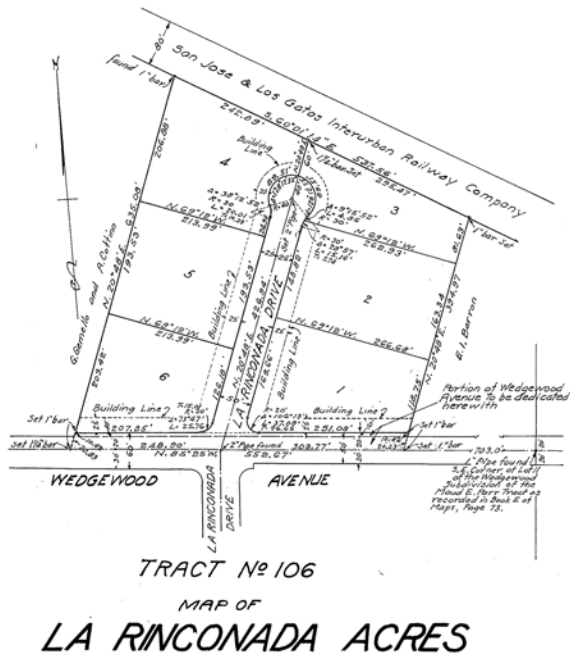


Figure 4. La Rinconada Acres tract map, just west of parcel, subdivided in 1939.



Figure 5. April 25, 1948, aerial photograph with parcel highlighted in red.



Figure 6. June 9, 1956, aerial photograph with parcel highlighted in red.



Figure 7. May 15, 1965, aerial photograph with parcel highlighted in red.

ADDRESS 14340 BROWNS LANE DISTRICT No. TRACT No. LOT BLOCK

20 MULTIPLE REC. 21 CO-OP CONDOMNIUM 22 TRACT No 23 AREA 24 SUB-AREA 25 EMPLOYEE No 26

DESCRIPTION OF BUILDING

Table with columns: 1 ROOF, 8 FIREPLACE, 12 ROOM AND FINISH DETAIL. Sub-sections include MULT. OPENINGS, BARBECUE, RAISED HEARTH, METAL BRICK, SHED, CUT-UP, BOX EAVES, SHINGLE, SHAKE, COMPO-SHINGLE, COMPO-ROLL, TAR AND GRAVEL, TILE, CONCRETE, CONCRETE TILE, ROCK, GUTTERS.

27 A.P.N. 408 03 010 28 COST DATE 1966 29 CONSTRUCTION DATE 1936 30 DESIGN 31 EFFECTIVE YEAR 1936 32 LIFE TABLE 33 DEPREC. TABLE 34

13 KITCHEN DETAIL

Table with columns: 14 BATH DETAIL. Sub-sections include FINISH (FLOOR, WALLS, W.C., LA., TUB, ST., O.T., G.D.), FIXTURES (FINISH, GRADE, PULLMAN).

35 FUNCTIONAL PLAN. 1 2 3 36 CONDITION 1 2 3 37 WORKMANSHIP 1 2 3 38 TOTAL ROOMS 4 39 DINING 39 40 FAM-RUMPUS-DEN 41 No. BEDROOMS 42 No. BATHROOMS 43 UTILITY ROOM 44

15 MISCELLANEOUS STRUCTURES

Table with columns: 16 COST DATA SUMMARY. Sub-sections include LIGHTING (FEW, FAIR, GARAGE), STRUCT-WALLS (AVG, CONC. BLK, MANY, GOOD, REC. FIX, 220).

45 CENTRAL HEAT NO YES 46 CENTRAL COOLING NO YES 47 GAR. ADEQUATE NO YES 48 GARAGE CARPORT GAR NONE 49 GARAGE ATTACHED NO YES 50 51 52 53

16 COST DATA SUMMARY

Table with columns: 4 FOUNDATION, APPRAISER AND DATE, COST DATA SUMMARY. Sub-sections include CONCRETE RAISED, CONCRETE SLAB, CONCRETE BLOCK, RODENT PROOF, GARAGE, PORCH, COV. PATIO, PATIO, FIREPLACE, HEATING, FLATWORK.

54 COST LEVEL BASE YR. 1936 55 QUALITY CLASS D.32A 56 AREA FOR MOD. 748 57 1ST FLOOR AREA 748 58 2ND FLOOR AREA 0 59 2ND FLOOR FACTOR 0 60 3RD FLOOR AREA 0 61 3RD FLOOR FACTOR 0 62 ATTIC AREA 0 63 ATTIC FACTOR 0 64 FINISH BSM'T. AREA 0 65 FINISH BSM'T. FACTOR 0 66 UNFIN. BSM'T. AREA 0 67 UNFIN. BSM'T. FACTOR 0 68 ADDITION AREA 0 69 ADDITION FACTOR 0 70 GARAGE AREA 1120 71 GARAGE FACTOR 0 72 PORCH TOTAL COST 0 73 COVERED PATIO COST 0 74 UNCOVERED PATIO COST 0 75 FIREPLACE COST 0 76 AIR - CONDITION COST 0 77 EXTRA KITCHEN COST 0 78 EXTRA PLBG. COST 0 79 FLATWORK AREA 0 80 FLATWORK COST 0 81 MISC. COST 0 82 POOL COST 0 83 HILLSIDE CONSTR. COST 0 84 85 86 87

7 BUILT-INS

Table with columns: 17 BUILDING PERMIT ACTIVITY. Sub-sections include BARBECUE, KITCHEN FAN, HOOD, RANGE TOP, OVEN, DOUBLE OVENS, ELECTRONIC OVEN, DROP-IN R & O, SLIDE-IN R & O, GARBAGE DISPOSAL, DISHWASHER, REFRIGERATOR, INTERCOM, BREAKFAST BAR, VACUUM CLEANER, WET BAR, WATER SOFTENER, WTR. HTR. GAL.

88 89 90 91 92 93 94 95 96 97 98 99

18 REMARKS

* 12-70 APPROX. DIMENSIONS

SHEET OF BOOK 408 03 010 PAGE 14 PCL

Figure 8. Page 2

LAND VALUE COMPUTATIONS					A.P.N. 408 03 010	
YEAR	UNIT VALUE	FRONT FT. VALUE	SITE VALUE	VALUE	LAND ATTRIBUTES	
					101	WIDTH (EFFECTIVE) 41
					102	DEPTH (EFFECTIVE) 113
					103	SQUARE FT. (USABLE) 6893
					104	SQUARE FT. (ACTUAL) 6893
					105	ACRES 0
					106	REPRESENTATIVE NO YES <input checked="" type="checkbox"/>
					107	IRREGULAR NO YES <input checked="" type="checkbox"/>
					108	CUL DE SAC NO YES <input checked="" type="checkbox"/>
					109	NON-THRU ST NO YES <input checked="" type="checkbox"/>
					110	CORNER NO YES <input checked="" type="checkbox"/>
					111	ALLEY NO YES <input checked="" type="checkbox"/>
					112	UTILITY UNDERGROUND NO YES <input checked="" type="checkbox"/>
					113	CURB & GUTTER NO YES <input checked="" type="checkbox"/>
					114	SIDEWALK NO YES <input checked="" type="checkbox"/>
					115	STREET LIGHTS NO YES <input checked="" type="checkbox"/>
					116	PARKWAY NO YES <input checked="" type="checkbox"/>
					117	PARKING STRIP NO YES <input checked="" type="checkbox"/>
					118	ZONING CONFORMITY NO YES <input checked="" type="checkbox"/>
					119	ZONING (ACTUAL) R1
					120	VIEW NO YES <input checked="" type="checkbox"/>
					121	TYPICAL VIEW 1 2 <input checked="" type="checkbox"/> 3
					122	TRAFFIC FLOW 1 2 3 <input checked="" type="checkbox"/>
					123	DIST. TO PUB. SER. 1 2 <input checked="" type="checkbox"/> 3
					124	LANDSCAPING 1 2 <input checked="" type="checkbox"/> 3
					125	HIGHEST & BEST USE R1
					126	LAND USE CODE
					127	ACTUAL USE 01
					TOPOGRAPHY	
					128	LOW EVEN <input checked="" type="checkbox"/> HIGH
					129	SELECT ONE
						LEVEL 1
						HILLY 2
						SLOPE 3
						BANK 4
						OTHER 5
					NEIGHBORHOOD	
					130	OWNER OCCUPIED NO YES <input checked="" type="checkbox"/>
					131	TREND 1 2 <input checked="" type="checkbox"/> 3
					132	CITY SERVICES (TYPE) 1 2 <input checked="" type="checkbox"/> 3
					133	TAX RATE 1 2 <input checked="" type="checkbox"/> 3
					134	PLANNING 1 2 <input checked="" type="checkbox"/> 3
					135	MARKET DEMAND 1 2 <input checked="" type="checkbox"/> 3
					136	RESIDENTIAL AREA NO YES <input checked="" type="checkbox"/>
					137	SINGLE FAMILY NO YES <input checked="" type="checkbox"/>
					138	
					139	
					TOTAL PROPERTY	
					140	ARCHITECTURAL ATTRACT. 1 2 <input checked="" type="checkbox"/> 3
					141	UNIT CONFORMITY 1 2 <input checked="" type="checkbox"/> 3
					142	LOT UTILIZATION 1 2 <input checked="" type="checkbox"/> 3
					143	IMPROVEMENT 1 2 <input checked="" type="checkbox"/> 3
					144	TEMPORARY VALUE NO YES <input checked="" type="checkbox"/>
					145	SELECT ONE
						PARTIAL COMPLETE 1
						DEFER. MAINT 2
						BOARD ACTION 3
						OTHER 4
					146	APPRAISAL DATE 00 00 72
					147	EMPLOYEE No.
					148	LAND VALUE
					149	IMP. VALUE 2200
					150	Imp. Value Rating
					151	BASE LOT VALUE
					152	BASE LOT PERCENT
					153	

PLAT OF BUILDING



SCALE " =

YEAR LAND IMP.

CALCULATIONS

$$22 \times 25 = 550$$

$$22 \times 9 = 198$$

$$\underline{748}$$

Inspection Report
14340 Browns Lane

March 21, 1979
A. Watson

Inspected property in response to complaint from occupants Yates and Van Rooy. Interior inspection made of right side unit only.

Building Description

One story wood frame - original dwelling added to at least twice at the rear. Garage converted to living unit (approximately March, 1978); kitchen added to side between original dwelling. Large wood frame metal roof patio cover at rear with open gas barbecue.

Code Deficiencies and Violation Observed

1. Bedrooms, living room and kitchen lack sufficient electrical outlets causing extensive use of extension cords.
2. Light fixture in rear bedroom energized by using zip cord wire.
3. Rear bedroom, bathroom and utility room not provided required ceiling height.
4. Electrical receptical not provided with cover plate and not properly secured.
5. Modification to electric service and wiring installed does not comply with electrical code.
6. Electric main service inadequate to serve two units.
7. Circuits to unit not provided with proper overcurrent protection.
8. Wiring at service, south side of building and patio area is exposed - open conductors, open splices, unprotected.
9. Roof leak in living room.
10. 4" vent from toilet in utility room damaged and of unapproved material.
11. Sink in bathroom is not vented, connected improperly and outside plumbing of unapproved material.
12. Wall and roof framing of original dwelling infected and deteriorated in numerous locations by dryrot and termites.
13. Roof and wall framing of rear utility room structurally unsound.
14. Roof framing of patio roof structure is structurally unsound.
15. Open barbecue under patio roof is fire hazard.
16. Gas line to barbecue area of unapproved material for underground gas line.
17. Garage converted to living unit without permit or inspection.
18. Gas vent from garage improperly installed.

--continued--

Inspection Report - 14340 Browns Lane

-2-

19. Electric circuit to garage unit is not provided required overcurrent protection.
20. Plumbing at rear of garage unit from bathroom is of unapproved material.
21. Use of property for two living units is in violation of county and town zoning regulations.

Figure 10.

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT • PHONE 254-8878
INSPECTION REQUESTS PHONE 254-8877

E 18124

ITEM	NO. OF ITEMS	AMOUNT		FEES	BUILDING ADDRESS
OUTDOOR LIGHTS		75 EA.			74390 BROWNS LANE
INDOOR LIGHTS		75 EA.			USE OF BUILDING
SWITCHES		75 EA.			RESIDENTIAL
RECEPTACLES, OUTLETS	3	75 EA.	7	25	OWNER
RESIDENTIAL: OVEN, COOK TOP, RANGE, WALL AIR COND., SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1 KW OR LESS	2	300 EA.	6	00	BRANUCK
COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1 KW OR LESS		300 EA.			MAIL ADDRESS 2750 GARDENWICH ST CITY SAN FRANCISCO CA 94123
LARGE APPLIANCES, POWER APPARATUS, HEATING & AIR COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS OVER 1 KW		750 EA.			CONTRACTOR PHONE ALMUDENA ELECTRIC 370-7545
OVER 10 KW		1500 EA.			MAIL ADDRESS 190 DILLON AVE UNIT F CITY CAMPBELL, CA 95008
OVER 50 KW		3000 EA.			STATE LICENSE 136788 C-10 TOWN LICENSE 1382
OVER 100 KW		4500 EA.			NOTICE: 1. SIGNS ARE REGULATED, SEE PLANNING DEPT. 2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES, AND PUBLIC RIGHT-OF-WAYS SHOESTRING LIGHTING NOT PERMITTED.
BUSWAY (PER 100 FEET)		450 EA.			
SIGNS		1500 EA.			
SERVICE EQUIP. NOT OVER 200 AMPS	1	1850 EA.	18	50	
SERVICE EQUIP. OVER 200 AMPS	2	3750 EA.			
SERVICE EQUIP. OVER 600 VOLTS		7500 EA.			
SUBPANEL		1100 EA.			
MISC. APPARATUS CONDUITS & CONDUCTORS		1100 EA.			
TEMPORARY POWER POLE		1500 EA.			
TEMPORARY LIGHTING SYSTEM		750 EA.			
SWIMMING POOL SYSTEM		3000 EA.			
NEW RESIDENTIAL CONST. 50 FT X 80 FT *					
ELECTRICAL PLAN CHECK FEE					
ISSUANCE OF PERMIT				15	00
TOTAL FEES					117.00
CONTRACTORS DECLARATION					
I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW					
SIGNATURE X <i>[Signature]</i>					
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 X <i>[Signature]</i>					
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 CALIFORNIA.					
SIGNATURE X <i>[Signature]</i>					
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 MECHANICAL CONSTRUCTION AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.					
SIGNATURE X <i>[Signature]</i>					
GROUP	USE ZONE	PROCESSED BY			
INSPECTION RECORD					
VALIDATION					
5310A11 09/13/90 TOTAL 41.00					
16:01					
APPROVALS					
CONDUIT	DATE	INSPECTOR'S SIG.			
ROUGH WIRING	9/14/90	[Signature]			
SERVICE EQUIP.	9/14/90	[Signature]			
FRITLINE					
GROUNDING	9/14/90	[Signature]			
UTILITY CO. NOTIFIED	9/14/90	[Signature]			
FINAL	9/14/90	[Signature]			

Figure 11.

TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B98-000206

Work Description: REPAIR & REPLACE SHEETROCK, INSULATE EXTERIOR WALL

Building Address: 14340 BROWNS LN	Status...: ISSUED
Owner.....: VADASZ PETER MIKLOS & CATHLEEN	Applied.: 03/11/1998
Address.....: 14340 BROWNS LN	Approved: 03/11/1998
City.....: LOS GATOS CA	Issued...: 03/11/1998
Contractor.....: OWNER/BUILDER	Expires..: 09/07/1998
License.....: 000000	
Address.....: SAME	
City.....:	
Business Lic.:	
Arch\Eng\Design.:	
License.....:	
Address.....:	
City.....:	

Valuation.....: 10,000.00
Total Sq.Ft.....: Livable Sq.Ft.:
Class Code.....: 434 Bldg Count: 001

Unit Count: 000

***** PERMIT FEES *****			
Permit Issuance..:	25.00	Park Tax.....:	.00
Building Permit.:	163.00	Planning Plan Ck.:	.00
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	1.00	Storm Drain Eng.:	.00
Plan Check.....:	105.95	Road Impact Fee.:	36.99
Micro Building.:	.00	Computer Services:	6.52
Construction Tax:	.00	Electrical Fee...:	
Utility Tax.....:	.00	Plumbing Fee.....:	
Gen Pln Updt.....:	.00	Mechanical Fee...:	

Total Calculated Fees:	301.47
Total Additional Fees:	.00
Total Fees Due.....:	301.47
Total Payments.....:	.00
BALANCE DUE.....:	301.47

CONTRACTORS DECLARATION

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

Signature X _____
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 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 Cathy Vadász _____

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 X Cathy Vadász _____

Figure 12.

Permit Number: E98-000103

Work Description: ELEC FOR REWIRING

Building Address: 14340 BROWNS LN
 Owner.....: VADASE PETER MIKLOS & CATHLEEN
 Address.....: 14340 BROWNS LN
 City.....: LOS GATOS CA
 Zip.....: 95030
 Contractor.....: OWNER/BUILDER
 License.....: 000000
 Address.....: SAME
 City.....:
 Zip.....:
 Business Lic...:

Status...: ISSUED
 Applied.: 03/11/1998
 Approved:
 Issued...: 03/11/1998
 Expires.: 09/07/1998

--Square Footage--
 Remodel:

Commercial:

***** PERMIT FEES *****	
Permit Issuance.....:	25.00
Plan Check Fee.....:	16.81
New Resident.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Electrical Fee:	67.25

Total Calculated Fees:	109.06
Total Additional Fees:	.00
Total Fees Due.....:	109.06
Total Payments.....:	.00
BALANCE DUE.....:	109.06

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors license law.

Signature X _____

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 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 *Cathy Vadase* _____

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 *Cathy Vadase* _____

NOTICE:

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

Figure 13.

Permit Number: P98-000105

Work Description: PLUM TO REMODEL FURNACE REPLACE OLD PLUM

Building Address: 14340 BROWNS LN
 Owner.....: VADASZ PETER MIKLOS & CATHLEEN
 Address.....: 14340 BROWNS LN
 City.....: LOS GATOS CA
 Zip.....: 95030
 Contractor.....: OWNER/BUILDER
 License.....: 000000
 Address.....: SAME
 City.....:
 Zip.....:
 Business Lic...:

Status...: ISSUED
 Applied.: 03/11/1998
 Approved: 03/11/1998
 Issued...: 03/11/1998
 Expires..: 09/07/1998

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

***** PERMIT FEES *****	
Permit Issuance.....:	25.00
Plan Check Fee.....:	13.00
New Residential.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Plumbing Fee..:	52.00

Total Calculated Fees:	90.00
Total Additional Fees:	.00
Total Fees Due.....:	90.00
Total Payments.....:	.00
BALANCE DUE.....:	90.00

CONTRACTORS DECLARATION

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

Signature X _____

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 Toop. 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 *Cathy Vadas*

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 X *Cathy Vadas*

Figure 14.

Permit Number: M98-000075

Work Description: MECH FOR FURNANCE

Building Address: 14340 BROWNS LN
Owner: VADASZ PETER MIKLOS & CATHLEEN
Address: 14340 BROWNS LN
City: LOS GATOS CA
Zip: 95030
Contractor: OWNER/BUILDER
License: 000000
Address: SAME
City:
Zip:
Business Lic:
--Square Footage--
Remodel:
Commercial:

Status: ISSUED
Applied: 03/11/1998
Approved: 03/11/1998
Issued: 03/11/1998
Expires: 09/07/1998

Table with 2 columns: Description and Amount. Rows include Permit Fees (Permit Issuance, Plan Check Fee, New Residential, Remodel, Commercial, Detail Mechanical Fee), Total Calculated Fees (76.25), Total Additional Fees (.00), Total Fees Due (76.25), Total Payments (.00), and BALANCE DUE (76.25).

CONTRACTORS DECLARATION

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

Signature X

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 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 Cathy Vadasz

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 Cathy Vadasz

NOTICE: All new mechanical equipment shall be screened and the screening shall match the building in terms of material and color. Noise levels from the equipment shall not exceed what is permitted by Section 16.20.025 of the Town of Los Gatos Code.

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: (yes) or (no)
2. I have (yes) or (no) signed an application for a Building permit for the proposed work:

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).

Cathy Vadasz
(SIGNATURE)

3-11-98
(DATE)

Property Owner: Vadasz

Address: 14340 Brawn
(of job site)

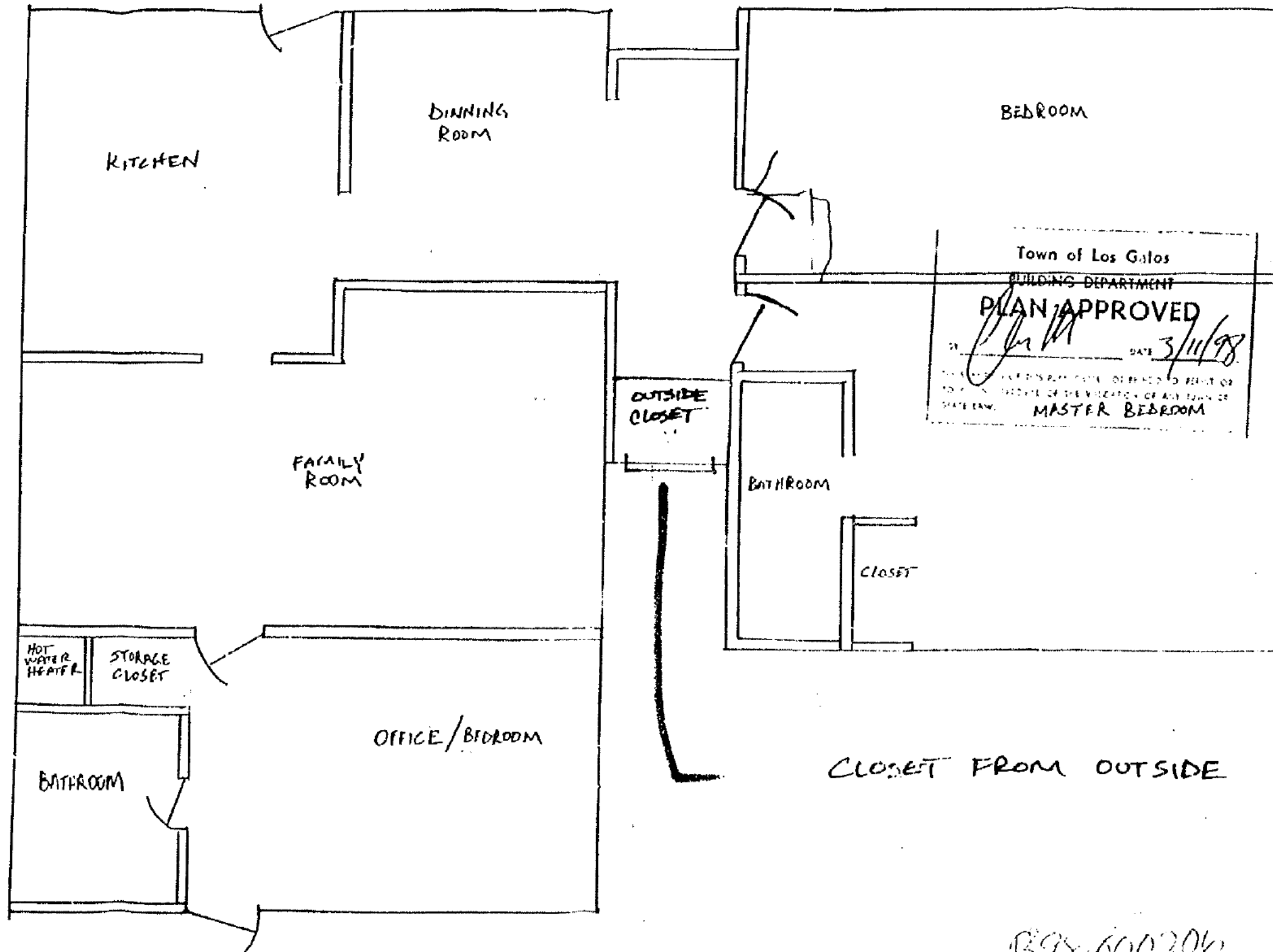
BL01:POWER/OWNER/VER

898-000206
E98-000103

P98-000105
M98-000075

Figure 15.

FRONT



2

CATHY ¹/₃, PETER VADASZ
14340 BROWN LN
95032

B98-000206



















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ABBREVIATIONS

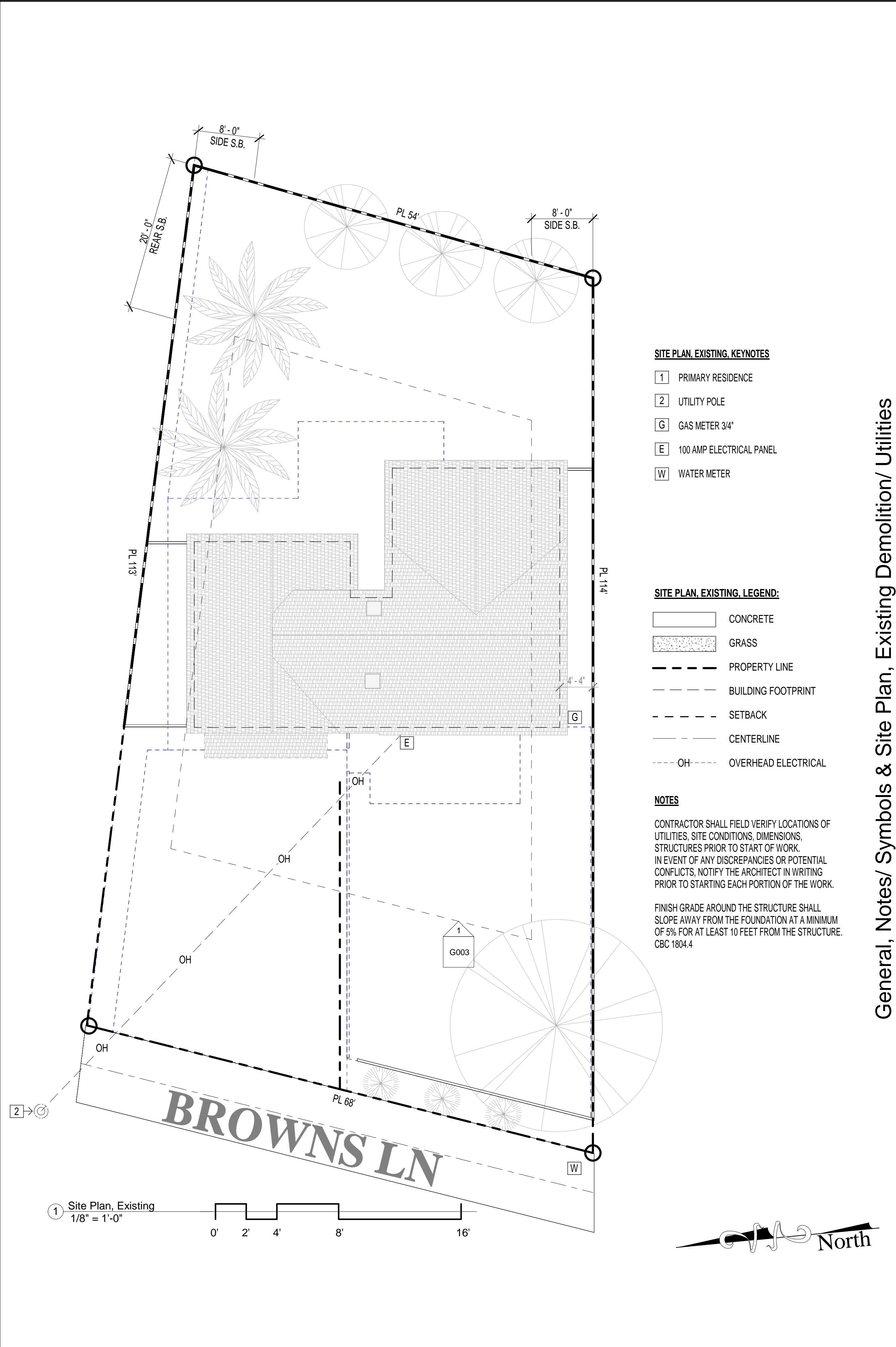
A	ABOVE	N	NEW
ABV	ASPHALT CONCRETE	(N)	NORTH
AC	AREA DRAIN	NIC	NOT IN CONTRACT
AD	ADDITIONAL	NOM	NOMINAL
ADDL	ABOVE FINISH FLOOR	NP	NO PARKING
AFF	ASPHALT	NR	NON-RATED
ASPH		NTS	NOT TO SCALE
B	BITUMINOUS	O	OVERALL
BITUM	BACKING	OA	ON CENTER
BKG	BUILDING	OC	OUTSIDE DIAMETER/ DIMENSION
BLDG	BEAM	OD	OWNER FURNISHED CONTRACTOR
BM	BACKER ROD	OF	OWNER FURNISHED OWNER INSTALL
BR	BUILT-UP-ROOF	OFCI	
BUR	BEDROOM	OFOI	
BDR	BOTTOM OF WALL		
BW		P	PENETRATION
C	CABINET	PENN	PERFORATED
CAB	CATCH BASIN	PERF	PERPENDICULAR
CB	CEMENT	PERP	PLATE
CEM	CUBIC FEET	PL	PROPERTY LINE
CF	CONTROL JOINT	PLAS	PLASTER
CJ	CLOSET	PLBG	PLUMBING
CL	CENTERLINE	PLWD	PLYWOOD
CTL	CEILING	PNL	PANEL
CLG	CONCRETE	POC	POINT OF CONNECTION
CONC	CARPET	PP	PERMEABLE PAVERS
CPT		PREFAB	PREFABRICATED
D	DECK	PSF	POUNDS PER SQUARE FOOT
D	DRAIN	PSI	POUNDS PER SQUARE INCH
DR		PTD	PAINTED
E	EXISTING	PTR	PRESSURE TREATED
(E)	EAST	PTRWQD	PRESSURE TREATED WOOD
E	ELECTRICAL	Q	QUANTITY
ELEC	ELECTRICAL PANEL	QTY	
EP	EXTERIOR		
EXT		R	REVEAL OR RISER
F	FOUNDATION	RAD	RADIUS
FDN	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
FH	FINISH	RD	ROOF DRAIN
FIN	FINISH FLOOR	REF	REFERENCE
FF	FLOW LINE	REFL	REFLECTED
FL	FLUORESCENT	REFR	REFRIGERATOR
FLUOR	FACE OF CONCRETE	RET	RETAINING OR RETARDANT
FOC	FACE OF FINISH	REG	REGISTER
FOF	FACE OF STUD	RO	ROUGH OPENING
FOS	FIRE RATED	S	SEE CIVIL DRAWINGS
FR	FLOOR SINK	SCD	SCHEDULE
FS	FIRE SPRINKLER	SCHD	STORM DRAIN
FSL	FOOTING	SD	SECTION
FTG	FURRING	SECT	SEE ELECTRICAL DRAWINGS
FJRR		SED	SQUARE FOOT OR FEET
G	GALVANIZED	SF	SHOWER
GALV	GENERAL CONTRACTOR	SHR	SHEET
GC	GLASS	SHT	SHEATHING
GL	GROUND	SHTG	SIMILAR
GND	GYPNUM WALL BOARD	SJ	SEISMIC JOINT
GWB	GYSUM	SL	SEALANT
GYP		SLD	SEE LANDSCAPE DRAWINGS
H	HARDBOARD	SM	SHEET METAL
HBD	HEADER	SMD	SEE MECHANICAL DRAWINGS
HDR	HARDWARE	SOF	SOFFIT
HDWR	HARDWOOD	SOG	SLAB ON GRADE
HDWD	HEATER	SPD	SEE PLUMBING DRAWINGS
HTR	HEATING, VENT. & A.C.	SPEC/S	SPECIFICATION
HVAC		SQ	SQUARE
I	INCH	SS	SANITARY SEWER
IN	INCANDESCENT	SSD	SEE STRUCTURAL DRAWINGS
INCAND	INSULATION	STC	SOUND TRANSMISSION COEFFICIENT
INSUL	INTERIOR	STD	STANDARD
INT	INVERT	STL	STEEL
INV		STOR	STORAGE
J	JOIST	STRL	STRUCTURAL
JST	JOINT	SY	SQUARE YARD
JT		T	TOP AND BOTTOM
K	KIPS	T&B	TONGUE AND GROOVE
K	KITCHEN	T&G	TOP OF CURB
KIT	KICK PLATE	TC	TOP OF CONCRETE
KP		TOP	TOP OF PAVING
L	LOCATION	TOS	TOP OF STEEL
LOC	LIGHT	TRD	TREAD
LT		TW	TOP OF WALL
M	MACHINE BOLT	U	UNDERWRITERS LABORATORIES
MB	MEDIUM DENSITY FIBERBOARD	UL	UTILITIES
MDF	MECHANICAL	UTIL	
MECH	MEMBRANE	V	VITREOUS CLAY PIPE
MEMB	METAL	VCP	VERTICAL
MET	MANHOLE	VERT	VENT THROUGH ROOF
MH	MISCELLANEOUS	VTR	
MSC	MOUNTED	W	WEST OR WIDTH
MTD	METAL	W	WATER CLOSET
MTL		WC	WOOD
		WD	WINDOW
		WDW	WITHOUT
		W/O	WATER PROOF
		WP	WORKING POINT
		WPT	WATER RESISTANT
		WR	

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
- ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GWK ARCHITECTS -- GORDON WONG, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
- LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
- ANY EXISTING TO REMAIN SHALL BE IN GOOD CONDITION PRIOR TO THE PLANNING FINAL INSPECTION.
- NEW LANDSCAPING SHALL COMPLY WITH STATE WATER EFFICIENCY STANDARDS.

GRAPHIC SYMBOLS

	CONCRETE PAD		BUILDING SECTION
	DETAIL REFERENCE		APPROXIMATE LINE OF WORK
	INTERIOR ELEVATION		WINDOW TYPE
	WALL TYPE		REVISION
	KEY NOTE		DATUM REFERENCE
	DOOR TYPE		REMOVE
	ROOM TAG		



RESIDENTIAL REMODEL
14340 BROWNS LN
Los Gatos, CA 95032

ARCHITECTS
RESIDENTIAL / COMMERCIAL

GORDON WONG, ARCHITECT
PROJECT REPRESENTATIVES
710E MCCLINTOCK LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1845 LIC# 34645
GWK Architects.com

STEVEN PANJEZ
PROJECT REPRESENTATIVES
710E MCCLINTOCK LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1845

Revision Schedule

Number	Description	Date

General, Notes/
Symbols & Site
Plan, Existing
Demolition/
Utilities

G001

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

MEETING DATE: 09/25/2024

ITEM NO: 3

DATE: September 20, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting a Determination Regarding the Contributing Status of an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned O:LHP. **Located at 228 Bachman Avenue.** APN 510-14-053. Request for Review Application PHST-24-017. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: James B. Wood. Project Planner: Sean Mullin.

RECOMMENDATION:

Requesting a determination regarding the contributing status of an existing contributing single-family residence located in the Almond Grove Historic District on property zoned O:LHP located at 228 Bachman Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1922 (effective year built 1932) per County Assessor's Database; 1920s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: ✓, historic and some altered, but still contributor to district if there is one
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Almond Grove Historic District
5. If yes, is it a contributor? Yes
6. Findings required? Yes
7. Considerations required? No

BACKGROUND:

The County Assessor indicates that the residence located at 228 Bachman Avenue was constructed in 1922, with an effective year built of 1932, which usually reflects significant alterations or additions occurred after the original construction date. The 1990 Bloomfield Survey estimates the construction date as the 1920s and rates the residence as historic and some altered, but still contributor to district if there is one (Attachment 1). The residence is

PREPARED BY: Sean Mullin, AICP
Senior Planner

BACKGROUND (continued):

listed as a contributor to the Almond Grove Historic District in Appendix B of the Residential Design Guidelines. The Sanborn Fire Insurance Maps show that the property was undeveloped in 1908 (Attachment 2). By 1928, a dwelling with an attached accessory building were present along the rear property line. The 1944 map shows that this dwelling was demolished, and a new dwelling was constructed toward the front of the property. It is likely that this change is the reason the County Assessor provides an effective year built of 1932. The footprint of this dwelling remained consistent between 1944 and 1956.

A search of Town Permit records provides the following:

- 1969 use permit to allow a professional office in a residence;
- 1957 Building Permit for construction of an addition (store room); and
- 1975 Planning Commission approval to establish an office in the residence.

On January 7, 2004, the Committee discussed the possibility of demolishing the subject residence (Attachment 3). The Committee noted that the structural report provided at the time did not justify a demolition; however, the Committee felt that the residence had unsympathetic additions and that it is likely that the siding is not original. The Committee stated that a demolition may be possible, adding a recommendation that a replacement structure not be Mediterranean and that the second story be recessed.

The applicant provided results of their research on the residence and a summary of the history of the residence (Attachment 4). The applicant notes that there have been several additions to the residence over time and that it includes multiple types of siding and windows.

DISCUSSION:

The applicant is requesting a determination of the historic or architectural significance of the contributing single-family residence located in the Almond Grove Historic District related to a future proposal for demolition of the residence and construction of a new single-family residence.

The 1990 Bloomfield Survey is included as Attachment 1 and provides a preliminary rating for the residence of “✓” meaning: historic and some altered, but still contributor to district if there is one. The Sanborn Fire Insurance Maps indicate that the residence was constructed in the current location between 1928 and 1944 (Attachment 2).

Structures within historic districts are individually classified as to their relative contribution to the historic character and quality of the district. Contributing structures have been determined to be historically, architecturally, or culturally significant. Noncontributing structures are those

DISCUSSION (continued):

which are not historic in terms of their design or have been so modified over time as to no longer meet the criteria for contributing status.

The Residential Design Guidelines state that the demolition of any contributing structure in historic districts is forbidden absent a cataclysmic event or upon determination by the Deciding Body that demolition is necessary for the proper restoration of the structure. Additions, alterations, and removal of non-historic additions may be approved as part of the reconstruction process, provided the contributing historic elements of the structure are maintained, and the changes and/or additions could have been approved if the structure had not been damaged.

CONCLUSION:

Should the Committee find that the structure no longer meets the criteria for contributing status, the structure would be removed from the list of contributors to the Almond Grove Historic District. The property would continue to be located within the historic district, and any proposed work, including demolition and construction of a new residence, would return to the Committee for review under a formal Planning application.

FINDINGS:

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

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

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

FINDINGS (continued):

B. Findings

___ As required by Town Code Section 29.10.09030(c) *Demolition of historic structures*, a demolition permit for a historic structure may only be approved if:

1. The structure poses an imminent safety hazard; or
2. The structure is determined not to have any special historical, architectural or aesthetic interest or value.

Any request to demolish an historic structure shall be reviewed by the Historic Preservation Committee. Applications to demolish a non-contributing historic structure shall be accompanied by a detailed report describing all aspects of the structure's physical condition prepared by an architect, licensed design professional, or registered civil engineer at the applicant's expense.

ATTACHMENTS:

1. 1990 Bloomfield Survey
2. Sanborn Exhibit
3. Minutes – Historic Preservation Committee, January 7, 2004
4. Research Results and Summary of Residence
5. Exterior Photos

AG

Anne Bloomfield

2190

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 228 Bachman

PARCEL MAP INFORMATION

Parcel # 510-14-053 Lot size: 52 front ft. x _____ ft. deep

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

Location: N S _____ E _____ W _____ side of B St _____ Ave Other _____

distance to cross st: 212 ft. N _____ S _____ E W _____ from Tait

at NE _____ NW _____ SE _____ SW _____ corner of _____

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Massol Sub Old Block # 1 Old lot # 5

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating Estimated age 1920s Style Bungalow/Medit. # stories _____

Alterations added trellis

Other for rent

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

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1944				

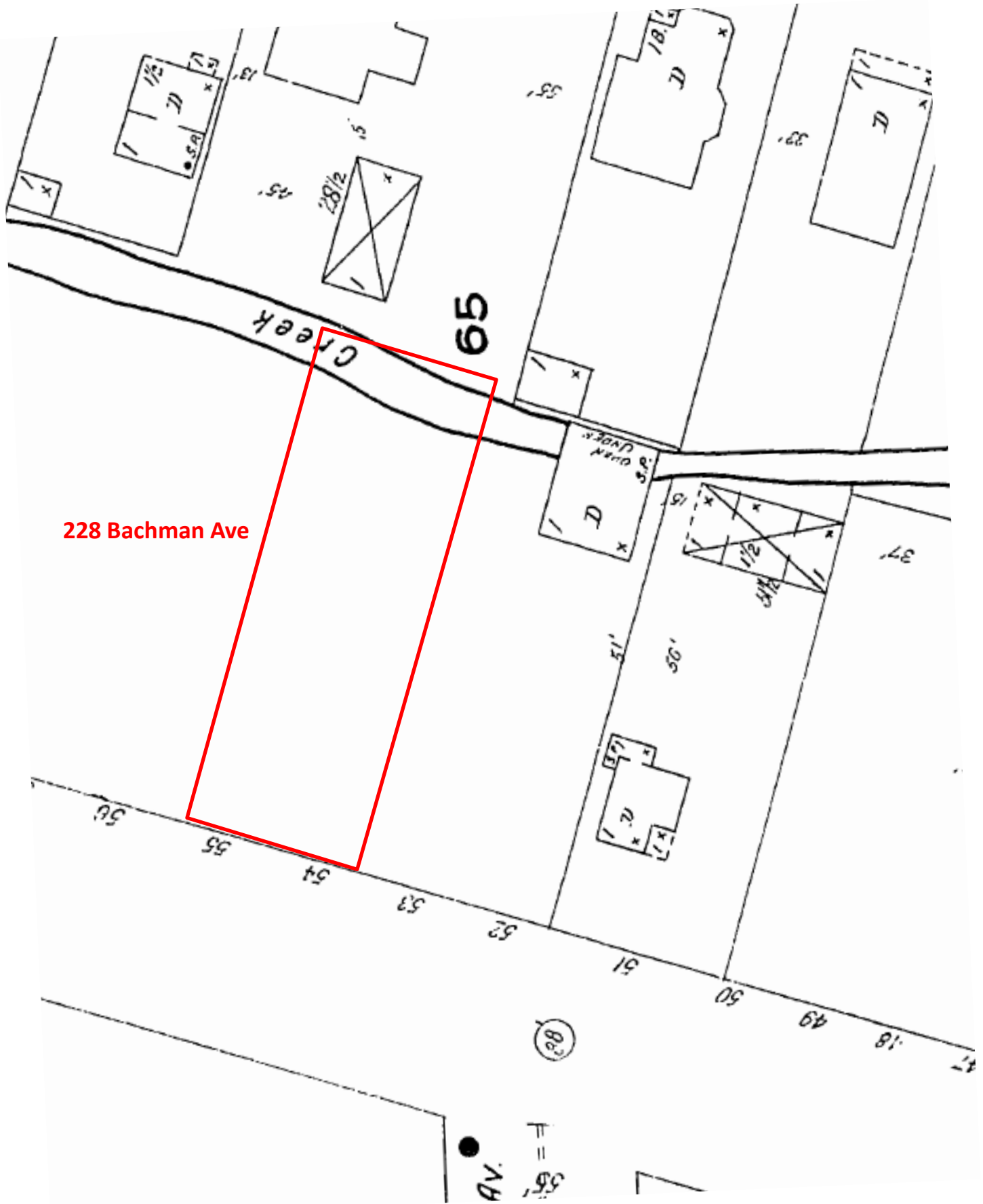
MISCELLANEOUS

National Register listed date _____
County Inventory 1979 _____
Town of Los Gatos: Designation _____ Recognition _____
District Name _____
Previous Survey _____
Gebhard: page # _____ illustration page # _____
Butler/Junior League _____

PHOTOS: Roll/frame # 011/29 Date 22-11-89



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228 Bachman Ave

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Creek

56

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52

51

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AV.

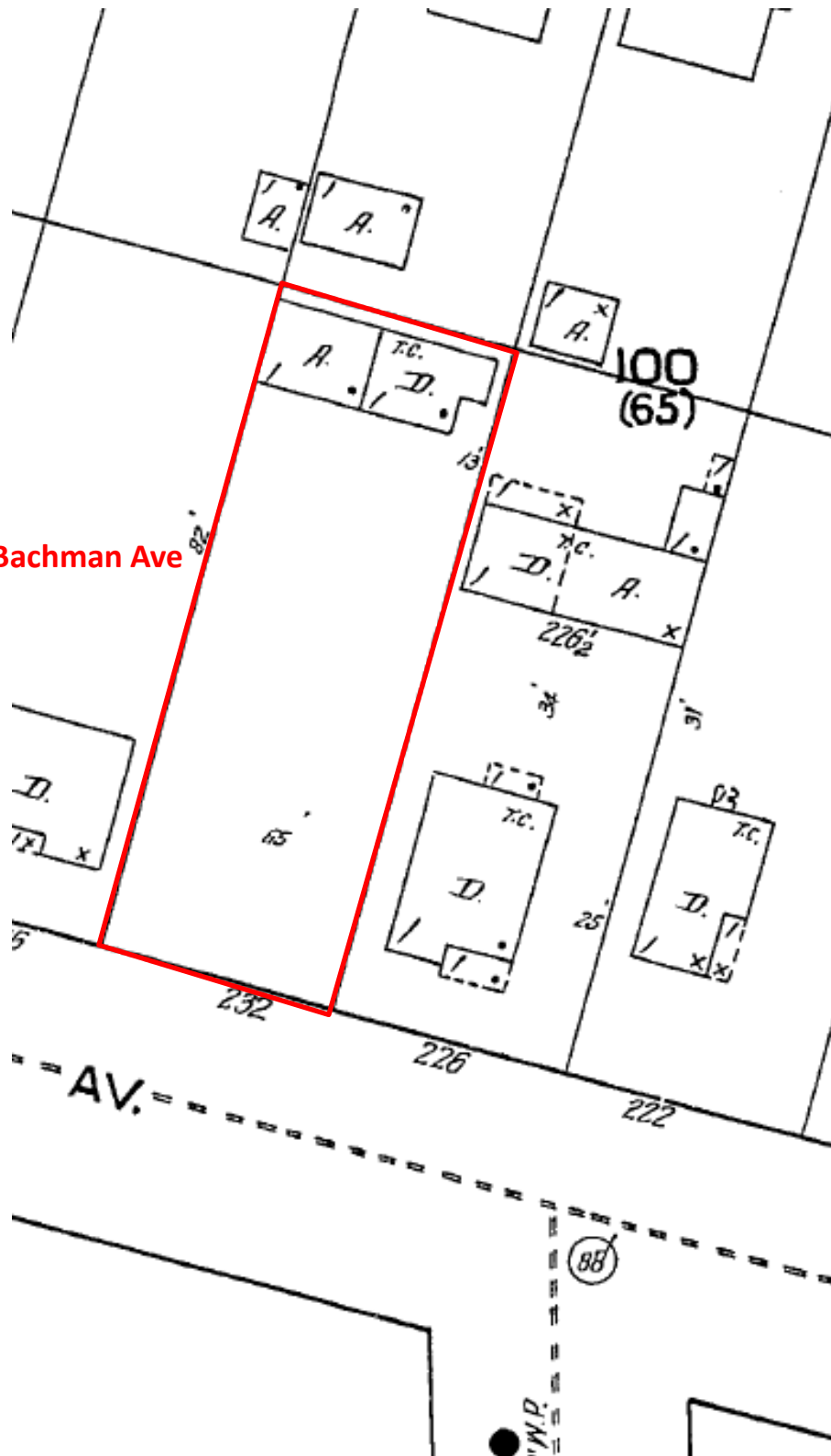
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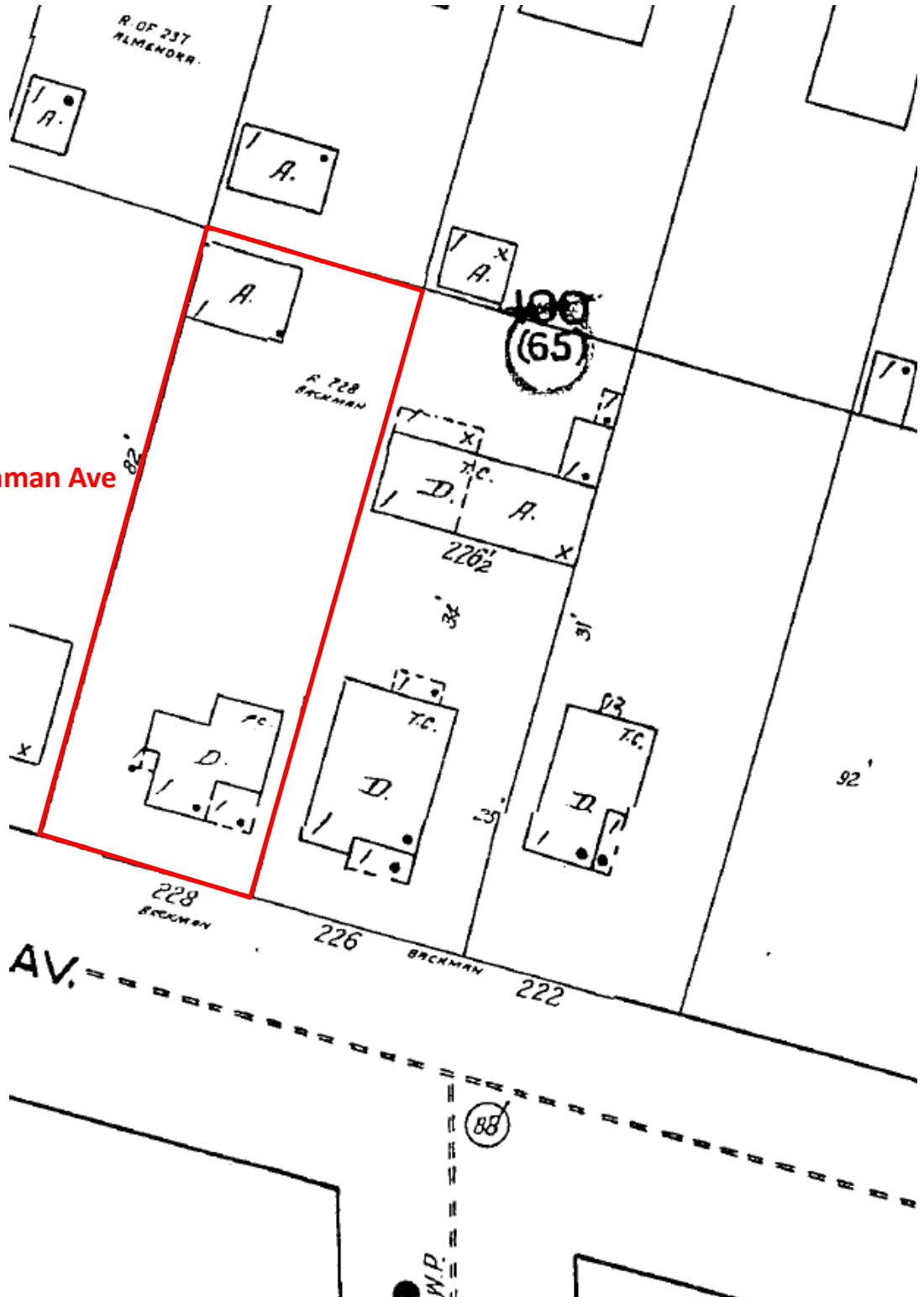
1908

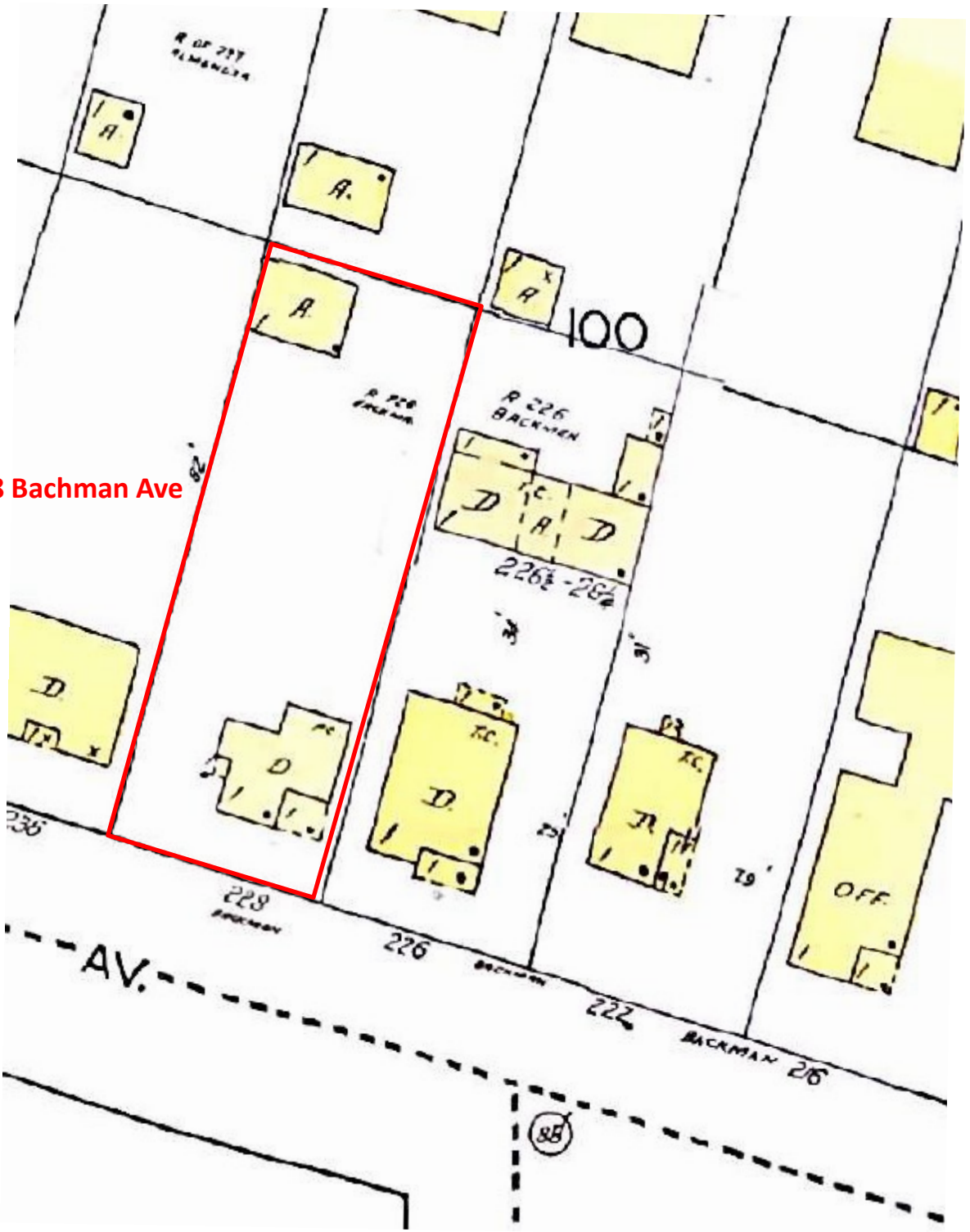
ATTACHMENT 2

228 Bachman Ave



228 Bachman Ave





228 Bachman Ave

110 TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMITTEE OF THE TOWN OF LOS GATOS FOR JANUARY 7, 2004, HELD IN TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:40 P.M. by Chair Pacheco.

ATTENDANCE

Members Present: Kelly Blough, Jeanne Drexel, Len Pacheco and Joanne Talesfore
Absent: Susan Burnett
Staff Present: Sandy Baily, Associate Planner

ITEM 1: **146 Tait Avenue**

The Committee considered revised plans to add onto the first floor of a residence and to modify an existing accessory structure in the Almond Grove Historic District. The applicant stated at this time, the owner did not want to proceed with the Minor Residential Development Application for the accessory structure and the plans were modified to improve the existing structure. Blough moved to approve the application with the revised plans and the following conditions:

1. Siding material shall be real wood, not a composite, laminated or fabricated wood product.
2. All windows and doors shall be wood. No snap in grids or grids inside the windows are permitted. Simulated wood grids are acceptable (ie: one glass pack with grids applied by manufacturer to inside, outside and between glass), to read as a true divided lite window. Vinyl and aluminum clad windows are not permitted.
3. All window trim, window finish detail, corner boards, soffits, eaves, millwork and any other detail shall match existing.

Talesfore seconded, motion passed unanimously. Appeal rights were recited.

ITEM 2: **59 CHESTER STREET**

The Committee considered a request to remove the pre-1941 residence from the Historic Resources Inventory. Pacheco moved to have the house removed from the inventory for the following reasons:

1. There is nothing left of the original structure.
2. The house has no historic architectural style.

Drexel seconded, motion passed unanimously. Appeal rights were recited.

ITEM 3: **OTHER BUSINESS**

- a. 59 Chester Street - Not heard since the Committee determined the house was not historic.
- b. 228 Bachman Ave - The Committee discussed the possibility of demolishing this house which is located in the Almond Grove Historic District. Although the structural report did not justify a demolition, the Committee felt that the house had unsympathetic additions and that the siding most likely was not original. Therefore, the Committee stated that a demolition may be possible. The Committee recommended that the replacement structure not be Mediterranean and that the second story be recessed. Baily stated that the demolition would also need to be reviewed by the Community Development Department to determine whether or not a demolition was justified.
- c. 312 Bachman Ave - The Committee considered preliminary ideas to make exterior changes to a residence located in the Almond Grove Historic District. The Committee felt that the front entry way changes were positive and that the changes to the side could be treated with a multi-pane room and that the house maintain it's colonial revival style.
- d. 15901 Blossom Hill Road - The Committee discussed the possibility of demolishing the house or doing an addition. The Committee had mixed feelings about a demolition and it was questionable if a demolition would be supported. As for the addition, it was recommended that the house be relocated on the lot and that the front portion of the house be saved. Another alternative was to look at converting the house to an accessory structure or a secondary dwelling unit.
- e. Pre-1941 Design Guidelines - No new information to report. Matter will be continued to each meeting to allow members to add to the list of what needs to be looked at when the guidelines are revised.

ITEM 4: **STATUS OF PREVIOUS APPLICATIONS**

Baily informed the Committee on the status of previous applications.

ITEM 5: **APPROVAL OF MINUTES**

The minutes from the meeting of December 3, 2003 were passed unanimously.

ITEM 6: **ADJOURNMENT**

The meeting was adjourned at 7:30 P.M. to the next regular meeting on February 4, 2004.

Prepared by:

Approved by:

Sandy L. Baily, Associate Planner

Len Pacheco, Chair

Application For Demolition of 228 Bachman Avenue



Requested Sept 2024 by new owners James and Paff Wood who propose to build and occupy a new single-family home with ADU on the property.

Summary

- HPC meeting minutes Jan 7, 2004 on 228 Bachman Ave:
 - “Committee stated that a demolition may be possible”
 - “Committee felt that the house had unsympathetic additions”
 - “...the siding most likely not original’
 - “Committee recommend that the replacement structure NOT be Mediterranean and the second story be recessed”
- Exact construction date unknown. Not shown on 1928 Sanborn. Estimated construction 1929-early 30s. First documentation was 1941 Tax Survey.
- Records prove building was expanded one (or more) times without permits both before and since 1941
 - Was 615 sf in 1941 Survey, now 775 sf. Three additions effecting the exterior identified by architects
- Re-zoned commercial O:LHP in
- Building and property unoccupied, not maintained for 10+ years. Occasional vagrant occupants.
- Both LG and SJ librarians confirm no historical inhabitants on record
- Broad neighborhood support for demolition. Feel the current structure out of character for the neighborhood.

Current Photos



228 Bachman Avenue: Timeline



- 1922 — Built
No other mention in LG or County records during this period
- 1941 — 1941 Tax Assessment document* says square footage is **612** sf and shows a garage
- 19XX — Re-zoned from (R1) residential to commercial (O). Garage torn down and entire rear yard is paved.
Used as a commercial office property
- 2004 — Last sold
- 20XX — LGHPC meeting minutes* call structure “candidate for demolition”
Uninhabited at least seven years (probably longer)
- 2024 — Listed for sale* as **775** sq feet (validated by appraiser*). 163 sq ft larger than 1941 with no permits on file at LG. Still zoned O

228 Bachman: Key Considerations

- Building has been expanded and modified without permits.
- Exterior includes 3-4 different surfaces. Mostly stucco today.
- Some doors and windows appear to be closed off and stucco-ed over
- Original garage torn down and turned into parking lot
- Multiple window types around the house. Oldest ones are rotted and need replaced.
- Front porch arch called out by LGHPC minutes* as “Mediterranean” and gave specific guidance NOT to rebuild using the arch.



228 Bachman:

Key Considerations (cont.)

- Exterior portion not in good repair
 - Roof beams exposed to the elements
- Per Shawnte Santos at LG Library:
 - “I looked through our Historic Property Research Collection, and past historic homes tours and didn't find anything on 228 Bachman.”
 - “Doesn't look like any local celebrities or Town VIPs are listed, so I think you're good there.”

110 TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 7, 2004**, HELD IN TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:40 P.M. by Chair Pacheco.

See next page

ATTENDANCE

Members Present: Kelly Blough, Jeanne Drexel, Len Pacheco and Joanne Talesfore
Absent: Susan Burnett
Staff Present: Sandy Baily, Associate Planner

ITEM 1: **146 Tait Avenue**

Committee considered revised plans to add onto the first floor of a residence and to modify an existing accessory structure in the Almond Grove Historic District. The applicant stated at this time, the owner did not want to proceed with the Minor Residential Development Application for the accessory structure and the plans were modified to improve the existing structure. Blough moved to approve the application with the revised plans and the following conditions:

Siding material shall be real wood, not a composite, laminated or fabricated wood product.
All windows and doors shall be wood. No snap in grids or grids inside the windows are permitted. Simulated wood grids are acceptable (ie: one glass pack with grids applied by manufacturer to inside, outside and between glass), to read as a true divided lite window. Vinyl and aluminum clad windows are not permitted.
All window trim, window finish detail, corner boards, soffits, eaves, millwork and any other detail shall match existing.

Talesfore seconded, motion passed unanimously. Appeal rights were recited.

ITEM 2: **59 CHESTER STREET**

The Committee considered a request to remove the pre-1941 residence from the Historic Resources Inventory. Pacheco moved to have the house removed from the inventory for the following reasons:

1. There is nothing left of the original structure.
2. The house has no historic architectural style.

Drexel seconded, motion passed unanimously. Appeal rights were recited.

ITEM 3: **OTHER BUSINESS**

- a. 59 Chester Street - Not heard since the Committee determined the house was not historic.
- b. 228 Bachman Ave - The Committee discussed the possibility of demolishing this house which is located in the Almond Grove Historic District. Although the structural report did not justify a demolition, the Committee felt that the house had unsympathetic additions and that the siding most likely was not original. Therefore, the Committee stated that a demolition may be possible. The Committee recommended that the replacement structure not be Mediterranean and that the second story be recessed. Baily stated that the demolition would also need to be reviewed by the Community Development Department to determine whether or not a demolition was justified.
- c. 312 Bachman Ave - The Committee considered preliminary ideas to make exterior changes to a residence located in the Almond Grove Historic District. The Committee felt that the front entry way changes were positive and that the changes to the side could be treated with a multi-pane room and that the house maintain it's colonial revival style.
- d. 15901 Blossom Hill Road - The Committee discussed the possibility of demolishing the house or doing an addition. The Committee had mixed feelings about a demolition and it was questionable if a demolition would be supported. As for the addition, it was recommended that the house be relocated on the lot and that the front portion of the house be saved. Another alternative was to look at converting the house to an accessory structure or a secondary dwelling unit.
- e. Pre-1941 Design Guidelines - No new information to report. Matter will be continued to each meeting to allow members to add to the list of what needs to looked at when the guidelines are revised.

ITEM 4: STATUS OF PREVIOUS APPLICATIONS

Baily informed the Committee on the status of previous applications.

ITEM 5: APPROVAL OF MINUTES

The minutes from the meeting of December 3, 2003 were passed unanimously.

ITEM 6: ADJOURNMENT

The meeting was adjourned at 7:30 P.M. to the next regular meeting on February 4, 2004.

Prepared by:

Approved by:

Sandy L. Baily, Associate Planner

Len Pacheco, Chair

BUILDING CLASSIFICATION AND COMPUTATION RECORD

BUILDING DIAGRAM AND DETAIL

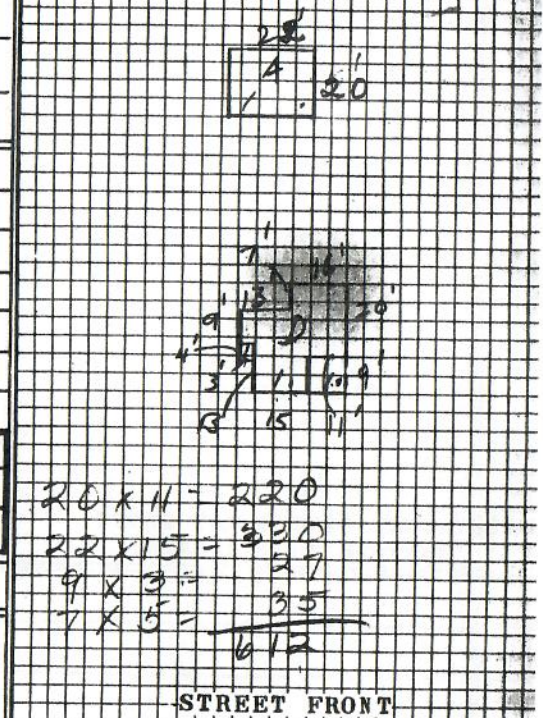
ADDRESS LOCATION 228 Bachman ST. AVE. CITY OF LOS GATOS CALIFORNIA
 BLOCK NUMBER 31 LOT NUMBER 5/Block 1 OWNERSHIP A. L. Norman
 SUBDIVISION OR TRACT, MARSH CUB.

Scale 1" = 50' HEIGHT.....

DESCRIPTION

Sect.	Dimensions	Area or Cubage	Unit Cost	Repro. Cost	Out'bldgs	Pres. Value
(A)	X X =	612 cu. ft	\$ 3.00	\$ 1836.		\$
(B)	X 10 X 9 =	99 sq. ft	\$ 1.50	149.		
(C)	X 4 X 3 =	12 sq. ft	\$ 2.00	24.	Miscel.	
(D)	X X =	cu. ft	\$.		Retain. Wall	
	X X =	cu. ft	\$.		Tank	
	X X =	cu. ft	\$.		Pool	
Reproduction Cost of Main Building				\$ 2009.	68% Good	\$ 1375.
Garage	X 22 X 20 =	440 sq. ft	\$.30	\$ 132	40% Good	\$ 55.
Depreciation	%	Pct. Good	%	TOTAL DEPRECIATED VALUE		\$ 1430.

Porch add on



EXTERIOR DESCRIPTION

INTERIOR DESCRIPTION

COMMERCIAL BLDGS Stories Stores Office Bldg Aparts Rms. Hotel Rmg. House Rms. Hosp. Bank Whse. Loft Car Garage Seat Theatre Mill Factory Gas Station Green House School	FOUNDATION Deep Shallow Concrete Brick Stone Posts Piers Mud sill Piles ROOF Gable Flat Hip Gambrel Mansard Drmr Plain Cut up	EXTERIOR WALLS Brick Stone Terra Cotta Tile Stucco On Wood Lath On Chick Wire Rustic OP RW Resawed Brd. & Bat. Shiplap Novelty T&G Corr. Iron Painted Stained	INSIDE TRIM Stock Spec. Pine Hwd. Painted Enam. WALLS & CEILINGS Plastered Rms Plast. Bd. Rms Compo. Bd. Rms Stucco Rms Wainscot Paneled Beamed Ceiling	PLUMBING No. of Fixt. 5 Old Style Modern Good Med. Chp. BATH ROOMS Large Small Rooms NO. Good Medium Cheap Shower Tile Floor Tile Wall	BUILT-IN FEATURES Kitch. Cab. Ft Buffet Ft Book Cases Lockers Patent Beds Refrigerator Open Shelvg. MISCELLANEOUS Sidewalk Lights Fire Escapes Plate Glass	BASEMENT Garage Cars Full Part None Floor: Gr. St. Wd. Dt Walls: Gr. St. Wd. Dt Un Finished ELEVATORS Speed: H1 Low Elec. Hyd. Auto Pass. Frt. Dmb Wt. Height Ft Sidewalk
RESID'L BUILDINGS 4 Stories Rooms Apts Family Duplex Flat Dwlg. Bng. Cottage/ Shack	WOOD SHINGLE Pat. Shingle Tar & Gravel Tile Composition Metal Cor. Iron Good Med. Chp	EXTERIOR TRIM Masonry Metal Plastic Tile Wood Glass Ornamental Plain	DECORATING Papered Rms Tinted Rms Canvas Rms Sautas Rms Cloth & Pap. Rms Pln Med. Good	LIGHTING No. of Fixt. Electric Old Style Modern Gas Oil Good Med. Chp Special	MECHANICAL EQUIPMENT - Pres. Val. Ventilating System \$ Sprinkler System \$ Automatic Fire Alarm \$ Vacuum Cleaning System \$ Water Heater Storage Automatic Air Conditioning \$ Well Windmill Elec. Pump Tank Pressure System	
CONSTRUCTION Lt. Med. Hvy. Masonry Reinfd. Conc. Fr. Fl.	PORCHES: NUMBER Front Rear Open Roofed Screened Glassed In	STORE FRONT Bulkhead Plate in Met. Plate in Wood Plate Mit' red Sheet Glass.	FLOORS Number of Rooms. Pine Hardwood Cement Tile Marble Terrazzo Composition Earth	HEATING Firepl. Stove Hot Air Furn. Ducts: Pipeless Gas or Oil Fire Radiant Fire Steam or Hot Wat. Arcola System Thermostat Floor or Wall Furn.	OUTBUILDINGS-VALUE Under \$400 Dimen. X Ft: Age Walls Roof Floor Area SqFt \$ \$ Repro. Cost \$ % Good: PRES. VALUE \$	

PRICED BY St. Louis DATE 3/24/40
 CLASSIFICATION 1 2 3 4 A B C
 QUALITY: Cheap....; Medium....; Good....; Special...
 OCCUPANCY Owner Tenant
 Vacant Not Home
 Age 20 Yrs. Remodeled Age 15 Yr.
 Condition: New Good Medium Poor
 Obsolescence Yes No Functional Defects....
 Special Depreciation For: Lack of Utility.....
 Over....% Under....% Improvement: Location.....
 DESIGN: Good....; Acceptable....; Poor....; Freak...
 FLOOR PLAN: Good....; Acceptable....; Awkward.....
 Perimeter of Walls 116 ft; Number of angles.....
 RENT \$ Per Source of Information
 Mo. Tenant Agent Estimated

REAL ESTATE APPRAISAL COMPUTATION.

BLOCK NO. **31**

LOT NO. *5 Block 1* BLOCK BOOK PAGE *91*

Description, Dimensions and Ownership of Real Property Described herein, conforms with Official Block Book, and Assessment Map of The City Named on Reverse. No accountability Assumed for Matters Legal in Character. Computation of Values of Land and Buildings in Accordance with Contract Provisions for Equatex System Valuation.

VALUATION RECORD

YEAR	1940	19	19	19
Land Value	\$ <i>960</i>	\$	\$	\$
Building Value	\$ <i>1430</i>	\$	\$	\$
Number of Bldgs	<i>2</i>			

SYMBOL	FRONT	DEPTH	PCT.	COEF.	UNIT	COMPUTED VALUE
	<i>52</i>	<i>X 150</i>	<i>115</i>	<i>59.80</i>	<i>16</i>	<i>\$ 957.</i>
		<i>X</i>				
		<i>X</i>				
		<i>X</i>				
	Added For Corner					
	Added For Alley					
SYMBOLS					TOTAL	\$

OWNERSHIP RECORD

1940
1941 <i>A. L. Norman</i>
1942
1943
1944
1945
1946
1947

F.T.=Front Triangle. R.T.=Rear Triangle. B.L.=Back Lot Comp. C.I.=Corner Influence. *σ*=Reverse Corner Comp.

Retail Business Residence
Semi Business Industrial SPECIAL REMARKS

SKETCHES OR REMARKS, OR METES AND BOUNDS DESCRIPTION

REVISIONS AND ADJUSTMENTS: Record Below Subsequent Changes in Value due to Re-appraisal. Indicate Reason for Action Such as Additions, Alterations, Rebuilding, Fire Loss, Demolition, or Removal of Buildings.

DATE	Reason for Action	BY	COST FACTOR	REPRO. COST	DEPRECIATION	REVISED VALUE

AMERICAN TRUST COMPANY

LOS GATOS BRANCH
Tel. ELgato 4-1710

150 Santa Cruz Ave.

Los Gatos

(1956) R. L. POLK & CO.'S

BACHMAN AV—Contd

- 4 Patterson Earl
5 Fried Hans A ΔEL 4-1715
6 Goldback Eliz Mrs ΔEL 4-1715

Street continued

- 228 Norman Charlotte M Mrs ©
ΔEL 4-2560

- 229 Vacant
236 Hummel Emma Mrs
237 Sullivan Martha Mrs ©
ΔEL 4-7784

- 238 Inskeep Martha Mrs ©
ΔEL 4-3105

- 243 Kaufman Mary Mrs ©
Kerner Eleanora Mrs ©
ΔEL 4-4198

- Willard Ann Mrs ©
244 Brouwer Klasina Mrs

- 250 Vacant
251 Lawson Florence Mrs ©
ΔEL 4-9110

- 252 LeRoy Dee M © ΔEL 4-4357

- 254 Vacant
256 Cosgrave Roberta Mrs
ΔEL 4-4938

Tuft av intersects

- 300 Black Cora L Mrs ©
ΔEL 4-4301

- 303 Whiting Herbert H ©
ΔEL 4-9259

- 308 Jungbluth Wm L © ΔEL 4-4533

- 312 Veverka Stanley E ©
ΔEL 4-4102

- 320 Marengo Vincent © ΔEL 4-9170

- 321 Fetsch Carrie Mrs ©
ΔEL 4-3916

- 327 Nunnemaker Jack ©
ΔEL 4-1975

- Chinn John H
328 Atkinson M Owen ©
ΔEL 4-4179

Massol av intersects

- 329 Vacant
338 Barker Marjorie M Mrs ©
ΔEL 4-4954

- 354 Barker Marjorie Mrs
362 Tyson Nancy A Mrs ©
ΔEL 4-3318

- 370 Allbright Rex L © ΔEL 4-3423

Alexander av intersects

- 509 Hanel Orville
515 Price Emily F Mrs ©
ΔEL 4-2279

- 521 White Pearl Mrs © ΔEL 4-1656
525 Martin Robt C © ΔEL 4-4989

BANCROFT AV — From Ridge

- Cres
Los

- 18125
18126

- 18127
18128

- 18191 Cunningham Wm E ©
ΔEL 4-1816

- 18201 Peters Warren E ©
ΔEL 4-3473

- 18231 Cassady Neal L ©
ΔEL 4-2607

- 18300 Webster Orville L ©
ΔEL 4-3450

BAY VIEW AV — From Main to

Bean av, 3 west of Santa Cruz av

- 1 Forbes Grace S Mrs ©
ΔEL 4-7863

- 12 No return
15 DeMars David

- 16 Ryan Wm T © ΔEL 4-2822

- 17 Neil Jesse R © ΔEL 4-3447

- 20 Burrows Howard D ΔEL 4-3621

- 25 Vacant
26 Donadel Rose Mrs ©
ΔEL 4-1104

- 30 Linde Harry T © ΔEL 4-1060

- 31 Anderson Walter H ©
32 Collier Merle

- 33 Osgood Isa Mrs ΔEL 4-4247

- 34 Rhoads Mary Mrs ©
ΔEL 4-4121

- 35 Wolfe Grace M Mrs ©
ΔEL 4-1034

- 39 Treese Minnie Mrs ©
ΔEL 4-3851

- 40 Vacant
43 Omsted Mary B Mrs ©
ΔEL 4-2421

- 44 King Kath ©
47 Sporleder Roy E © ΔEL 4-2124

- 51 Locarnini Inos © ΔEL 4-1756

- 52 French Florence J Mrs ©
ΔEL 4-2805

- 56 Riggs Nell B Mrs ©
ΔEL 4-3151

BAY VIEW COURT — From Bay

View av west, 1 blk south of Penn-

- sylvania av
1 Lang Mary Mrs ΔEL 4-3988

- 2 Hackett Richd E ΔEL 4-3088

- 3 Duncan Bertha E Mrs
ΔEL 4-4609

- 6 Knutzen Theo J © ΔEL 4-2808

- 8 Corbin Frank H © ΔEL 4-3939

BEAN AV — From Santa Cruz av

to Massol av, 1 north of Main

- 211 Crisp Fred real est ΔEL 4-2114

- 212 Smith D Lloyd sign ptr
ΔEL 4-4385

- Smith Karl G ©
213 Banoff Harry phys ΔEL 4-1331

- 214 Delta Dental Laby ΔEL 4-9266

- 215a Rae's Hair Styling beauty shop

SANTA CLARA COUNTY FIRE INSURANCE CO.

SECURITY — SAVING — SERVICE

60 North 2nd Street

San Jose

Tel. CYpress 2-0566

LOS GATOS DIRECTORY OF HOUSEHOLDERS (1956)

BEAN AV—Contd

- 308 Presher Maude L Mrs ©
ΔEL 4-2814

- 331 Loose Henry ©
Bay View av intersects
Massol av intersects

BECK AV — From Hernandez av

- Wood Jas V © ΔEL 4-4975
18465 Wanzer Ralph A ©
ΔEL 4-4281

- Ridge Crest av intersects
18510 Kramer Leona G Mrs ©
ΔEL 4-4719

BELLA VISTA AV — From New

- York av to Kentucky rd, 1 west of
San Jose av

- 123 Hasse Frank © ΔEL 4-9662

- 125 Caswell Clarence A ©
ΔEL 4-4203

- 127 Blakeley Nina C Mrs ©
ΔEL 4-2266

- 143 Kaucher Lawrence ©
ΔEL 4-4697

- 205 Prestigiacomo Angelo ©
ΔEL 4-7448

- 208 Briggs Mabel S Mrs ©
ΔEL 4-3836

- 210 McAuley Gladys M Mrs ©
ΔEL 4-3137

- 212 Anderson Lowell A
222 Gibson Georgia V Mrs ©
ΔEL 4-2585

- 225 Minton Ione D Mrs
226 Etkorn Harry J © ΔEL 4-1764

- 227 Cleghorn Loubelle Mrs ©
ΔEL 4-1632

- 228 Johnson Theo E © ΔEL 4-1775

- 229 Lepetich Milton K ©
240 Davis Lela S Mrs ©
ΔEL 4-1728

- Charles intersects
252 Vacant

- 310 Vacant
312 Battersby Geo M © ΔEL 4-2703

- 316 Hillyard Sydney © ΔEL 4-2590

- 320 Hardy Charlotte M Mrs ©
ΔEL 4-3240

- 324 Wagner Maelon L
326 Kent Edna Mrs © ΔEL 4-2789

- 332 Pearson Anna Mrs ©
ΔEL 4-3646

- 337 Camilleri Andy R ©
ΔEL 4-3682

- 338 Vacant
346 McKee Edw © ΔEL 4-9596

- 350 Campbell Susan C Mrs ©
ΔEL 4-2759

- 354 Martin Pearl W Mrs ©
ΔEL 4-1808

- 385 Francis Danl V ©
ΔEL 4-4097

- Caldwell av intersects
402 Rellly Francis V ©

- 406 Lewis Luella M Mrs ©
ΔEL 4-4297

- Abram Lewis E
408 Treseder Frank C ©
ΔEL 4-2387

BELMONT AV — From Bachman

av south, 7 east of N Santa Cruz
av

- 207 Tobin Geo P © ΔEL 4-9654

- 208 Geddes Geo A © ΔEL 4-4160

- 209 Reynolds Edw D © ΔEL 4-1834

- 215 Briggs Edw E © ΔEL 4-3313

- 221 Miller Jos T ©
225 Davies I H © ΔEL 4-3397

- 231 Correa Manuel R ©
ΔEL 4-3446

- 233 Paul Eleanor B Mrs ©
ΔEL 4-1719

- 235 Simpson Hugh W ©
ΔEL 4-3346

- 239 Riggs Flora L © ΔEL 4-4837

- Bachman av intersects
300 Thirkeld Chas N ©
ΔEL 4-3736

BENEDICT LANE — From Chirco

way northwest, 1 north of Farley
rd

- 15414 Stutzman Francis L ©
ΔEL 4-7610

- 15428 Meloni Rane Mrs ©

- 15429 Banta Frank L © ΔEL 4-3798

- 15442 Marshall Luise Mrs ©
ΔEL 4-4023

- 15443 Jones Geo W © ΔEL 4-4403

- 15460 Sonnenfleth Ernest L ©
ΔEL 4-7508

- 15461 Demmy Ralph L ©
ΔEL 4-4809

- 15472 Schneider Frank J ©
ΔEL 4-4250

- 15473 Hitchman Wm H ©
ΔEL 4-9254

- 15486 Chirco Frank ©

- 15487 Anderson Henry W ©
ΔEL 4-3629

- 15500 Vincent Nicholas ©
ΔEL 4-3545

- 15501 Lange Donald W ©
ΔEL 4-3247

- 15514 Swedenburg Romain A Rev
ΔEL 4-7770

- 15530 Marino Peter A ©
ΔEL 4-9908

- 15544 Breig Wm © ΔEL 4-2723

- 15561 Kislung Conrad T ©
ΔEL 4-1105

- 15572 Turrentine Howard D ©

222 Willow St.

San Jose

Tel. CYpress

FORTUNE REALTY CO.
REAL ESTATE — BUSINESS OPPORTUNITIES — RANCH INSURANCE

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WEST VALLEY
LOCAL GOVT & RECYCLING, LLC







Verity Medical Foundation







TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 09/25/2024

ITEM NO: 4

DATE: September 20, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Reconsideration of a Request for Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP Pursuant to Town Council Policy 2-01. **Located on 145 Tait Avenue.** APN 510-18-029. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-24-010. Property Owner: Jennifer McNellis. Applicant: Eric Beckstrom. Project Planner: Erin Walters.

BACKGROUND:

Town Council Policy 2-01 (the Policy) regarding Town Agenda Format and Rules includes a provision allowing applicants to request reconsideration of prior Council actions (Attachment 1, Section O). Through the Town Attorney, reconsideration may be requested of the Council as well as any commission, committee, or board.

Pursuant to the Policy, reconsideration of a prior action is discouraged and may only occur in special circumstances. If the Committee finds merit in the request and wishes to grant reconsideration, the Committee must take the following steps:

1. The motion must be made by a Committee Member who voted on the prevailing side of the prior action;
2. The maker of the motion shall specifically articulate the new information, analysis, and/or circumstances that warrant(s) reconsideration of the prior action;
3. The motion must be adopted by a majority of the full Committee; and
4. The motion may only be made and considered at the next regularly scheduled meeting of the Committee after the item was originally acted upon.

If approved by the Committee, reconsideration of a request must be placed on the next available agenda.

PREPARED BY: Sean Mullin, AICP
Senior Planner

PAGE 2 OF 2

SUBJECT: 145 Tait Avenue/MR-24-010

DATE: September 20, 2024

BACKGROUND (continued):

On September 11, 2024, the Committee considered a request for approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence located at 145 Tait Avenue. The Committee opened the public hearing and received a presentation from the applicant and public testimony. Following discussion, the Committee voted 3-1 (Member Cheskin dissenting), with member Queiroz recused, to continue consideration of the request to allow review by the Town's Consulting Architect on Committee referral, requesting for specific feedback regarding:

- Proposed window types/material;
- Modifications/additions to the bay window on the right-side elevation; and
- Front elevation massing in relation to the proposed second-story addition.

DISCUSSION:

On September 19, 2024, the applicant submitted a request for reconsideration (Attachment 2) under the Policy. Their request includes a summary of the new information that would be provided that warrant reconsideration.

CONCLUSION:

If the Committee finds merit in the request, a motion to grant reconsideration must be made by a Committee Member who voted on the prevailing side of the prior action and approved by a majority of the Committee. If approved, reconsideration of the request would be scheduled for the October 23, 2024 meeting.

ATTACHMENTS:

1. Council Policy 2-01
2. Applicant Request for Reconsideration



TITLE: Town Agenda Format and Rules

POLICY NUMBER: 2-01

EFFECTIVE DATE: 12/15/1986

PAGES: 7

ENABLING ACTIONS: 1986-183; 1987-024; 1988-124; 1993-181; 1994-057; 1996-108; 2001-077; 2004-033; 2009-002; 2021-047

REVISED DATES: 12/15/1986; 3/2/1987; 6/6/1988; 6/15/1992; 12/6/1993; 4/4/1994; 8/5/1996; 7/2/2001; 4/5/2004; 1/20/2009; 3/16/2009; 12/6/2010; 8/5/2013; 3/3/2015; 9/20/2016; 6/20/2017; 8/1/2017; 12/4/18/; 8/20/19; 12/3/19; 6/1/2021; 11/2/2021; 9/20/22; 2/7/2023; 11/21/2023; 8/6/2024

APPROVED:

PURPOSE

To establish procedures which standardize Town agendas and insure an orderly meeting. This Policy applies to Town Council and all Town Boards, Commissions, and Committees.

POLICY

The following policies have been established:

A. Order of the Agenda

Subject to the Mayor's, or Chair's, discretion to change the order of consideration of any agenda item during any individual meeting:

- Call Meeting to Order
- Roll Call
- Pledge of Allegiance
- Appointments
- Presentations
- Closed Session Report
- Council Matters
- Manager Matters
- Consent Calendar
- Verbal Communications
- Public Hearings
- Other Business
- Adjournment (No later than midnight without vote)

TITLE: Town Agenda Format and Rules	PAGE: 2 of 8	POLICY NUMBER: 2-01
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B. Closed Session Report

As required by the Brown Act, the Town Attorney will report on actions taken at the Closed Session, but without reporting any information which could damage the Town's position on a) potential or existing litigation, b) the acquisition or disposition of property, or c) any employee's privacy interests. In addition, the Closed Session agenda shall clearly identify the subject of each agenda item consistent with the requirements of the *Brown Act*.

C. Communications by Members of the Public

Speakers at public meetings will be asked to provide their full name and to state whether they are a resident of the Town of Los Gatos. This information is optional but not required.

1. *Verbal Communications.* Comments by members of the public during the initial Verbal Communications portion of the agenda on items not on the Council agenda shall be limited to 30 minutes and no more than three (3) minutes per speaker. As an item not listed on the agenda, no response is required from Town staff or the Council and no action can be taken. However, the Council may instruct the Town Manager to place the item on a future agenda. At the conclusion of the first Verbal Communications, the agenda will proceed onto the Public Hearings and Other Business sections of the agenda. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications section can be opened prior to Adjournment.
2. *Public Hearings.* Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Other members of the public testifying at public hearings shall be limited to no more than three (3) minutes.
3. *Submittal of written materials by Applicant and Appellant.* To allow Town Council, Boards, Commissions, Committees, Town Staff, and the public the opportunity to review material in advance of a hearing, all materials submitted by the Applicant or Appellant must be received by the Town Clerk fourteen (14) days prior to the scheduled public hearing. Documents and materials received from the Applicant or Appellant after the deadline will be accepted; however, the Town Staff may not have the time to analyze the documents and material, and Town Council may not have the time to consider materials submitted after the deadline. The submittal of any additional material by the Applicant or Appellant shall not be considered prima facie evidence (sufficient to establish a fact or raise a presumption) under Town Code Section 29.20.300.
4. *Other Agenda Items.* Comments by members of the public concerning any other item on an agenda shall be limited to no more than three (3) minutes per item.

TITLE: Town Agenda Format and Rules	PAGE: 3 of 8	POLICY NUMBER: 2-01
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5. *Mayor's Discretion.* All time limits noted above shall be subject to change at the Mayor's discretion. If a member of the public speaks on the wrong item, the time used would be deducted from the speaker's overall public comment time allowance on the correct item.

D. Consent Calendar

Items on the Council agenda that are considered to be of a routine and non-controversial nature are placed on the Consent Calendar. Typical items include meeting minutes, final reading and adoption of ordinances, resolutions approving agreements, awards of contracts, status staff reports, etc.

Consent items shall be approved by a single Council motion unless a member of the Council requests that an item be removed for separate Council action. Members of the public may speak on an item on the Consent Calendar during the public comment portion before the Council votes on the Consent Calendar. Items removed from the Consent Calendar may be considered at that meeting at the Mayor's discretion. If an item is removed for discussion, members of the public may speak to that item even if they previously spoke on the item during public comment.

E. Presentations

The Presentations portion of the agenda is intended to allow organized groups to make formal presentations to the Council and to recognize and honor deserving individuals and organizations. All matters included on the Presentations portion of the agenda require the prior approval of the Mayor and shall be limited to no more than ten (10) minutes, unless the Mayor grants additional time.

F. Council Matters

Members of Council may report on the activities of the committees to which they belong or the meetings they attend, question staff briefly on matters upon which the Council has taken action or given direction, make brief announcements, or discuss whether to place particular items on future agendas for action by the Council. Future agenda items to be briefly discussed here shall be identified consistent with Section G of this Policy, or may be raised for the first time under this item.

G. Adjournment

Council meetings will be adjourned at midnight unless a majority of the Council Members present vote to extend the adjournment time.

H. Americans with Disabilities Notice on Town Agendas

As part of the requirements under the Americans with Disabilities Act, the Town is required to provide notice of whom to contact in advance of a public meeting for assistance to disabled individuals who might wish to participate. The following notice shall be provided in at least one location on each Town agenda for Council, Boards, Commissions, or Committees.

TITLE: Town Agenda Format and Rules	PAGE: 4 of 8	POLICY NUMBER: 2-01
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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 to enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104]

I. Preparation of the Agenda

The agenda is prepared by staff in consultation with the Mayor for the Mayor's final approval. If there is a disagreement between the Mayor and staff, the Mayor makes the ultimate call on the Agenda and its items. Any member of the Council may submit a request through the Town Manager or directly to the Mayor to make a change or addition to the agenda. In no event may the subject of whether to amend the agenda be discussed outside of a public meeting by more than two (2) members of the Council.

Items thus proposed to be added to the agenda require the Mayor's agreement to be added for action. If the Mayor does not agree, the item shall be listed on the agenda for discussion purposes only under the Council Matters section of the agenda. Council may then discuss whether to place the item on a future agenda for action. Two (2) or more members of the Council must vote in favor of placing an item on a future agenda for action. The Mayor in good faith will make every effort to place the item on the first available Council agenda in consultation with the Town Manager.

If the wish of the Council is to add an item on the agenda of the current meeting, then the *Brown Act* generally requires a two-thirds (2/3) vote or a unanimous vote of those present if less than five (5) Council Members are present, with a finding that there is a need to take immediate action and the need for action came to the attention of the Town after the agenda was posted.

J. Agenda Schedule and Preparation

In general, questions or inquiries from Council Members to the Town Manager and/or Town Attorney regarding agenda items should be responded to within 24 hours, and then placed into Addenda and/or Desk Items, as appropriate.

Thursday, prior to the meeting	Written agenda is finalized and printed. Agenda packets distributed to Town Council Members. Public comments on agenda items received by 11:00 a.m. will be included in the agenda packet.
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Friday, prior to the meeting	Additional information from staff available after the Thursday distribution of the agenda packet, and public comments received prior to 11:00 a.m. on Friday will be distributed to Town Council members as an Addendum to a staff report.
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Monday, prior to the meeting

Additional information from staff available after the Friday Addendum and public comment received prior to 11:00 a.m. on Monday will be distributed to Town Council members as an Addendum to a staff report.

Day of Council Meeting

Council comments and questions received by 7:00 a.m. and public comments received by 11:00 a.m. on the morning of a Council meeting will be included in a Desk Item for distribution to Town Council members by 3:00 p.m. on the afternoon of a Council meeting. Council comments and questions received after 7:00 a.m. may be addressed during the Council meeting. Public comment received after 11:00 a.m. will not be distributed to the Council in the Desk Item; however, public comment may be submitted by individuals during the Council meeting.

In general, questions or inquiries from Council Members to the Town Manager and/or Town Attorney regarding agenda items should be responded to within 24 hours, and then placed into Addenda and/or Desk Items, as appropriate.

K. Agenda Posting

Council Agendas shall be posted at least 72 hours prior to a regular meeting, and at least 24 hours prior to a special meeting. Notice of any meeting of a formally appointed Committee where two Council Members could be present shall be posted at least 24 hours in advance of any such meeting with a note as to the time and location, and an invitation to the public to attend.

L. Conduct of Town Council Meetings

The Council shall adopt:

1. Robert's *Rules of Order* or
2. Some other rules of order, or
3. Allow the Mayor to conduct the meeting as deemed appropriate so long as all members of the Town Council concur.

M. Attendance at Meetings

The Town Council and Commissioners are expected to attend all meetings as part of their commitment to their positions. Attendance requirements for Commissioners are set forth in Town Council Policy 2-11: Commission Appointments, Residency and Attendance Requirements, and Establishing a Quorum. Consistent with the Family Medical Leave Act and the California Family Rights Act, absences of up to 12 weeks due to the birth of a child constitute excused absences.

N. Remote Attendance

In addition to the requirements of the Brown Act, the following guidelines apply to Town meetings:

1. Town Council Meetings: Requests by Council Members to attend a regular Council meeting via remote appearance (either Zoom or telephone) are allowed on a limited basis and with no more than two remote participations in a row. Remote attendance shall be permitted for a medical, family or work event requiring a Council Member's absence or in the event the Council Member is out of the area on official Town business. In addition, at least a quorum of the Council must participate from a location within the Town and comply with other requirements of the Brown Act. When a Council Member is participating remotely, they shall have their camera on and be visible for the duration of the meeting.

 2. Town Board, Committee, and Commission Meetings: Board, Committee, and Commission members may participate remotely by telephone only, with the exception of the Finance and Planning Commissioners who have the choice of either Zoom or telephone. Requests by Commissioners to attend a Commission meeting via remote appearance should be allowed on a limited basis to mirror the existing attendance requirements, with no more than four remote participations annually, no more than two remote participations in a row, and in compliance with the Brown Act.

 3. Remote Participation by the Public: With the exception of Town Council Closed Sessions, the public may participate in Town Council, Finance Commission, and Planning Commission meetings remotely by following the remote participation instructions that are provided on the agenda. The remote participation instructions shall be provided on all Town Council, Finance Commission, and Planning Commission agendas with the exception of Town Council Closed Sessions. There is not a remote public participation option for other Town Boards, Committees, or Commissions.
- O. Proposed Reconsideration of Prior Council Actions
Reconsideration of prior Council actions is discouraged and may only occur in special circumstances subject to the procedural restrictions outlined herein. Reconsideration does not include, and this Policy does not prohibit, the repeal of a resolution or ordinance in response to a lawsuit or a referendum challenging that adoption.

Step 1 – Motion to Place Reconsideration of a Prior Action on a Future Council Agenda

- a) The motion must be made by a Council Member who previously voted on the prevailing side of the prior action;

- b) The maker of the motion shall specifically articulate the new information, analysis and/or circumstances that warrant(s) reconsideration of the prior action;

- c) The motion must be adopted by a majority of the full Council; and

- d) The motion may only be made and considered at the next regularly scheduled meeting of the Council after the item was originally acted upon.

Step 2 – Full Reconsideration of the Prior Action, if a motion as outlined in Step 1 is approved.

- a) The full reconsideration of the prior action will be placed on the next available Council agenda following the agenda-setting and required public notification process.
- b) The agenda, public notification and staff report for the full reconsideration of the prior action shall clearly state that the item has been previously acted upon by the Council and is being reconsidered by the Council.
- c) Action on the reconsideration of the prior action shall adhere to regular Council policies and practices as if the item was being heard for the first time.
- d) The full reconsideration of the prior action (whether sustained, reversed or otherwise modified) will be the final action on that item, and no further reconsiderations will be considered.

P. Motions by the Chairperson

The Chairperson of the meeting may make or second motions. The Chairperson may also restate, or ask that the maker restate, all motions immediately prior to any vote.

Q. Behavior Expectations and Consequences at Town Council Meetings

At each meeting, the Mayor should welcome the public to participate in the meetings, understanding that the purpose of the meeting is to conduct the important business of the Town in an efficient and effective manner. The Mayor may promote constructive communication by asking Council members, staff, and community members to embrace and adhere to the following values:

- Be respectful, welcoming, inclusive, compassionate, and kind to each other,
- Appreciate the diversity of perspectives and views in our community,
- Express your views and share your perspectives in helpful ways,
- Listen to understand and empathize with each other, and
- Collaborate and work together to do what is best for Los Gatos.

As needed, the Mayor may need to remind the public about the Town's civility rules:

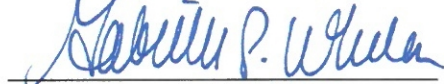
1. For the benefit of the entire community, the Town of Los Gatos asks that all speakers follow the Town's meeting guidelines by treating everyone with respect and dignity. This is done by following meeting guidelines set forth in State law, in the Town Code, and on the cover sheet of the Council agenda.
2. The Town embraces diversity and strongly condemns hate speech and offensive, hateful language or racial intolerance of any kind at Council meetings.
3. Town Council and staff are well aware of the public's right to disagree with their professional opinion on various Town issues. However, anti-social behavior, slander,

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hatred, and bigotry statements are completely unacceptable and will not be tolerated in any way, shape, or form at Town Council meetings.

4. All public comments at the Town Council meeting must pertain to items within the subject matter jurisdiction of the Town and shall not contain slanderous statements, hatred, and bigotry against non-public officials.
5. The Town will go through the following steps if a disturbance results from a member of the public not following these rules:
 - a. If participating remotely, Town staff may mute the individual with an explanation for the record of why muting occurred consistent with this Policy.
 - b. If participating in-person, the Mayor may call a recess for violation of this Policy, resulting in the immediate cessation of the audio and video recording and the Council exiting the Chamber. Staff will determine if the individual should be removed or if all members of the public should leave depending on the extent of the disturbance. In the event that all public members exit, only the press would be allowed back in the meeting. Once the individual(s) leave, the Council would return to the Chamber and the Mayor would resume the meeting.

APPROVED AS TO FORM:



Gabrielle Whelan, Town Attorney

Beckstrom Architecture+ Interiors

PO Box 1317, Los Gatos, CA 94030

650 847-8351

Eric@BeckstromArchitecture.com

September 19, 2024

Project Planner: Erin Walters

Town of Los Gatos - Planning Department

110 E. Main Street, Los Gatos CA 95031

Request to Reconsider – HPC

Project Site: 145 Tait Avenue

PROPERTY OWNER: Jennifer McNellis

APPLICANT: Eric Beckstrom

We respectfully, request a reconsideration of the Historic Preservation Committee actions per Policy Number 2-01, Town Agenda Format and Rules, Section O.

There is additional information, analysis and the circumstances of the hearing on Sept. 11th merit reconsideration.

Additional information (Other information/samples provided at the hearing)

1. A 3D CAD model has been made of the 145 Tait Neighborhood. The HPC can then view the interactive model where we look at the site from any vantage point desired. This assists in giving valuable context in regards to scale, massing, both existing and proposed renovations of this uninhabitable/vacant house which has not been lived in since 1996. This interactive 3D model has been successfully on the historic Sutro house in San Francisco at 1600 Lake Street, San Francisco.
2. Sample Marvin Double Hung window used on other historic projects
3. Financial burden and impact on the new owners-see attached
4. Pictures of Beckstrom Architecture work in Los Gatos and other locations
5. Updated site plans and street elevations which are essential in determining the scale/heights/sizes of the existing houses.
6. Resume

Sincerely,



Eric A. Beckstrom, Architect

