



**TOWN OF LOS GATOS  
HISTORIC PRESERVATION COMMITTEE  
MAY 22, 2024  
110 EAST MAIN STREET  
TOWN COUNCIL CHAMBERS  
4:00 PM**

*Susan Burnett, Chair  
Lee Quintana, Vice Chair  
Adam Mayer, 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@losgatosca.gov](mailto:planning@losgatosca.gov).

**Public Comment During the Meeting:**

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

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

**Deadlines to Submit Written Comments:**

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

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

## CALL MEETING TO ORDER

## ROLL CALL

**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.)*

1. Draft Minutes of the April 24, 2024 Historic Preservation Committee Meeting

**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.)*

2. Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 16488 Bonnie Lane.** APN 532-02-014. Minor Residential Development Application MR-24-007. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owner: Mai of Tran 2020 Trust. Applicant: Vu-Ngan Tran. Project Planner: Maria Chavarin.
3. Requesting Approval for Removal and Replacement In-Kind of Wood Siding on a Commercial Structure Located in the Historic Commercial District on Property Zoned C-2:LHP. **Located at 78-80 W. Main Street.** APN 529-02-007. Minor Development in a Historic District Application HS-24-019. Property Owner/Applicant: Marital Trust – Rita I Minnis, Trustee. Project Planner: Sean Mullin.

**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: 05/22/2024

ITEM: 1

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**DRAFT  
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING  
APRIL 24, 2024**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on April 24, 2024 at 4:00 p.m.

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

**ROLL CALL**

Present: Vice Chair Lee Quintana, Planning Commissioner Adam Mayer, Committee Member Barry Cheskin, and Committee Member Martha Queiroz.

Absent: Chair Susan Burnett.

**VERBAL COMMUNICATIONS**

None.

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

1. Approval of Minutes – February 28, 2024
2. Approval of Minutes – March 27, 2024

**MOTION:**                    **Motion by Committee Member Cheskin to approve the Consent Calendar. Seconded by Commissioner Mayer.**

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

**PUBLIC HEARINGS**

3. 48 Chestnut Avenue  
Request for Review Application PHST-24-005

Requesting Approval to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:12. APN 510-40-014.  
Exempt Pursuant to CEQA Section 15061 (b)(3).  
Property Owner: Mohit and Aya Singh  
Applicant: Jay Plett  
Project Planner: Maria Chavarin

Maria Chavarin, Assistant Planner, presented the staff report.

Opened Public Comment.

Jay Plett, Applicant

- The lot is non-conforming with a steep hill. According to Bloomfield study, a garage was added in the 1950s. Nothing stayed the same. The doors and windows do not match older photos. The structure is architecturally and structurally in bad shape. The foundation is moving down the hillside. The new design will be a simple farmhouse style with historic flair to fit in the neighborhood.

Aya Singh, Owner

- The existing size of the house is 1,500 square feet, but unpermitted additions were made in the 1950s. Only 950 square feet is counted as permitted.

Closed Public Comment.

Committee Members discussed the matter.

**MOTION:**                      **Motion by Committee Member Cheskin** to recommend approval to the Director of the request to remove a presumptive historic property (pre-1941) from the Historic Resources Inventory for property zoned R-1:12.  
**Seconded by Committee Member Queiroz.**

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

4. 16488 Bonnie Lane

Minor Residential Development Application MR-24-007

Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-02-014. Exempt Pursuant to CEQA Section 15301: Existing Facilities.

Property Owner: Mai of Tran 2020 Trust

Applicant: Vu-Ngan Tran

Project Planner: Maria Chavarin

Maria Chavarin, Assistant Planner, presented the staff report.

Opened Public Comment.

Vu-Ngan Tran, Applicant

- They are adding 360 square feet on the second floor. Adding a second-story master bedroom suite for the clients would allow their elderly parents to live on first floor. The structure was remodeled in 1980. The front was reconfigured as seen from a 1989 drawing. They tried to maintain the first-floor footprint because it supports the second floor. The loft becomes a walkway and closet. They can come up with more conventional layout and rooflines. The balcony was created for the two children.

Closed Public Comment.

Committee members discussed the matter.

- Not opposed to adding the second floor.
- The design was unusual and not consistent with the style of the house:
  - Angle of the two walls in the new bathroom;
  - Atypical roof slope line; and
  - Wrap-around second-floor deck.

**MOTION:**                    **Motion by Commissioner Mayer** to recommend that the applicant come back, at a later date with a revised design to address the atypical angle of the roofline, the angle where the two walls meet at the master bathtub, and extent of the wrap-around deck. **Seconded by Committee Member Cheskin.**

**VOTE: Motion passed unanimously.**

5. 15385 National Avenue  
Request for Review Application PHST-24-008.

Requesting Approval for Construction of Exterior Alterations (Window Replacement) on a Presumptive Historic Residence (Pre-1941) on Property Zoned R-1:8. 424-12-127.  
Exempt Pursuant to CEQA Section 15301: Existing Facilities.  
Property Owner: Hossein Shenasa and Mojgan Moghaddam  
Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Peyman Moghaddam, Applicant

- All the windows were replaced with aluminum windows. An addition was done between 1950 to 1970. It is outside the historic district. Photos of old windows show that were replaced by aluminum windows. Some windows are vinyl.

- The replacement windows are the same size. They are vinyl with no grids and are high quality Milgard windows. They are an improvement over the 30-year-old windows.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                    **Motion by Committee Member Cheskin** to recommend approval to the Director of the request for construction of exterior alterations (window replacement) on a presumptive historic residence (pre-1941) on property zoned R-1:8, with an advisory recommendation that future window replacement should be consistent with the Residential Design Guidelines. **Seconded by Commissioner Mayer.**

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

6. 66 Ellenwood Avenue  
Request for Review Application PHST-24-007.

Requesting Approval for Construction of Exterior Alterations (Window and Door Replacement) on a Presumptive Historic Residence (Pre-1941) on Property Zoned R-1:12. APN 510-20-067. Exempt Pursuant to CEQA Section 15301: Existing Facilities.  
Property Owner: John and Susan Pinkel  
Applicant: Steven W. Plyler, DeMattei Construction  
Project Planner: Sean Mullin

**Committee Member Cheskin recused themselves from Item 6, as their property is located within 1,000 feet of the subject property.**

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Mark DeMattei, Applicant

- Client's wood windows and sashes are in bad condition. Client wanted less maintenance. They selected a Marvin product with divided lites. It is wood on the interior and aluminum clad on the exterior.
- The casing will be the same. They were considering using a wood simulated and paintable product called Azek. But they can use wood if that is preferable.

Closed Public Comment.

Committee members discussed the matter.

**MOTION:**                    **Motion** by **Committee Member Queiroz** to recommend approval to the Director of the request for Construction of Exterior Alterations (Window and Door Replacement) on a Presumptive Historic Residence (Pre-1941) on Property Zoned R-1:12, with the modification to use fiberglass clad windows. **Seconded** by **Committee Member Mayer**.

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

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

None.

### **DIRECTOR REPORT**

All the Director's decisions aligned with the recommendations of the Committee from the last meeting.

### **COMMITTEE MATTERS**

- Would like to see the window material options.
- Public education is needed on the role of the Historic Preservation Committee and the responsibilities of owners with older homes.

### **ADJOURNMENT**

The meeting adjourned at 5:32 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 24, 2024 meeting as approved by the Historic Preservation Committee.

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Jennifer Armer, AICP, Planning Manager

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

MEETING DATE: 5/22/2024

ITEM NO: 2

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DATE: May 17, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 16488 Bonnie Lane.** APN 532-02-014. Minor Residential Development Application MR-24-007. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owner: Mai of Tran 2020 Trust. Applicant: Vu-Ngan Tran. Project Planner: Maria Chavarin.

**BACKGROUND:**

On April 24, 2024, the Committee considered the proposal and continued the item with the following direction to the applicant:

- Revise the floor plan on the proposed second-floor addition specifically, the angled exterior walls on the master bath to make the design compatible to the existing residence;
- Revise the angle of the roof line; and
- Revise the extent of the deck to eliminate visual weight on the design.

**DISCUSSION:**

The applicant submitted a letter of justification summarizing the revisions made in response to the direction provided by the Committee (Attachment 7). In addition, the applicant submitted revised plans showing the following changes:

- The angled exterior walls at the proposed second-floor bath have been replaced with a rectangular box bay, in keeping with the traditional design of the existing residence;
- The angled roof line at the proposed second-floor addition has been changed to a more traditional roof line reflecting the revised addition; and
- A portion of the proposed second-story deck on the south elevation was eliminated and redesigned to limit the deck to the east elevation (Attachment 8).

**PREPARED BY:** Maria Chavarin  
Assistant Planner

DISCUSSION (continued):

In addition to the revisions summarized above, the applicant's letter of justification dated September 27, 2023, is specific to the proposed window materials of fiberglass clad wood window. However, the property owner is considering replacement of all windows with a vinyl clad wood material.

The Residential Design Guidelines provides the following recommendations related to window materials:

**3.7.3 Match window materials to the architectural style and to the surrounding neighborhood**

- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance.

**4.8.2 Building Materials**

- Composite, synthetic, metal, vinyl, plastic or fabricated/ imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision-making body determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs, and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.

**4.8.4 Windows and Glass in doors**

- Windows should be constructed of real glass, and window frames should be constructed of real wood - not vinyl, metal, or plastic. Wood sashes may be vinyl or metal clad if the window frame and dressing is designed consistent with the historic context of the building.

The property owner is still considering their options for new windows and is open to suggestions the Committee finds appropriate.



CONCLUSION:

The applicant is requesting approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process. The project would not return to the Committee.

ATTACHMENTS:

Previously received with the April 24, 2024, Staff Report:

1. Anne Bloomfield Survey
2. Town Records
3. Applicant's Submittal Packet
4. Property Pictures
5. Development Plans
6. Section 3.9, Residential Design Guidelines

Received with this Staff Report:

7. Response Letter
8. Revised Development Plans

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DATE: May 2, 2024

TO: TOWN OF LOS GATOS  
Community Development Department  
110 E. Main Street  
Los Gatos, CA 95030

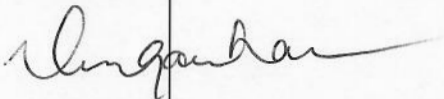
LETTER OF JUSTIFICATION

To Whom It May Concern;

I am writing this letter of justification to obtain approval for second story addition. Per previous meeting with HPC, we are resubmitting the plan with changes based on the HPC recommendations.

- We revise the floor plan of the master bathroom walls. It's no longer at an angle. It is now more compatible with the existing residence.
- We removed the angle roof line and revised the angle roof line to make it fit in with original style of the house.
- There is no more wraparound deck. The balcony is now in the back of the master bedroom facing the backyard only.

Sincerely,



Vu-Ngan Tran  
Property Owner

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## GENERAL NOTES

- 1 ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ENERGY CODE (CEC) 2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) 2022 CALIFORNIA FIRE CODE (CFC) AND ALL LOCAL CODES AND ORDINANCES
- 2 CONTRACTORS SHALL VERIFY AND CHECK ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE IN COORDINATION WITH THE PLANS AND SHALL NOTIFY THE DESIGNER/ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND INFORMATION SHOWN ON DRAWINGS BEFORE PROCEEDING WITH ANY WORK
- 3 MECHANICAL ELECTRICAL AND FIRE PROTECTION CONTRACT DOCUMENTS AND ALL OTHER DESIGN-BUILD CONTRACT DOCUMENTS NOT INCLUDED HEREIN SHALL BE SUBMITTED TO THE TOWN OF LOS GATOS FOR SEPARATE PERMITS
- 4 ALL GLAZING SHALL CONFORM TO THE FEDERAL GLAZING REGULATIONS AND CHAPTER 24 OF THE CRC
- 5 DO NOT SCALE DIMENSION GOVERN
- 6 INTERIOR DIMENSIONS ARE TO FACE OF GYP BD (U N O)
- 7 EXTERIOR DIMENSIONS ARE TO FACE OF PLYWOOD (U N O)

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## VICINITY MAP



## PROJECT INFORMATION

PROJECT ADDRESS:	16488 BONNIE LN	LOS GATOS	CA	95032
APN :	532-02-014			
OCCUPANCY GROUP:	R-3 / U			
TYPE OF CONSTRUCTION:	V-B			
STORIES:	2			
FIRE SPRINKLER:	NONE			
LOT AREA	12 085 00 SQ. FT.			
EXISTING FIRST FLOOR AREA	1 954 00 SQ. FT.			
EXISTING SECOND FLOOR AREA	676 00 SQ. FT.			
EXISTING GARAGE	541 00 SQ. FT.			
EXISTING ADU	354.00 SQ. FT.			
PROPOSED FIRST FLOOR ADDITION	0 00 SQ. FT.			
PROPOSED SECOND FLOOR ADDITION	380.00 SQ. FT.			
TOTAL FIRST FLOOR AREA	1,954 00 SQ. FT.			
TOTAL SECOND FLOOR AREA	(676 + 380) = 1,056.00 SQ. FT.			
TOTAL GARAGE FLOOR AREA	541 00 SQ. FT.			
TOTAL ADU FLOOR AREA	354.00 SQ. FT.			

## SCOPE OF WORK

- 1- SECOND FLOOR ADDITION  
2-REMODEL KITCHEN LIVING & DINING  
3-NEW BALCONY

	REVISIONS

**NGUYENPHAN**  
DESIGN  
CONSULTING  
7080 AVENIDA ROTELLA  
SAN JOSE CALIFORNIA

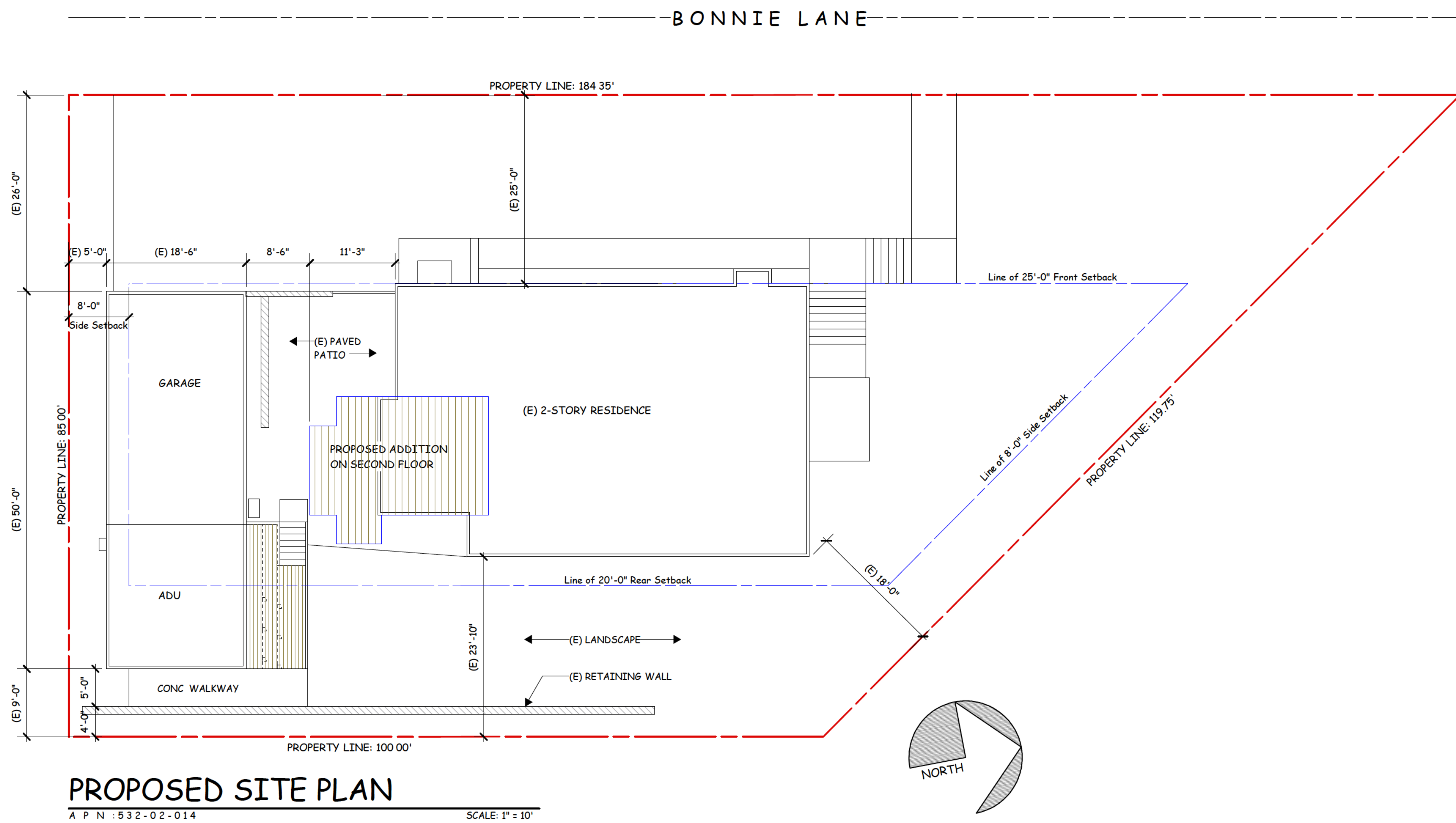
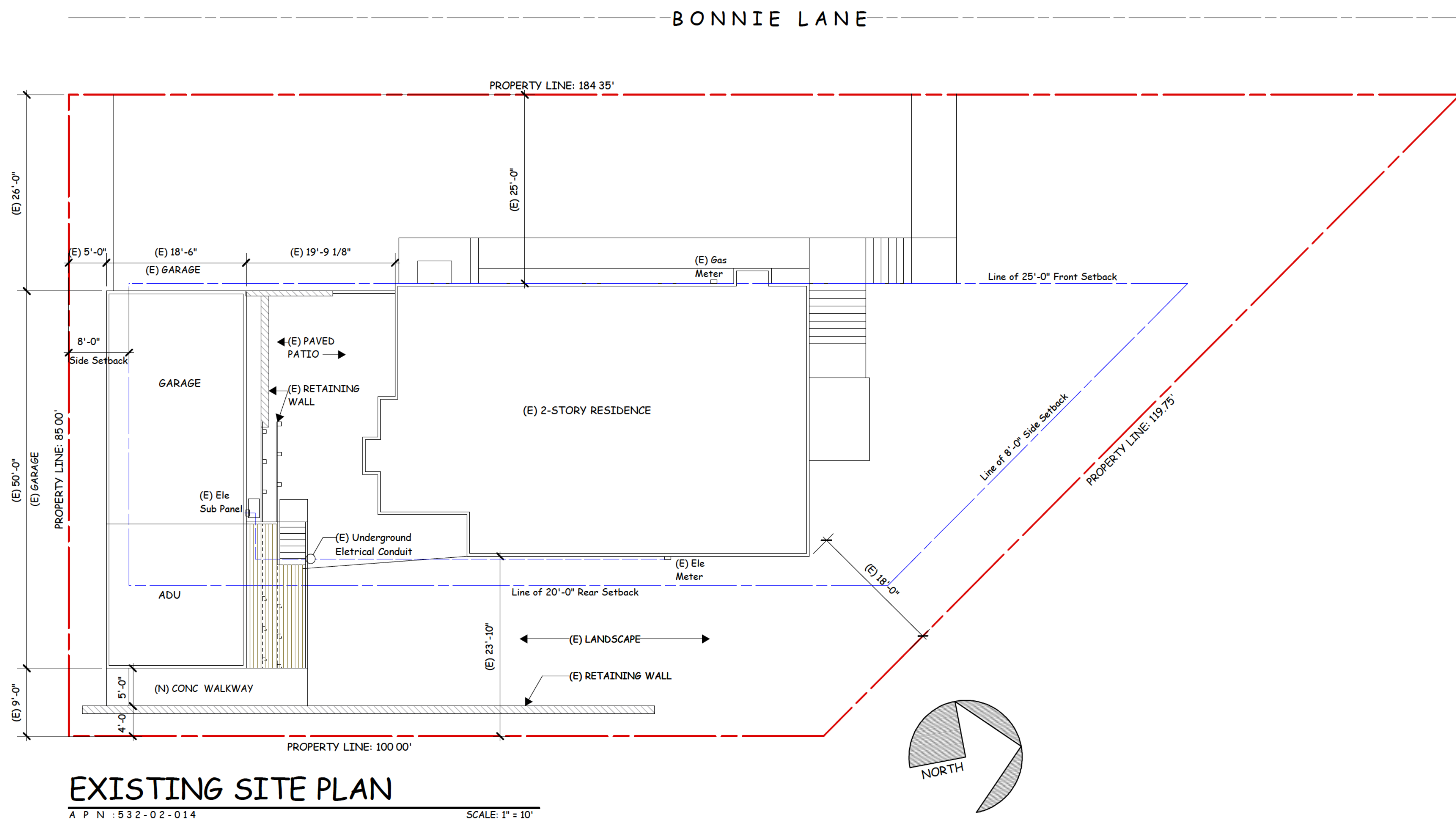
Dong NP: 408-206-7332  
email: dongnp@aim.com



PROPOSED REMODEL AND ADDITION FOR :  
**RESIDENCE**  
 [REDACTED]  
 16448 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: May 1st, 2024
SCALE: AS NOTED
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OF 10 SHEETS





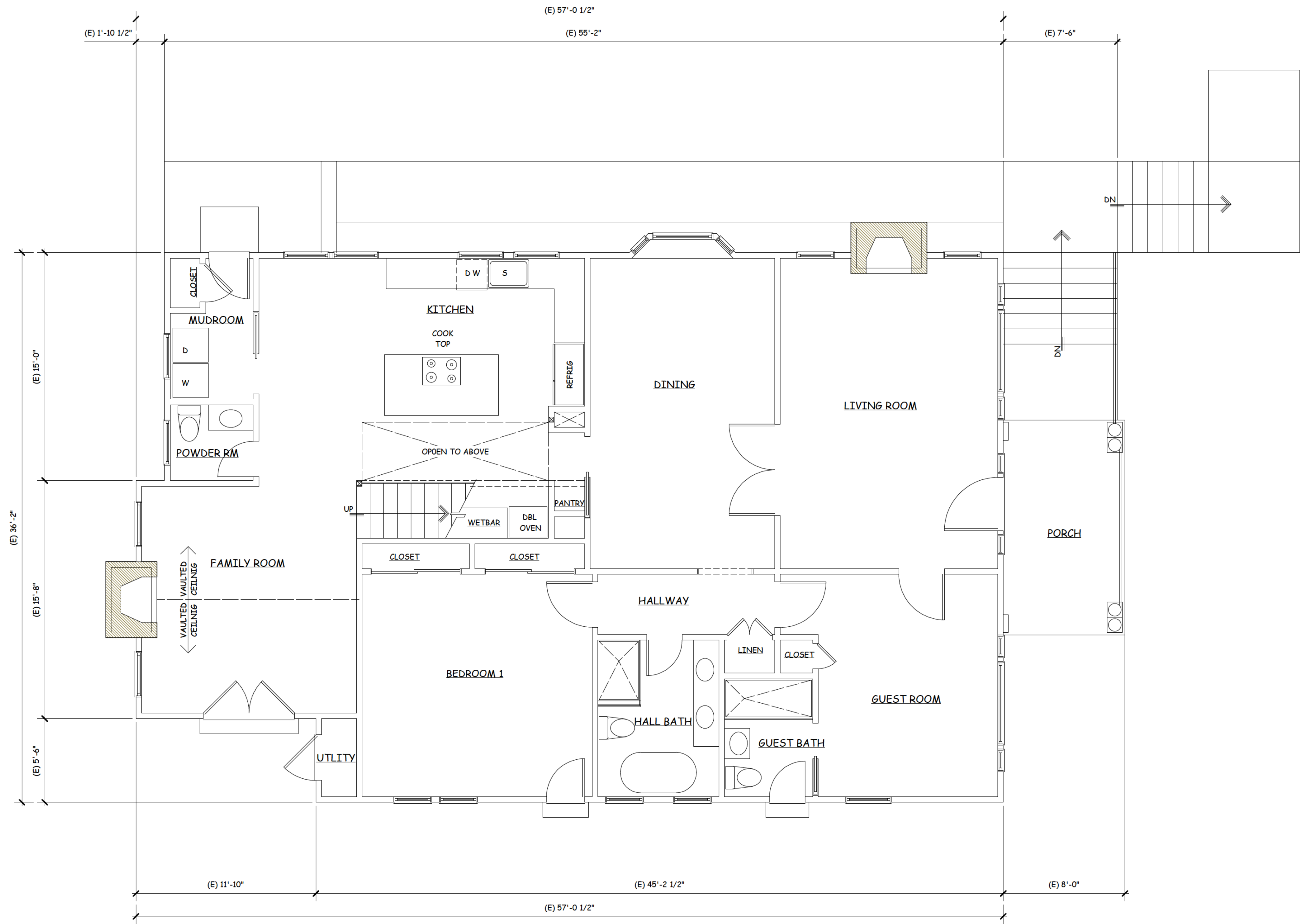
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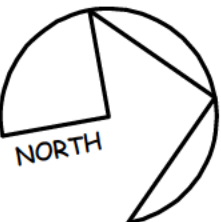
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**RESIDENCE**  
16448 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: May 1st, 2024  
SCALE: AS NOTED  
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OF 10 SHEETS



EXISTING FIRST FLOOR PLAN

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



LEGEND:

- DENOTES EXISTING WALL TO REMAIN
- DENOTES NEW WALL FINISH TO MATCH EXISTING

REVISIONS	

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PROPOSED REMODLE AND ADDITION FOR :

**RESIDENCE**  
16448 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: May 1st, 2024
SCALE: AS NOTED
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OF 10 SHEETS

**LEGEND:**

DENOTES EXISTING WALL TO REMAIN

DENOTES NEW WALL FINISH TO MATCH EXISTING

REVISIONS

NGUYENPHAN

DESIGN CONSULTING

7080 AVENIDA ROTELLA  
SAN JOSE CALIFORNIA

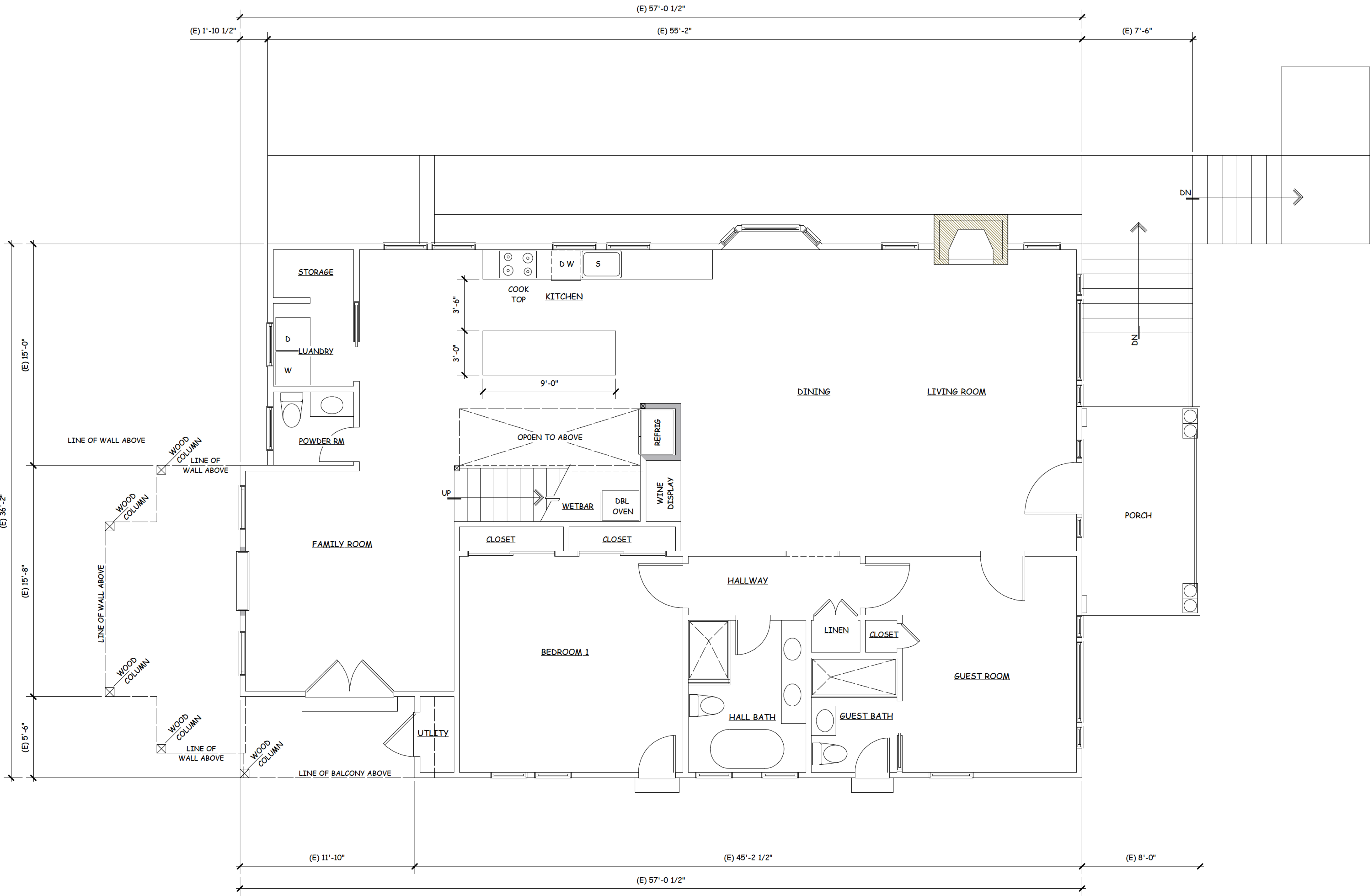
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PROPOSED PLAN

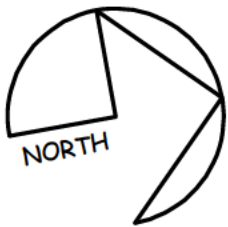
PROPOSED REMODLE AND ADDITION FOR :  
**RESIDENCE**  
16448 BONNIE LANE, LOS GATOS, CALIFORNIA

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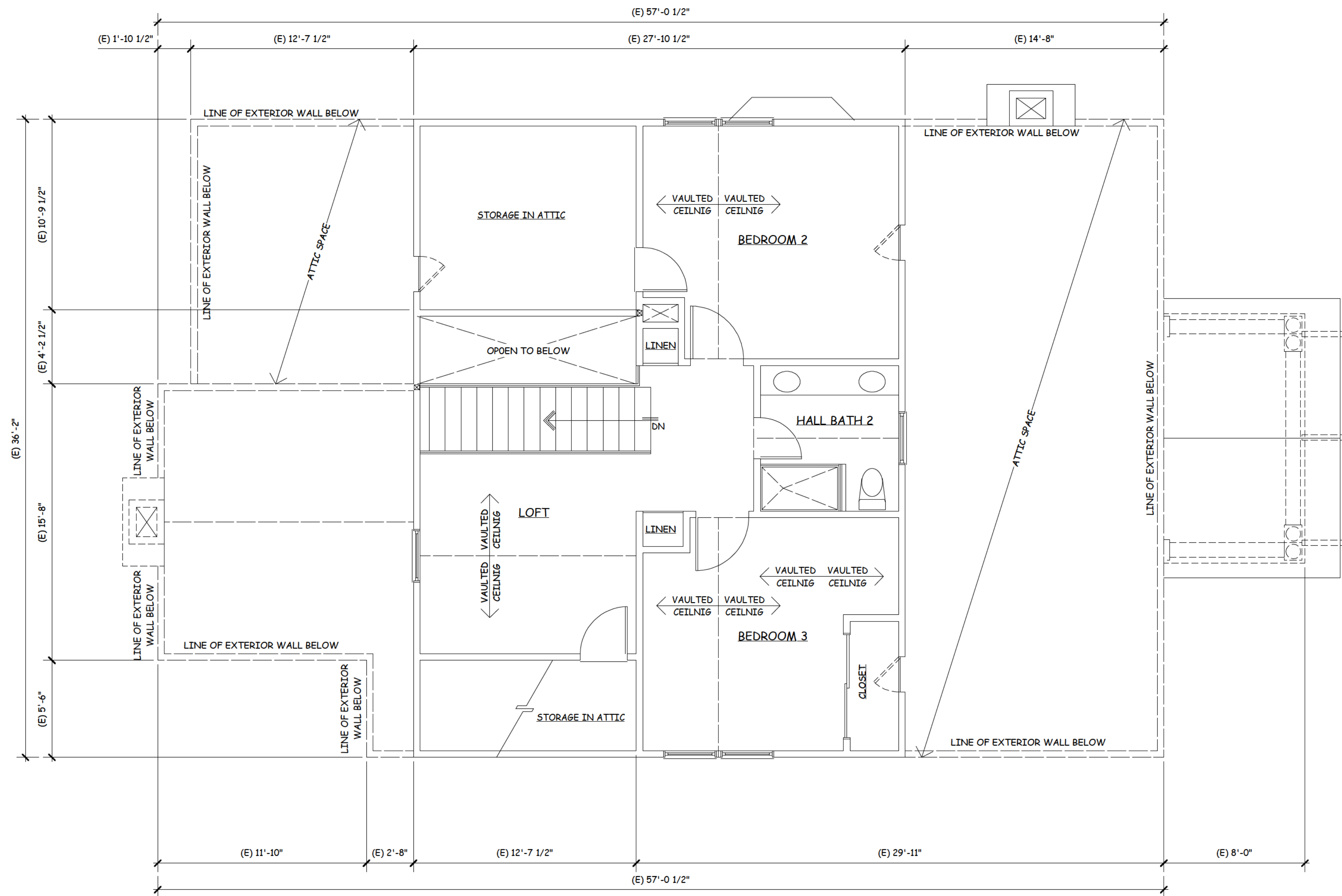


PROPOSED FIRST FLOOR PLAN

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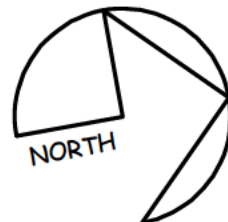






EXISTING SECOND FLOOR PLAN

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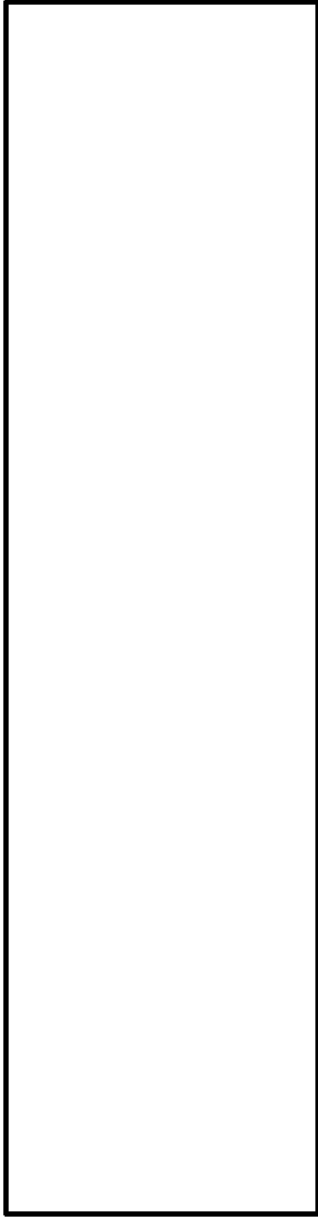


LEGEND:

- DENOTES EXISTING WALL TO REMAIN
- DENOTES NEW WALL FINISH TO MATCH EXISTING

REVISIONS	

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PROPOSED REMODEL AND ADDITION FOR :  
**RESIDENCE**  
16448 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: May 1st, 2024
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OF 10 SHEETS

**LEGEND:**

DENOTES EXISTING WALL TO REMAIN

DENOTES NEW WALL FINISH TO MATCH EXISTING

REVISIONS

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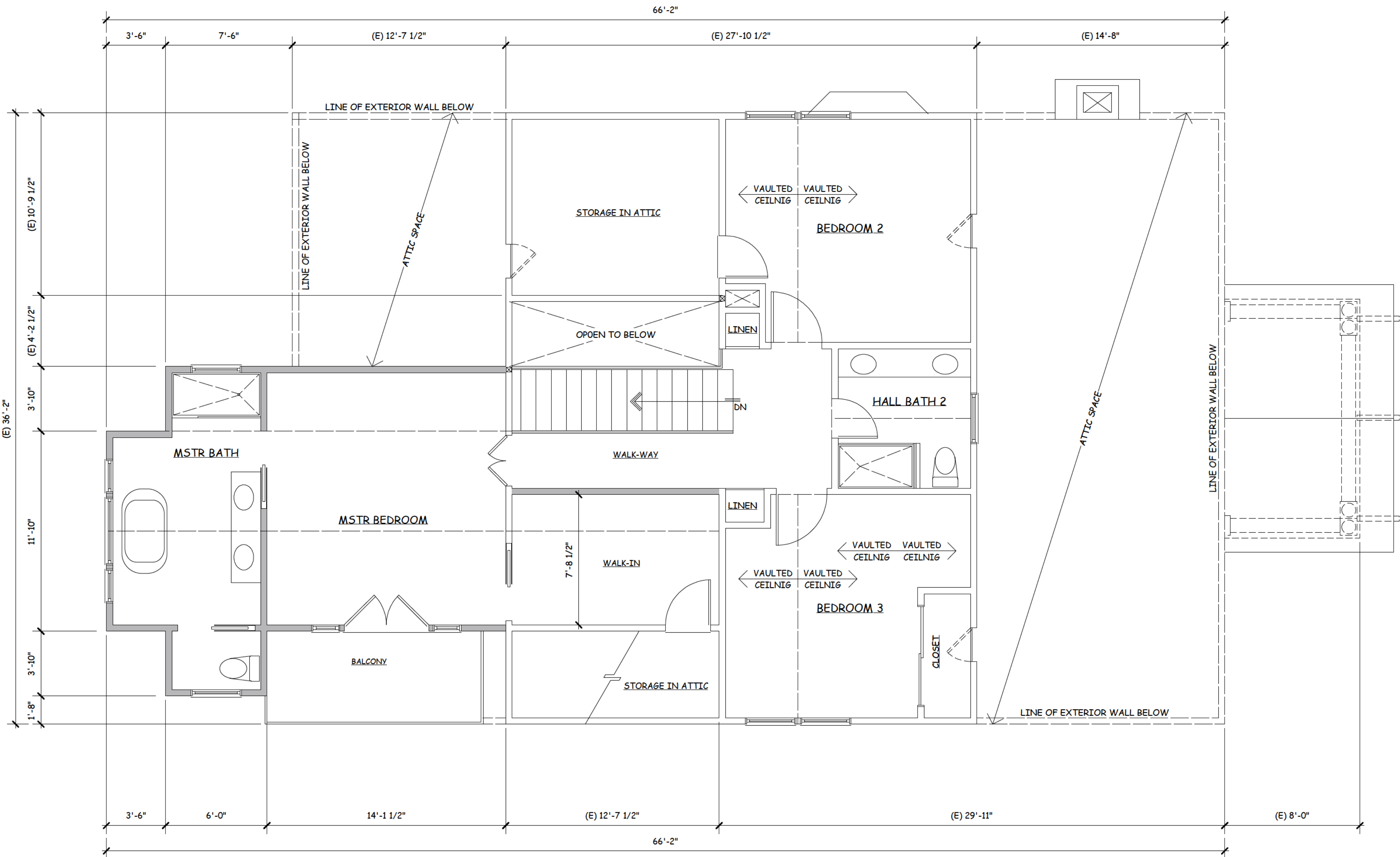
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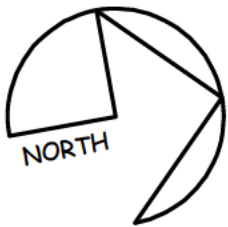
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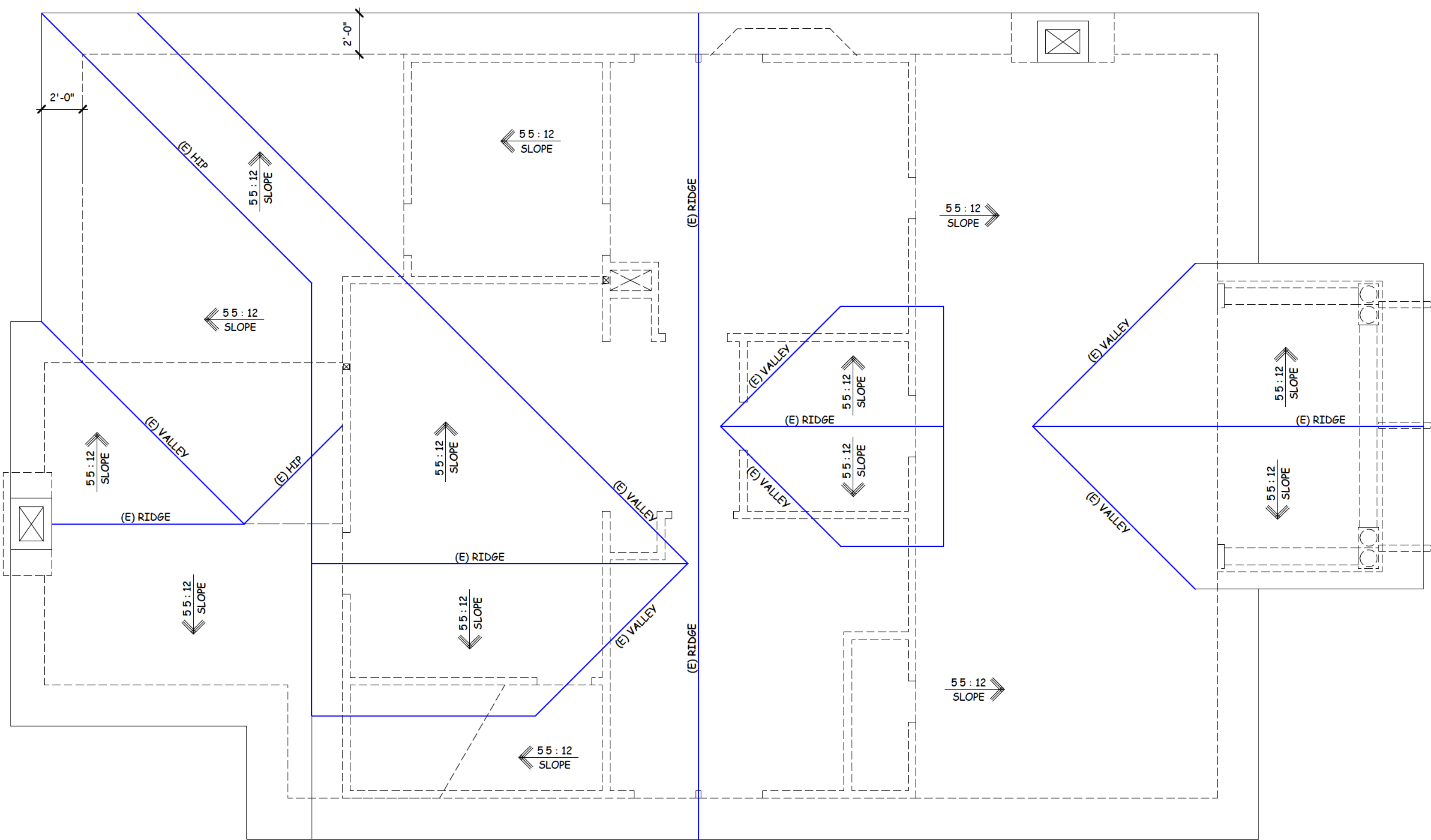
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PROPOSED SECOND FLOOR PLAN

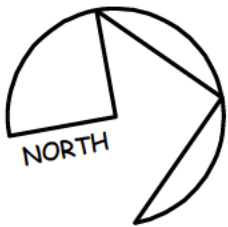
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EXISTING ROOF PLAN

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PROPOSED REMODLE AND ADDITION FOR :  
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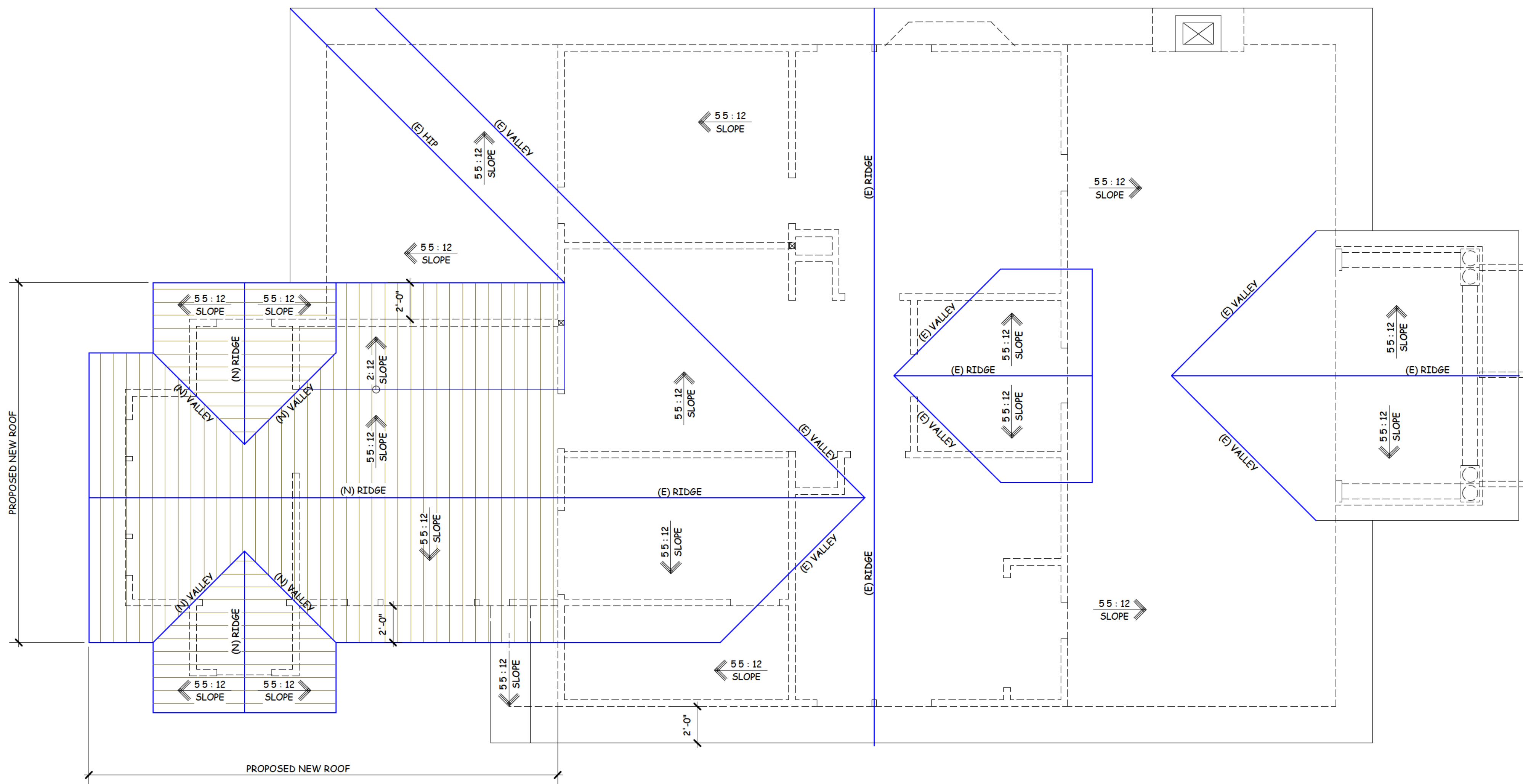


*Signature*

**NGUYEN PHAN**  
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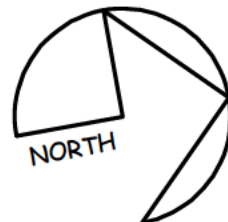
REVISIONS





PROPOSED ROOF PLAN

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DATE: May 1st, 2024
SCALE: AS NOTED
DRAWN: Dong TNP
JOB:
SHEET
<b>A-4.1</b>
OF 10 SHEETS

PROPOSED REMODEL AND ADDITION FOR :

**RESIDENCE**

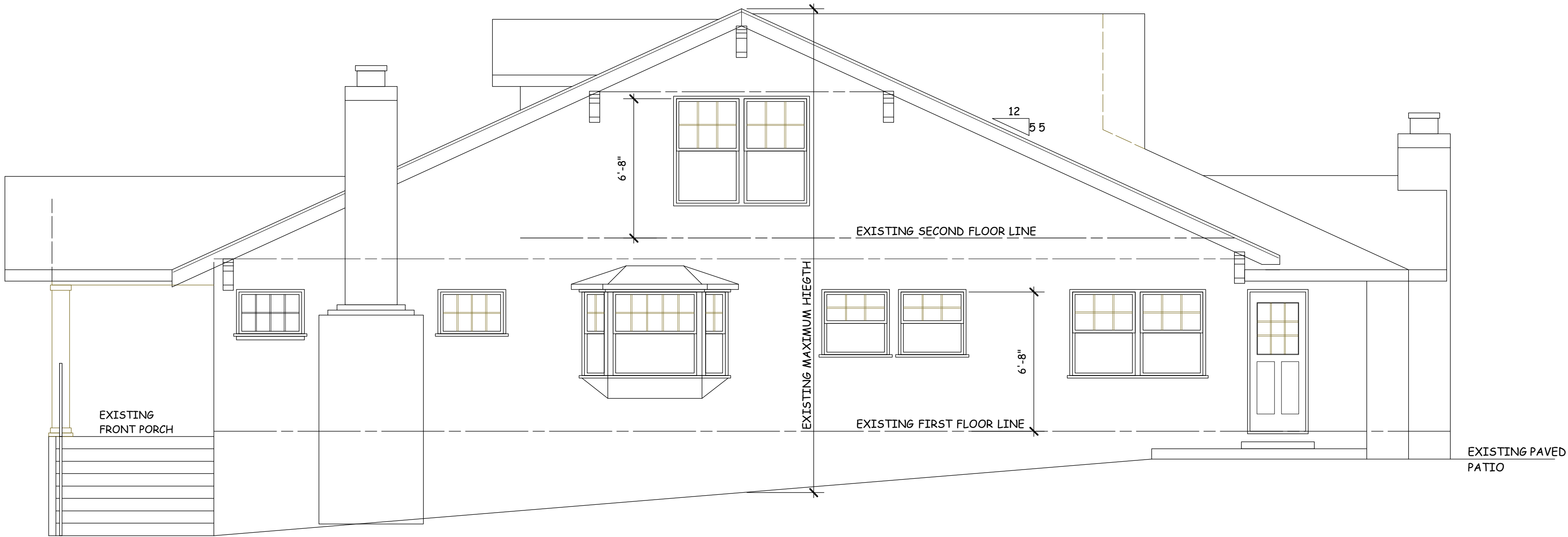
16448 BONNIE LANE, LOS GATOS, CALIFORNIA



*Signature*

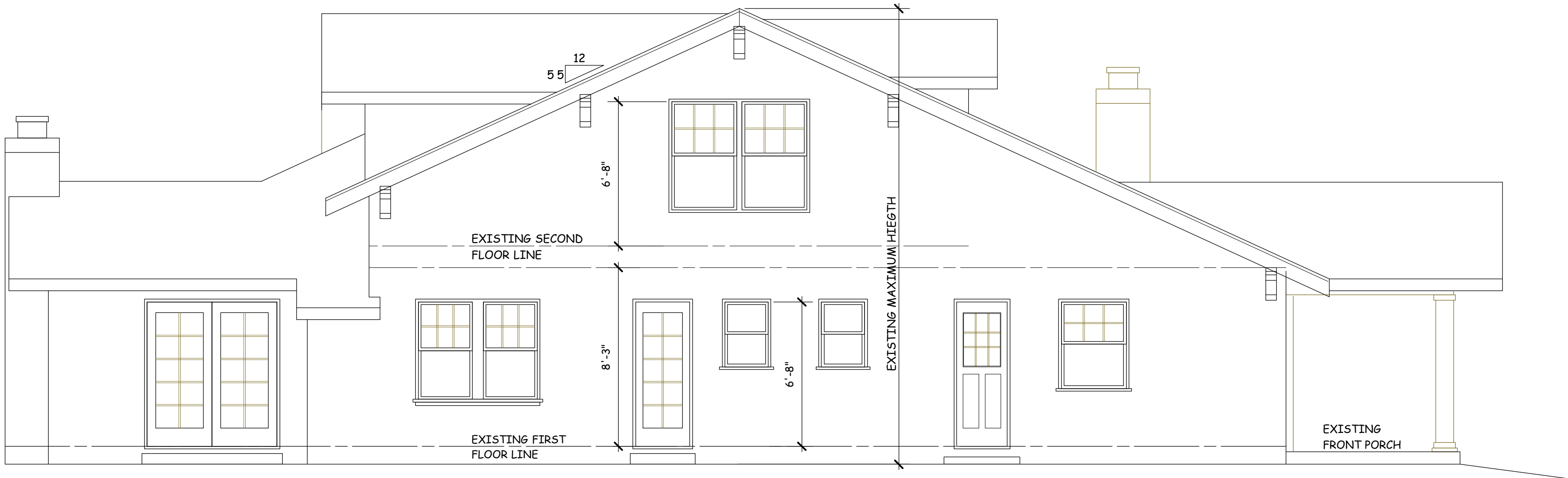
**NGUYEN PHAN**  
 DESIGN  
 CONSULTING  
 7080 AVENIDA ROTELLA  
 SAN JOSE, CALIFORNIA  
 Dong NP: 408-206-7332  
 email: dongnp@um.com

REVISIONS



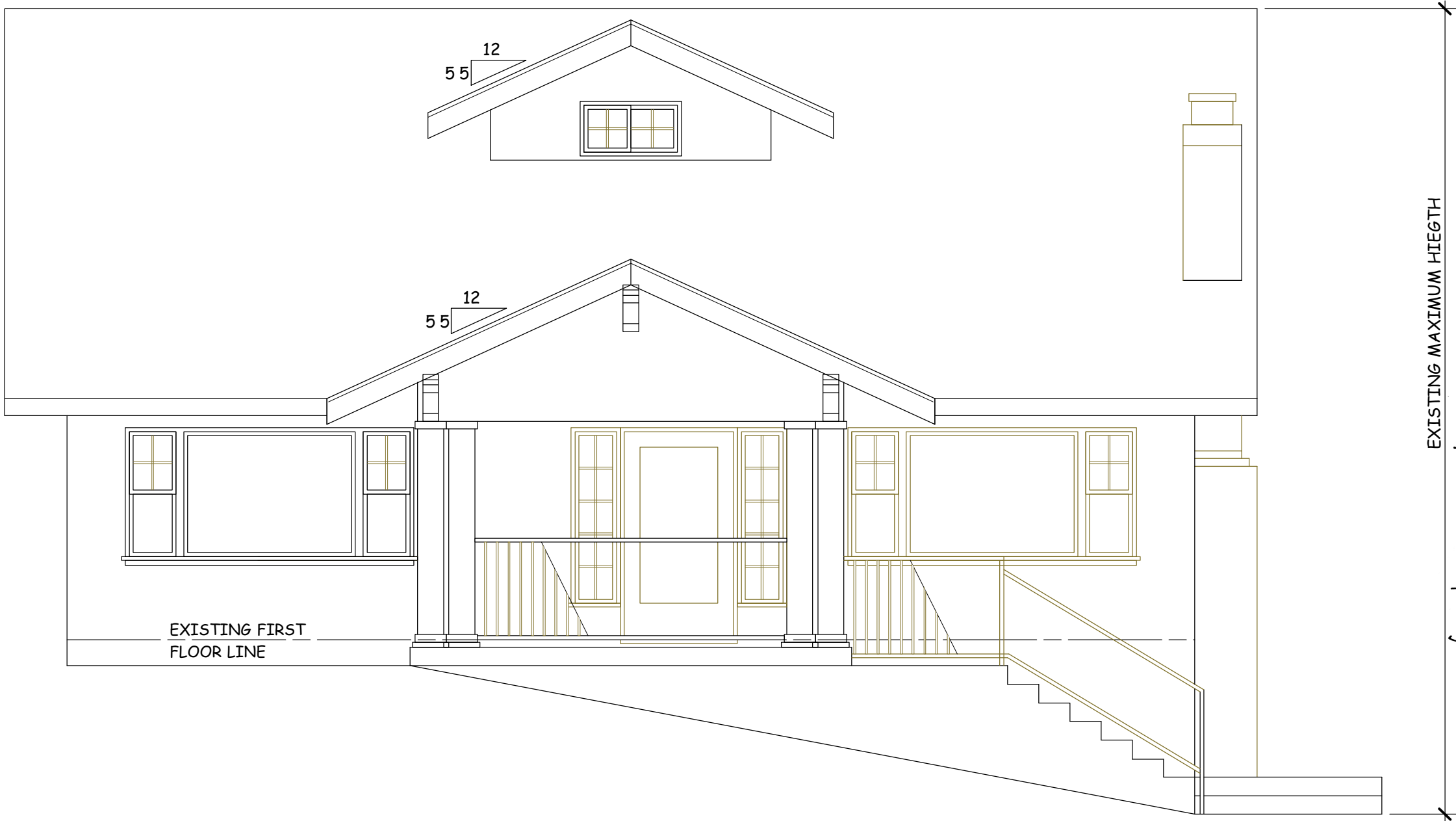
WEST ELEVATION (BONNIE LANE)

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



EAST ELEVATION

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



NORTH ELEVATION (FORNT)

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



SOUTH ELEVATION (REAR)

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

REVISIONS				

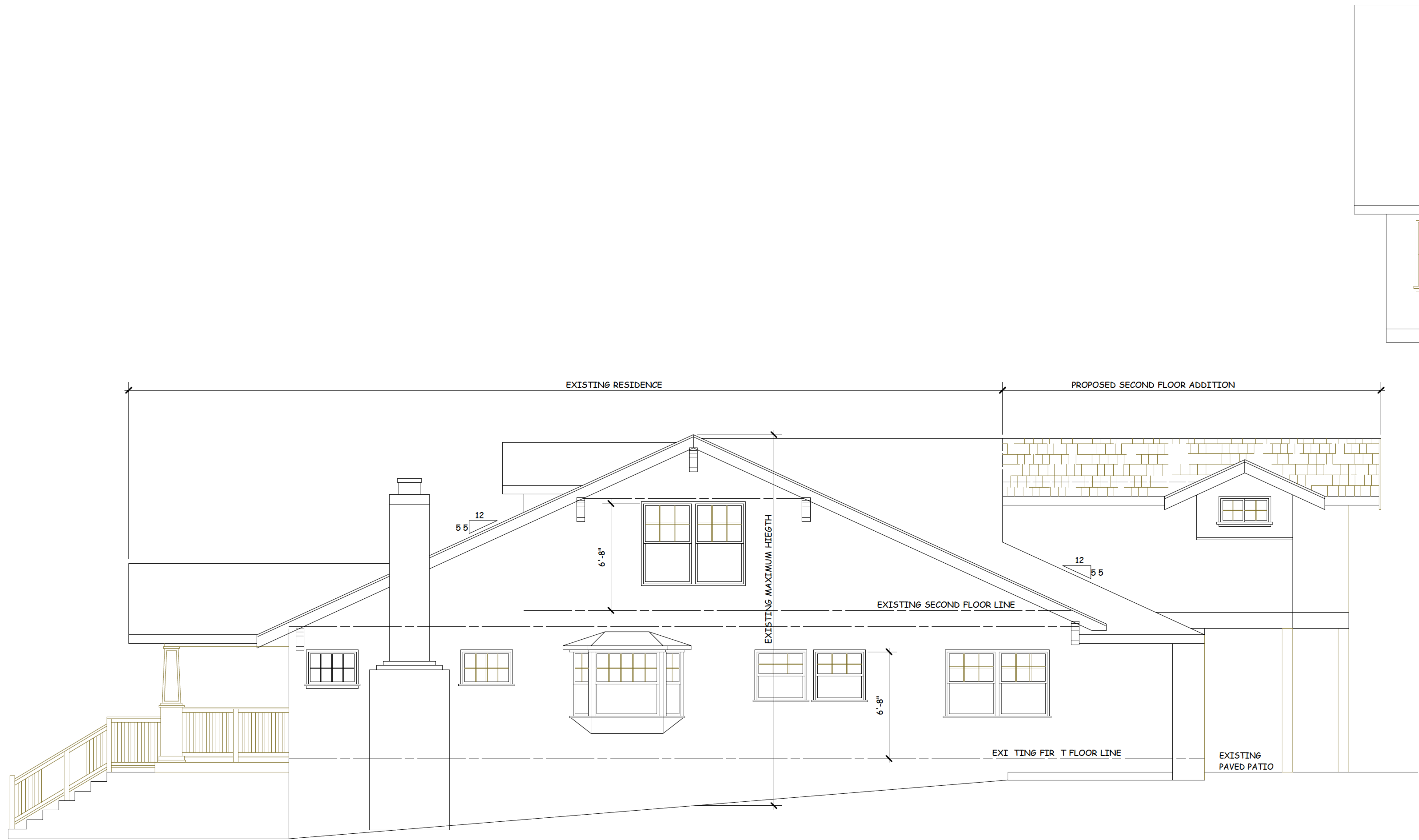
**NGUYEN PHAN**  
DESIGN  
CONSULTING  
7080 AVENIDA ROTELLA  
SAN JOSE, CALIFORNIA  
Dong NP: 408-206-7332  
email: dongnp@csim.com



PROPOSED REMODEL AND ADDITION FOR :

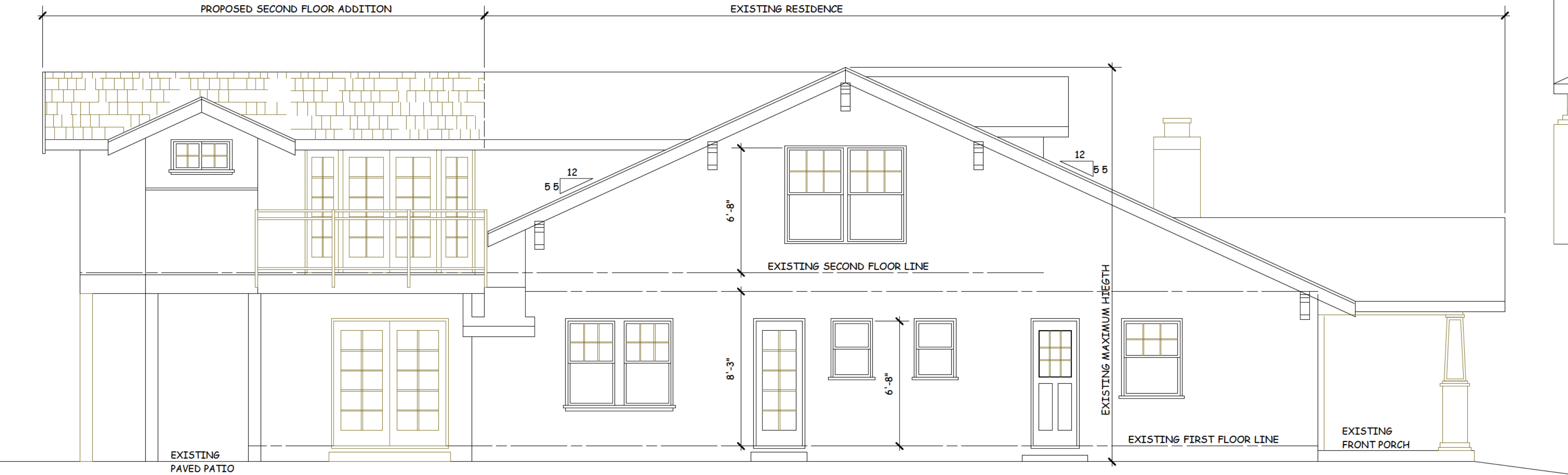
**RESIDENCE**  
16448 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: May 1st, 2024
SCALE: AS NOTED
DRAWN: Dong TNP
JOB:
SHEET
<b>A-5</b>
OF 10 SHEETS



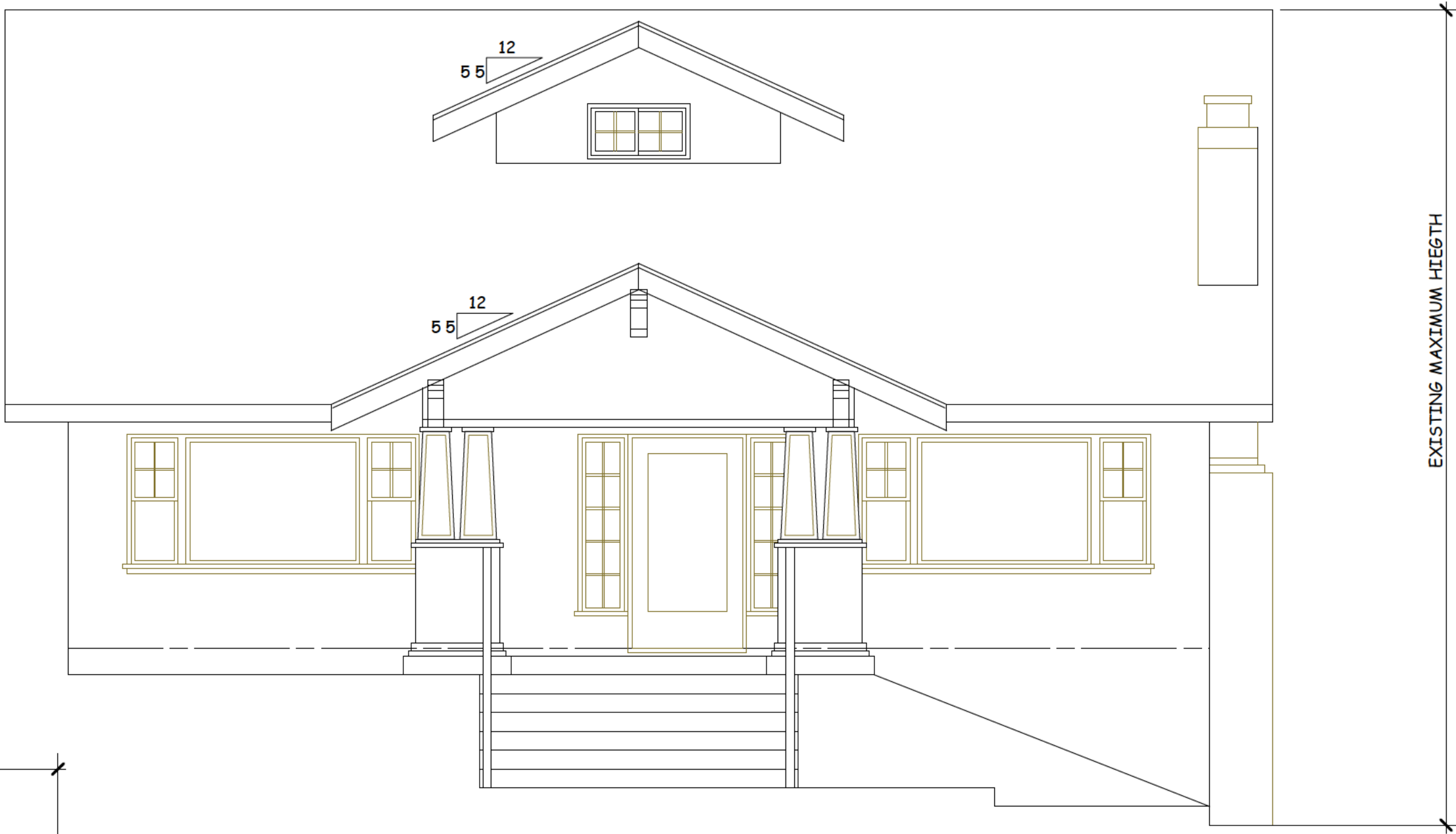
**PROPOSED WEST ELEVATION (BONNIE LANE)**

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



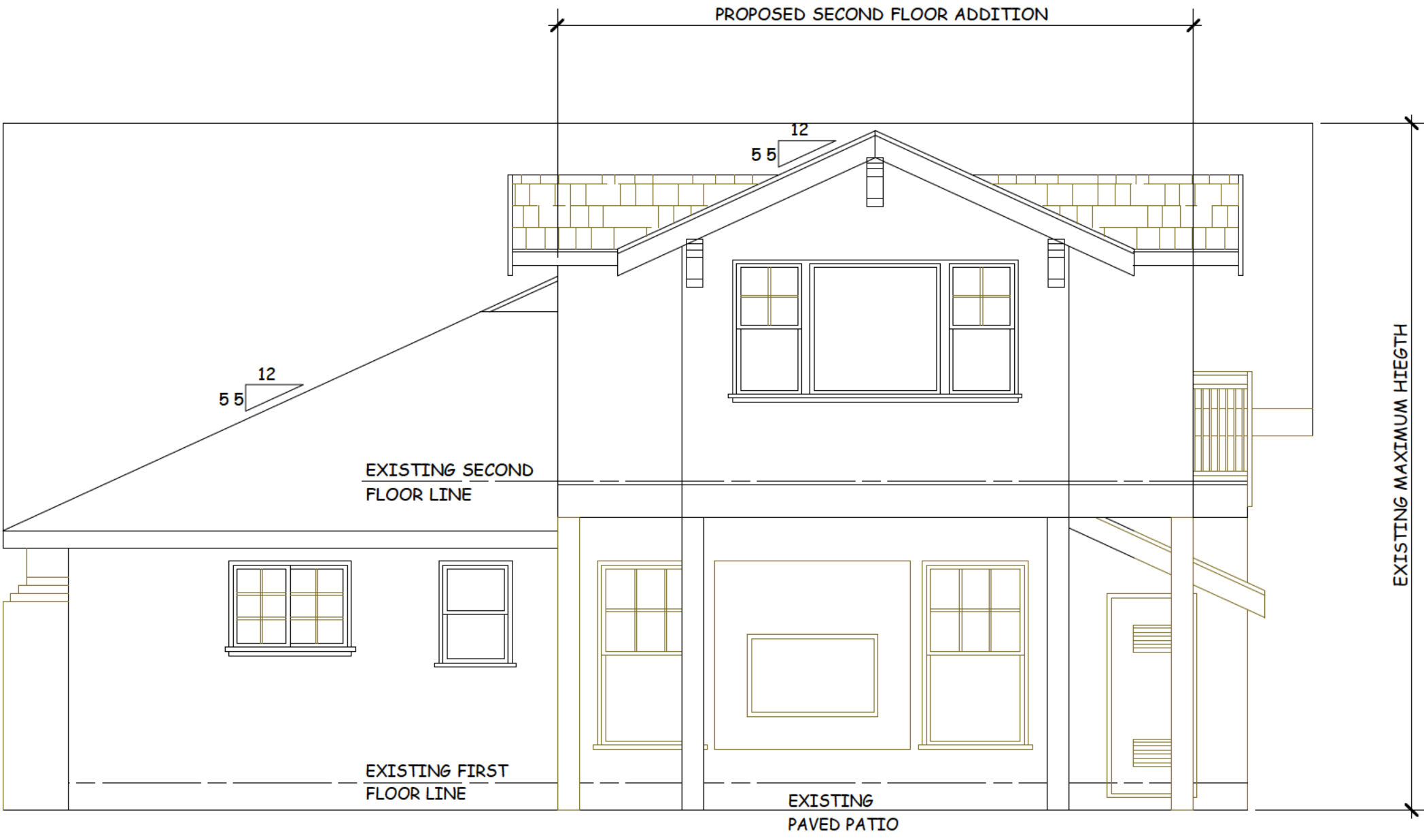
**PROPOSED EAST ELEVATION**

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



**PROPOSED NORTH ELEVATION  
(FRONT)**

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



**PROPOSED SOUTH ELEVATION  
(REAR)**

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

REVISIONS				

**NGUYEN PHAN**  
DESIGN  
CONSULTING  
7080 AVENIDA ROTELLA  
SAN JOSE, CALIFORNIA  
Dong NP: 408-206-7332  
email: dongnp@csim.com



PROPOSED REMODEL AND ADDITION FOR :

**RESIDENCE**  
16448 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: May 1st, 2024
SCALE: AS NOTED
DRAWN: Dong TNP
JOB:
SHEET
<b>A-5.1</b>
OF 10 SHEETS





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

MEETING DATE: 05/22/2024

ITEM NO: 3

---

DATE: May 17, 2023  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for Removal and Replacement In-Kind of Wood Siding on a Commercial Structure Located in the Historic Commercial District on Property Zoned C-2:LHP. **Located at 78-80 W. Main Street.** APN 529-02-007. Minor Development in a Historic District Application HS-24-019. Property Owner/Applicant: Marital Trust – Rita I Minnis, Trustee. Project Planner: Sean Mullin.

RECOMMENDATION:

Requesting approval for removal and replacement in-kind of wood siding on a commercial structure located in the Historic Commercial District on property zoned C-2:LHP, located at 78-80 W. Main Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1901 per County Assessor's Database; c. 1860s per Bloomfield Survey; 1901 per Ordinance 1843
2. Town of Los Gatos Historic Status Code: +, historic and intact, or worthy of special note
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Historic Commercial District
5. If yes, is it a contributor? Yes
6. Findings required? Yes
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the building located at 78-81 W. Main Street was constructed in 1901. The 1991 Bloomfield Survey estimates the construction date as the 1860s and rates the structure as historic and intact or worthy of special note (Attachment 1). Ordinance 1843, which established the Historic Commercial District, identifies the structure as a

PREPARED BY: Sean Mullin, AICP  
Senior Planner

BACKGROUND (continued):

contributor to the district (Attachment 2). The Sanborn Fire Insurance Maps show that the current structure was built between 1908 and 1928 (Attachment 3).

The applicant proposes to remove the existing horizontal wood lap siding and replace it in-kind with custom milled redwood siding.

DISCUSSION:

The applicant requests approval to remove the existing horizontal wood siding and to replace it in-kind with custom-milled redwood siding to match the existing material, size, and profile. The applicant indicates that portions of the existing wood siding are damaged by rot and that full replacement is desired to avoid the need to replace any portions of remaining siding in the near future. Additionally, full replacement would allow for new waterproofing to be installed. The applicant indicates that the new matching siding would be installed, primed, and painted the same color as the existing building resulting in no change to the exterior appearance.

Town Code Section 29.10.020 clarifies that demolition of a historic structure means removal of more than twenty-five percent of the wall(s) facing a public street or fifty percent of all exterior walls. The removal and replacement of in-kind, non-repairable exterior wall covering resulting in no change to its exterior appearance or historic character is exempt from the above definition when approved by the deciding body.

The applicant is seeking a determination from the Committee that the removal and replacement in-kind of the siding is appropriate and therefore exempt from the demolition definition. Should the Committee find merit in the request, Building Permit revisions could be approved by the Town and the project would not return to the Committee. However, the property would continue to retain its historic designation and would return to the Committee if other exterior modifications are proposed in the future.

CONCLUSION:

Should the Committee find merit in the proposed project, it should make the following findings and considerations and forward a recommendation of approval to the Community Development Director. The project would be completed through a revision to the issued Building Permit and would not return to the Committee.



FINDINGS AND CONSIDERATIONS:

A. Findings

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

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

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

B. Considerations

**Sec. 29.80.290. Standards for review.**

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

- ☒ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Ordinance 1843
3. Sanborn Exhibit
4. Photo
5. Project Plans

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Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY  
LOS GATOS RESEARCH

File address 78 W. Main

PARCEL MAP INFORMATION

Parcel # 529-02-007 Lot size: 18 front ft. x 70 ft. deep

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

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

distance to cross st: 36 ft. N S E / W from Univ.

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Town of LG? Old Block #  Old lot #

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1860s R 1900s Style Colonial Rev. # stories 2

Alterations new storefronts, new side alum. windows

Other Phoenix Photog. - old added upper bay

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy)

Effective date 12-87

APN 529-02-007	ADDRESS 78 MAIN	3-001	WIDTH 18	ST LG 10000	5	ELEVATOR	WALL HGT 2.4	TOT AREA 2,584
COMM/INDUST	TRA	55	DEPTH 70	NO. UNITS 20	NO. 1	AIR COND	SPRINKLER	
	USE CODE	1	ACRES .02	1 OFFICE	1,262	NO. FLOORS		
	YR BUILT			100 LEASABLE				

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				illeg (poss. here on to E. Extrav?)
Blk Book	1908	25 26	EW Lundy's Lane		Cass Geo A Green
Survey	1944	Bl. 79	N Main bld. w. bay window bd. E by Casson	17469	EE Blackburn

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 # 006/224 Date 2 Nov 89





file address 78 1. MainAnne Bloomfield  
ARCHITECTURAL SURVEY  
BUILDING RESEARCH(415) 922-1063  
2225 GILBERT STREET  
SAN FRANCISCO, CA 94115

## PUBLISHED ANNOUNCEMENTS

Source: A&E Bulletin CA&BN Call Chron DPB Ed AB EX News PCA Other  
Volume 31-12-1909 Date 31-12-1909 PageNature 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

A. Berryman

Main st

Off. bldg - completed orc  
under const'n

Initials

Date

## BUILDING PERMITS

Address requested

Source: Permit  
register, Press-  
dem., or . . .Application  
Number

Date

Location

Cost

Use/  
No. of  
UnitsOwner  
&  
addressBuilder/  
contr. &  
addressArch't/  
engin'r  
& address

Description of work

Bldg's  
width/  
depth/  
heightExterior  
Materials

Initials

Date

## OTHER SOURCE (specify thoroughly)

1941 Survey - #32 Main - 2 stories, 1 store + apt - wood frame dbl wall - sketch w bay window - 36 yrs old

Initials

Date

## SANBORN MAPS

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

BRCH

Differences from today in:  
Use Stories FootprintDate of  
constr.Describe or sketch  
plan

Date

Vol/  
page bldg

Address

Use

1904

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Rest.

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Initials

Date



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

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

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

1934	SID	Main, West, 32	[REDACTED]
			[REDACTED]
		30	[REDACTED]
		28	[REDACTED]
		26	[REDACTED]
1930	"	" " " 32	[REDACTED]
"	"	" " " 30	[REDACTED]
1902	LGD	Berryman, A *	[REDACTED]
1924	"	W Main, 245	[REDACTED]
1930	SID	Berryman, A	[REDACTED]

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

INDEXES: CHQ 1922-61\_\_\_\_. CHQ 1962-75\_\_\_\_. A&E\_\_\_\_. St. Luke's\_\_\_\_. 1875 Assessmts\_\_\_\_.  
BOOKS: Companion to CA\_\_\_\_. CA People\_\_\_\_. SF Almanac\_\_\_\_. Scott\_\_\_\_. Here Today\_\_\_\_.  
SF's Literary Frontier\_\_\_\_. Literary SF\_\_\_\_. Literary World of SF\_\_\_\_. Atherton\_\_\_\_.  
PG&E\_\_\_\_. Bio of a Bank\_\_\_\_. In Our 2nd Century\_\_\_\_. Our City\_\_\_\_. Architects of Reform\_\_\_\_.  
Older\_\_\_\_. Flamm\_\_\_\_. Woods\_\_\_\_. Neville\_\_\_\_. Bar Assn\_\_\_\_. Big 4\_\_\_\_. Gumina\_\_\_\_.

initials	date
----------	------

CARD INDEXES: Subject\_\_\_\_. Author/Title\_\_\_\_. Portraits\_\_\_\_. Photos\_\_\_\_.  
BOOKS: Index of biographies in County histories\_\_\_\_. CABN Index (arch'ts only)\_\_\_\_.  
Manuscript files\_\_\_\_. Call Index 1890-1903\_\_\_\_. Chronicle clippings\_\_\_\_.  
Great Registers\_\_\_\_.

initials	date
----------	------

Biographical card file (ask librarian) \_\_\_\_ Address/Here Today file \_\_\_\_  
Great Registers (1866-77) \_\_\_\_ Hunt I \_\_\_\_ Cross II, III, IV \_\_\_\_ Young II \_\_\_\_  
Men of California 1900-02 \_\_\_\_ Hittell 1878 \_\_\_\_ Kinnaird I, III \_\_\_\_ Bay of SF I \_\_\_\_

[illegible]

Local history catalogue\_\_\_\_. Newspaper catalogue\_\_\_\_. Obituaries catalogue\_\_\_\_. Librarian\_\_\_\_

/initials	date
-----------	------

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).

Bruntz on A Berryman: 44, dir of st. rr. proposed 1887  
63, signed petit. on 4 repeal of ordin, against saloons, 1889  
93, stockholder B of LG 1883 + bldg on his land  
95, LG Bldg + Loan Assn, chief organizer 1889 + Sec'y "many yrs"  
96, dir. of Com'l Bank of LG, 1896  
116, on 1st Library Bd, 1903  
14, pix. incl. sign for "A B - + Co, real est. ins + loan off"  
84, offered to const. bldg for Hosa Co, 1894



# TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

## APPLICATION FOR BUILDING PERMIT

B 1403

1

FOR APPLICANT TO FILL IN				78 W. Main St.			
BUILDING ADDRESS	78 W. Main St.			FIRE ZONE	2	CONST. TYPE	V
LOT NO.	R.O.F.S. TRACT			GROUP	PROCESSED BY: [Signature]		
SIZE OF LOT	18 x 78'			USE ZONE	SPECIAL CONDITIONS		
USE OF EXISTING BLDG.	RETAIL PLANT STORE			VARIANCE V.	USE PERMIT		
OWNER	[Redacted]			BUILDING SETBACKS	FRONT	REAR	R. SIDE
MAIL ADDRESS	[Redacted]			BUILDING PERMIT APPROVAL DATE			
CITY	[Redacted]			PLANNING DEPT.	[Signature] 2/20/74		
ARCHITECT OR ENGINEER	TEL. NO.			FIRE MARSHAL	[Signature] 2/20/74		
ADDRESS	TEL. NO.			PUBLIC WORKS	[Signature] 2/21/74		
CONTRACTOR	TEL. NO.			ISSUED BY	BUILDING INSPECTOR [Signature] 2/21/74		
ADDRESS	STATE LIC. NO.			INSPECTION RECORD			
CITY	DESCRIPTION OF WORK			2/20/74 1 WINDOW AT SIDE WALL			
NEW <input checked="" type="radio"/> ADD <input type="radio"/> ALTER <input type="radio"/> REPAIR <input type="radio"/> DEMOLISH				To be removed & Wall replaced.			
SQ. FT. SIZE	NO. OF STORIES 2						
USE OF STRUCTURE	NO. OF FAMILIES						
DESCRIPTION OF WORK	RETAIL PLANT STORE						
REMODEL INTERIOR	BLDG. 29.00						
PAINT EXTERIOR	OCC. 50						
ADD 3 WINDOWS	SMIP. 50						
\$ 5,000.00	TOTAL 29.50						
VALUATION				VALIDATION			
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Town Ordinances and State Laws regulating building construction. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workman's Compensation Insurance.				2150 1146 * 0029.50			
I HEREBY CERTIFY THAT I AM PROPERLY LICENSED OR THAT I AM EXEMPT FROM BEING LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR LICENSE LAW.				APPROVALS			
SIGNATURE OF PERMITTEE [Redacted]				DATE			
FOR				INSPECTOR'S SIG.			
DATE REC'D				FOUNDATION: LOCATION, FORMS, MATERIALS			
BY				FRAME: FIRE STOPS, BRACING, BOLTS			
P.C. NO.				FURNACE: LOCATION, GAS VENT, DUCTS			
P.C. FEE				LATH. INT.			
USE AND OCCUPANCY APPROVAL				LATH. EXT.			
BUILDING INSPECTOR (354-6876) DATE				LANDSCAPING, PARKING AND GRADING			
FIRE MARSHAL (354-6821) DATE				IMPROVEMENTS COMPLETED			
PUBLIC WORKS (354-6863) DATE				FINAL			
ISSUED BY (354-6872) DATE				[Signature] 2/21/74			
PLANNING DIRECTOR							

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

# TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

## APPLICATION FOR BUILDING PERMIT

B 2953

FOR APPLICANT TO FILL IN				78 W. Main St				
BUILDING ADDRESS	78 Main St L.Y.			FIRE ZONE	3	CONST. TYPE	F-2	
LOT NO.	R. OF S. TRACT			USE ZONE	C-2	SPECIAL CONDITIONS	S-74-15A	
SIZE OF LOT	18 x 70	NO. OF BLDGS. NOW ON LOT	1	VARIANCE V.				
USE OF EXISTING BLDG.	retail store			USE PERMIT				
OWNER	[REDACTED]			BUILDING SETBACKS	FRONT	REAR	R. SIDE	
MAIL ADDRESS								
CITY								
ARCHITECT/ENGINEER								
ADDRESS				BUILDING PERMIT APPROVAL DATE				
CONTRACT				PLANNING DEPT.	3/29/76			
ADDRESS				FIRE MARSHAL	✓ 1			
STATE LIC. NO.	CITY				PUBLIC WORKS	3/29/76		
DESCRIPTION OF WORK				ISSUED BY	3/29/76			
NEW	ADD	ALTER	REPAIR	INSPECTION RECORD				
DEMOLISH								
SQ. FT. SIZE	2,600	NO. OF STORIES	2					
NO. OF FAMILIES								
USE OF STRUCTURE	Womens apparel and office upstairs							
DESCRIPTION OF WORK	make building more attractive							
VALUATION	\$ 1,250.00							
BLDG.	13.00							
OCC.	15.50							
TOTAL	28.50							
<p>I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Town Ordinances and State Laws regulating building construction. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workman's Compensation Insurance.</p> <p>I HEREBY CERTIFY THAT I AM PROPERLY LICENSED OR THAT I AM EXEMPT FROM BEING LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW.</p>								
SIGNATURE OF PERMITTEE	[REDACTED]			VALIDATION				
FOR	[REDACTED]			MAR 30 9 59 832 • 0028501				
DATE REC'D	BY			APPROVALS				
P.C. NO.	P.C. FEE			DATE INSPECTOR'S SIG				
USE AND OCCUPANCY APPROVAL				FOUNDATION: LOCATION, FORMS, MATERIALS				
BUILDING INSPECTOR (354-6876)	DATE			FRAME: FIRE STOPS, BRACING, BOLTS				
FIRE MARSHAL (354-6821)	DATE			FURNACE: LOCATION, GAS VENT, DUCTS				
PUBLIC WORKS (354-6863)	DATE			LATH. INT.				
ISSUED BY (354-6872) PLANNING DIRECTOR	DATE			LATH. EXT.				
				LANDSCAPING PARKING AND GRADING IMPROVEMENTS COMPLETED				
				FINAL				

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK



Anne Loomfield

ARCHITECTURAL SURVEY  
ASSESSMENT ROLL RESEARCH

File Address

78 u Main

Tract/Block/Lot

~~Four?~~ Havenden Block

Const 1908-29

Assessments are filed by last name of property owner, but not necessarily in alphabetical order. Some years there is an index inside the volume or in a separate book. The goal of a search is to find the years when the assessed value of "improvements" (buildings) changed from 0 to over \$500, or when that figure rose by \$500 or more. Write down every year and name you try, including the years when you find nothing. Ditto marks are fine.

[illegible]



LOS GATOS HISTORIC RESOURCES INVENTORY  
EVALUATION SHEET



Building or District Name A. Berryman Building

Address(es) 78 West Main St.

Criterion                      This Building                      Ratings

A. ARCHITECTURE

- |                  |   |   |    |   |    |
|------------------|---|---|----|---|----|
| 1. Building type | <u>2-st store w. residence above</u>                | E | VG | G | FP |
| 2. Construction  | <u>wood frame</u>                                   | E | VG | G | FP |
| 3. Style         | <u>Colonial Revival - good ex. for com.</u>         | E | VG | G | FP |
| 4. Architect     | <u>Upl</u>  | E | VG | G | FP |
| 5. Design        | <u>pseudo-Italianate cornice, narrow clapeutics</u> | E | VG | G | FP |
| 6. Interior      | <u>—</u>  | E | VG | G | FP |

B. HISTORY

- |              |   |   |    |   |    |   |
|--------------|---|---|----|---|----|---|
| 7. Age       | <u><del>1909</del> 1906 (Tax)</u>   | E | VG | G | F  | P |
| 8. Person(s) | <u><sup>Goldsmith property</sup> <del>2nd fl.</del> <sup>leading cit. - 2<sup>ary</sup>, loosely</sup> <del>3<sup>rd</sup> fl.</del> <sup>man 1<sup>st</sup> owner, realtor, banker</sup></u> | E | VG | G | FP |   |
| 9. Event     | <u>1901 f. - 2<sup>ary</sup> (loosely con.)</u>   | E | VG | G | FP |   |
| 10. Patterns | <u>comm/develop 3<sup>d</sup> wave - secondary, loose</u>   | E | VG | G | FP |   |

C. ENVIRONMENT

- |                   |                   |   |    |   |    |
|-------------------|-------------------|---|----|---|----|
| 11. Scale/Massing | <u>Compatible</u> | E | VG | G | FP |
| 12. Setting       | <u>Compatible</u> | E | VG | G | FP |
| 13. Landmark      | <u>—</u>          | E | VG | G | FP |

D. INTEGRITY

- |                 |   |   |    |   |    |
|-----------------|---|---|----|---|----|
| 14. Alterations | <u>new storefronts, alumin. windows on side</u> | E | VG | G | FP |
|-----------------|---|---|----|---|----|

- CUMULATIVE RATING: 3 — Appears eligible for National Register.  
 4 — May become eligible for National Register.  
 5 — Appears eligible for local designation.  
 6 X Contributor to district that is any of the above.  
 7 — Non-contributor to the district.  
 8 — Appears ineligible for designation, but older than 1942.  
 9 — Appears ineligible for designation because newer than 1941.

Evaluated by: Anne B

Date 23-5-90

Reviewed by: 12th St. Historic District

Date 24 May 1990

Reviewed by: \_\_\_\_\_

Date \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date \_\_\_\_\_

## LOS GATOS HISTORIC RESOURCES INVENTORY

## TALLY SHEET

Building or District Name A Berryman BldgAddress(es) 78 W. Main St

<u>E</u>	<u>VG</u>	<u>G</u>	<u>F/P</u>	<u>Criteria</u>	<u>Total</u>	<u>Adjusted Total</u>
10	(5)	2	0	Type		
10	5	(2)	0	Construction		
10	5	(2)	0	Style		
8	4	2	(0)	Architect		
25	12	(6)	0	Design		
<u>8</u>	<u>4</u>	<u>2</u>	<u>(0)</u>	Interior	<u>      </u>	<u>15</u>
	5	10		ARCHITECTURE		(Max. 50)
10	5	(2)	1/0	Age		
15	8	(4)	0	Person		
10	5	(2)	0	Event		
<u>15</u>	<u>8</u>	<u>(4)</u>	<u>0</u>	Patterns	<u>      </u>	<u>12</u>
				HISTORY		(Max. 25)
25	12	(6)	0	Scale/Massing		
8	4	(2)	0	Setting		
<u>25</u>	<u>12</u>	<u>6</u>	<u>(0)</u>	Landmark	<u>      </u>	<u>8</u>
				ENVIRONMENT		(Max. 25)
<u>0</u>	<u>-6</u>	<u>(-12)</u>	<u>125</u>	INTEGRITY	<u>      </u>	<u>-12</u>

Cumulative Rating: CUMULATIVE TOTAL 23

60+ = 3 (appears eligible for National Register)

40-59 = 5 (appears eligible for local listing)

23-59 = D (contributor to district rated one of the above)

22- = 6 or 7 (ineligible) or non-contributor

## **ORDINANCE 1843**

### **AN ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE ZONING ORDINANCE AFFECTING ZONE CHANGE NO. 84 FROM C-2 AND C-2-LHP TO C-2-LHP (LOS GATOS HISTORIC COMMERCIAL DISTRICT)**

**THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ORDAINS:**

#### **SECTION I.**

The district delineated on the attached map is hereby designated historically and culturally significant as the Downtown Commercial Historic District HD-91-1.

#### **SECTION II.**

The district is designated to be historically, architecturally, or aesthetically significant for the reasons listed below:

- A. Property: Downtown Commercial Historic District Boundaries:
  - North - Elm Street/Old Town Parking Lot
  - South - Main Street
  - East - Los Gatos Creek
  - West - North Santa Cruz Avenue
  - (See Map - Exhibit A)
- B. Historic designation No.: HD-91-1
- C. Description of designation: District
- D. Description of characteristics which justify the designation:

#### Historical:

Los Gatos' only surviving concentration of reasonably intact historic commercial buildings, the district includes the Town's earliest commercial intersection and half of the 19th century commercial center. Important businesses, institutions and civic leaders were all located here. It continues to be a lively commercial center, and an important component of the Town.

### Architecture:

Styles from Queen Anne and Richardsonian Romanesque, through most of the intervening modes, to Art Deco, all in typical commercial versions with large display windows. Bulk and scale continuity are good; nothing exceeds 2½ stories, and many buildings are single-story. Most buildings front directly on the sidewalk.

### SIGNIFICANT STRUCTURES:

#### Sorenson Plumbing - 21-23 West Main Street

A one-story wood frame building in Mission Revival style, constructed in 1906. In 1941 the property was purchased by Mr. Sorenson when the government forced him to move his plumbing business out of the Foothill Hotel which was then located across the street. Sorenson Plumbing has been here ever since.

#### Fretwell Building - 88-98 West Main Street at University Avenue

This Romanesque Revival style building is a one-story imitation stone faced reinforced concrete structure. It is a good example of early heavy reinforced concrete construction. The building was constructed in 1907. The fine detailing of the concrete facade really looks like stone and the storefronts remain basically unchanged. The First National Bank of Los Gatos occupied the building from 1912-1918.

#### Rankin Block (Montebello Building) - 123-149 West Main Street

This two-story stucco faced brick commercial building is another example of Mission Revival style architecture. Although two curvilinear parapets have been removed, and the storefronts and applied relief ornamentation on the upper floor have been modified, the building is an important visual anchor for the district. It retains the historic tile hip-roofed towers, exterior stucco, fenestration, ornamental window mullions, corner entrance, brick pilasters, vertical divisions, entrance and hallways for the upstairs. The building was constructed in 1902 following the October 13, 1901 fire. The Post Office was located here from 1917-1948, and from 1932 to the October 17, 1989 earthquake the Chamber of Commerce occupied a portion of the building.

#### First National Bank Building - 170 West Main Street

A fine example of Renaissance Revival style architecture, this tall one-story building was constructed in 1920 and was occupied by The First National Bank of Los Gatos until 1955. The lunettes over four windows contain bas relief sculptures of Franciscan Missions.

### Bank of America Building - 198 West Main Street

This stucco faced two-story reinforced concrete building was constructed in 1931-32. The Art Deco style building was occupied by Bank of America until 1963. It was one of the earliest new buildings constructed for the bank after the name changed from Bank of Italy to Bank of America, and includes an enframed window wall composition and a fine zigzag frieze under the ceramic tile roof.

### Hofstra Block (La Canada Building) - 1-17 North Santa Cruz Avenue

Located at the corner of North Santa Cruz Avenue and West Main Street, this building was originally constructed as three partywall structures. The northern most section and the first floor of the center portion were built in 1891. The southern portion was added in 1895, and the second story was added on to the center portion in 1905. A circular bay window with a witch-hat roof projects out from the corner of the building. The structure was remodeled in 1947, 1972, 1976, and following the 1989 Loma Prieta Earthquake, but the building's essential character has remained.

### Bogart Block (Woodmen's Hall) 18-20 North Santa Cruz Avenue

Constructed in 1907, this two-story reinforced concrete building has Classical Revival ornamentation including rusticated plasters, a modillioned cornice, paneled parapet and arc-headed second story windows. The upstairs was at one time the meeting place for the Woodmen of the World. The second story separated from the first floor in the 1989 Loma Prieta Earthquake, but was set back together and strengthened without changing the historic appearance.

### Templeman Hardware Store - 24 North Santa Cruz Avenue

A 1½-story reinforced concrete building in Mission Revival Style with a combed brick parapet, molded accent blocks and green marble splash panels. Arthur W. Templeman had a hardware store here from the time the building was constructed in about 1921 until 1966.

### Libante's Gem City French Laundry - 11 University Avenue

One of Los Gatos' best examples of Art Deco style, this small stucco faced building was constructed in 1934 for Jacques Libante. The structure was built in the rear yard of the Libante residence, the River Rock Bungalow at 15 University Avenue, and was used for a French hand laundry into the 1960's.

### Charles Wagner River Block Bungalow - 15 University Avenue

This is the only residential structure included in the district. Constructed in the 1920's, the exterior of the one-story bungalow is composed entirely of rounded rock obtained from Los Gatos Creek. The original owner, Charles Wagner, had a barber shop on West Main Street, and Mrs. Alice Wagner conducted her professional photography business here. In the 1930's the owner of the laundry at 11 University Avenue resided in the house.

### Properties Included in this District

<b>ADDRESS*</b>	<b>OWNER</b>	<b>APPROX. DATE CONSTRUCTED</b>	<b>STYLE</b>
1-17 N. Santa Cruz	James and Louise B. Farwell	1894	Queen Anne
6-8 N. Santa Cruz	Rose Taormina	1931	Mission Revival
10-16 N. Santa Cruz (new)*	Michael J. and Thomas M. and Timothy C. Bonasera	1970's	Modern
18-20 N. Santa Cruz	Sky Properties	1910's	Classical Revival
19 N. Santa Cruz	Randall D. Reedy	1920's	Mission Revival
21 N. Santa Cruz	Crall Estate	1910's	Classical Revival
24 N. Santa Cruz	Larry J. Arzie et al	1920's	Mission Revival
11-15 University	Theresa Libante	1920's	River Rock Bungalow
14 W. Main	Frank G. and Carol Borgardt et al	1904	Classical Revival
21-23 W. Main	Eleanor L. Sorenson	1901	Mission Revival
25 W. Main	Paul W. Chamberlain & Carol Kasaban	1901	Commercial
33-55 W. Main *	Charles J. and Jo J. Conover	1988	Post Modern
50 W. Main (parking)*	Charles & Constance Beretold	----	----
65-117 W. Main *	James & Louise B. Farwell	1902	Googie
78 W. Main	Joreta Sondrol & Britt Fernandez	1901	Colonial Revival
88 W. Main	Charles & Constance Beretold	1902	Richardsonian Rom.
100-130 W. Main (remodeled)*	Jane Summers Trustee	1901	Tudor Revival
131 W. Main	Philip L. Scott	1908	Mission Revival
140 W. Main (ext. remodeled)*	Paul J. and Linda E. Dorsa	1901	----
150 W. Main (remodeled)*	Nino Gallo Trustee et al	1910	Victorian Revival
160 W. Main	Robert L. and Muriel J. Brouwer	1920	Renaissance Revival
180 W. Main (parking)*	Town of Los Gatos	----	----
198 W. Main	Dennis Berry	1931	Art Deco

\*Non-contributing property.

E. Standards for review of new commercial structures and all exterior remodels and additions as required by Section 4.86.180 are as follows:

1. **Contributing Buildings:** Buildings which contribute to the district should not be demolished except under exceptional circumstances. Their historic appearance should be maintained, and remodelings should either maintain the existing extent of departure from the documented historic appearance, or shall make the appearance closer to the documented one; remodelings shall not increase the extent of departure from an appearance which can be documented in historic photos (over 50 years old) or similar records.
2. **Setbacks:** Since the historic buildings have no setbacks from the sidewalks on North Santa Cruz Avenue or West Main Street, no new setbacks on these streets will be permitted, either of whole structures or of parts of buildings, except for entrances. However, new upper story additions may be set back to conceal them from view and/or to differentiate them from the historic building.
3. **Heights and Proportions:** Heights and proportions of additions and alterations should be compatible with those of existing structures. New construction should maintain the existing scale and character through compatible design and attention to detail.
4. **Building Facades:** Protected elements include cladding, transoms, parapets, splash panels, display and other windows, entrance vestibules if any, historic tilework, and other detailing.
5. **Siding:** The historic siding should be maintained on all sides of the historic buildings, and it should be matched in repair or rehabilitation. Preferred materials for siding on new construction or additions are stucco or brick, but a single material on all elevations of the buildings. When cleaning is necessary for brick or other masonry, the gentlest means possible should be used; sandblasting will not be permitted because it accelerates deterioration of the building by letting in water.
6. **Building Materials:** The original materials shall be matched as closely as possible when rehabilitating a structure. Modern materials such as plastics or aluminum are discouraged.
7. **Roofs:** Roofs should be concealed behind parapets. The ends of gable roof should not be visible.
8. **Windows and Doors:** Existing historic windows and doors should be retained where possible; if not possible, they should be replicated in kind.

The preferred material for doors and windows (except the large display windows) is wood; plastic materials should not be used in place of glass, but glass block may be approved if individual circumstances warrant it. For new construction and additions, windows should be compatible with their surroundings in proportions, size, type, subdivisions, and materials. Transom windows above display windows should be maintained and/or restored; they are encouraged in new construction.

9. Detailing: Historic detailing such as patterned brickwork, cornices, ceramic tile pentroofs, decorative splash panels, molded or bas relief ornament, columns and pilasters should be retained or, if necessary, replicated in kind. New construction may use detailing to creation compatible scale.
10. Color: Brick or stone that is currently unpainted shall not be painted over. Colors should be appropriate to the style and period of the building.
11. Pavement: Historic tilework or mosaic in entrance vestibules should be maintained. Sidewalks should meet Town standards.
12. Other Features: Awnings and other features should be compatible with those on other structures in the district, especially with those on structures nearby.
13. Relation to other codes and guidelines: Nothing in this ordinance shall lessen the requirements of other zoning ordinances or guidelines. Where there is a conflict, the stricter provision shall prevail.

F. Street Furniture

1. Existing electroliers and light standards shall be maintained.
2. Any additions or changes to street furniture shall be compatible with the building style and are subject to Architecture and Site Application approval.

- G. All structures (including accessory buildings) included in the district are regulated by this ordinance and subject to all of the provisions of Chapter 4.86 of the Zoning Ordinance. However, the permit requirements of Section 4.86.120 only apply to work which is considered a material change. A material change is any exterior alteration for which a building permit is required.



SECTION III.

This Ordinance shall rescind Historic Designation HD-73-3, Section 2 of Ordinance 1145, and HD-76-2, Section 2 of Ordinance 1354.

SECTION IV.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on April 1, 1991 and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council on April 15, 1991.

COUNCIL MEMBERS:

AYES: Randy Attaway, Steven Blanton, and Mayor Brent N. Ventura

NAYS: None

ABSENT: None

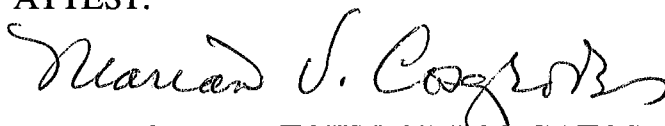
ABSTAIN: Joanne Benjamin, and Eric D. Carlson

SIGNED:



MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

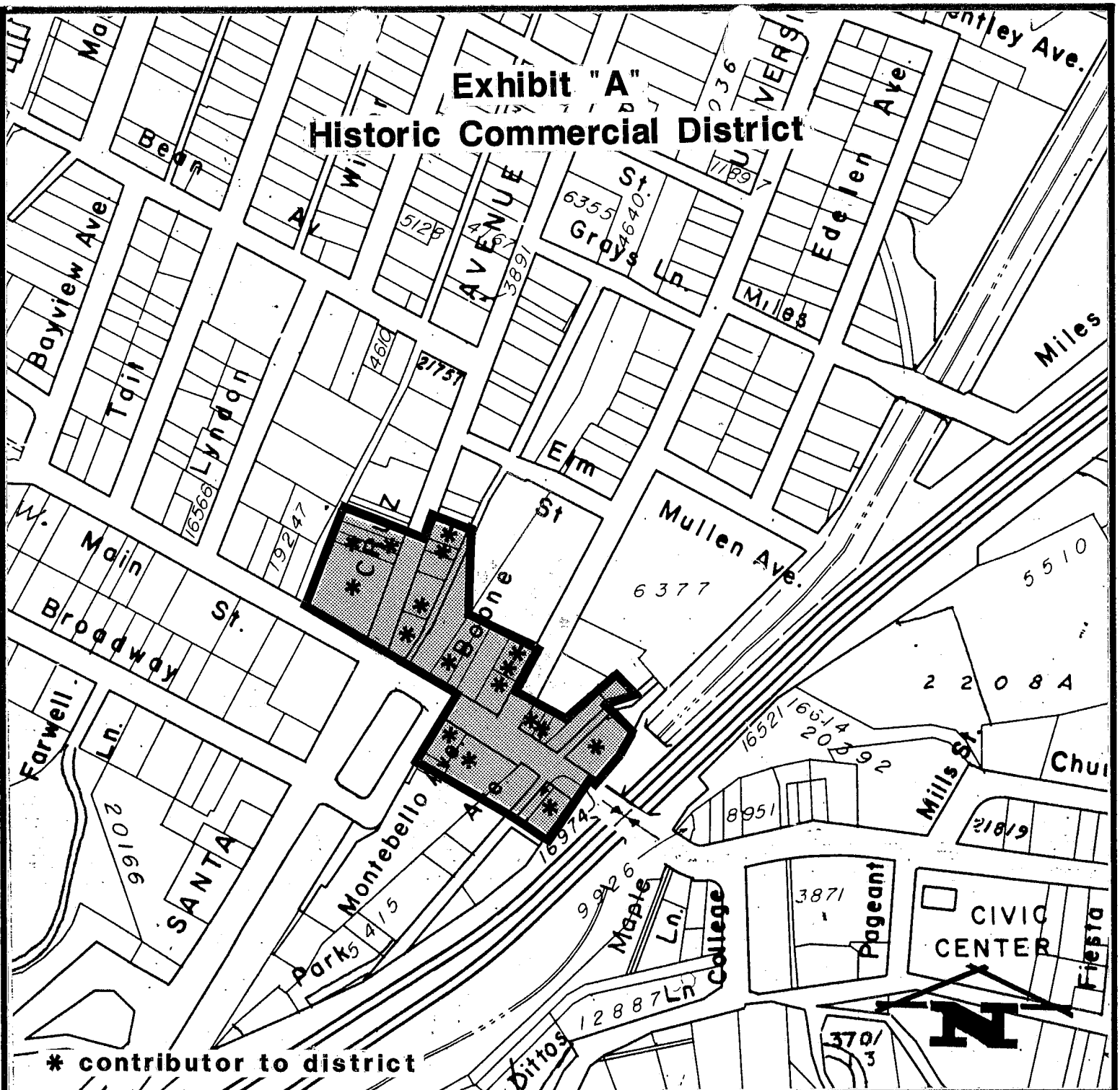
ATTEST:



CLERK OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

# Exhibit "A"

## Historic Commercial District



# TOWN OF LOS GATOS

Application No. HD-91-1 . Change of zoning map  
amending the Town Zoning Ordinance.

☒ Zone Change  
☐ Prezoning

from C-2 & C-2-LHP to C-2-LHP

Approved by Planning Commission

date 2/13/91

Approved by Town Council

date 4/15/91

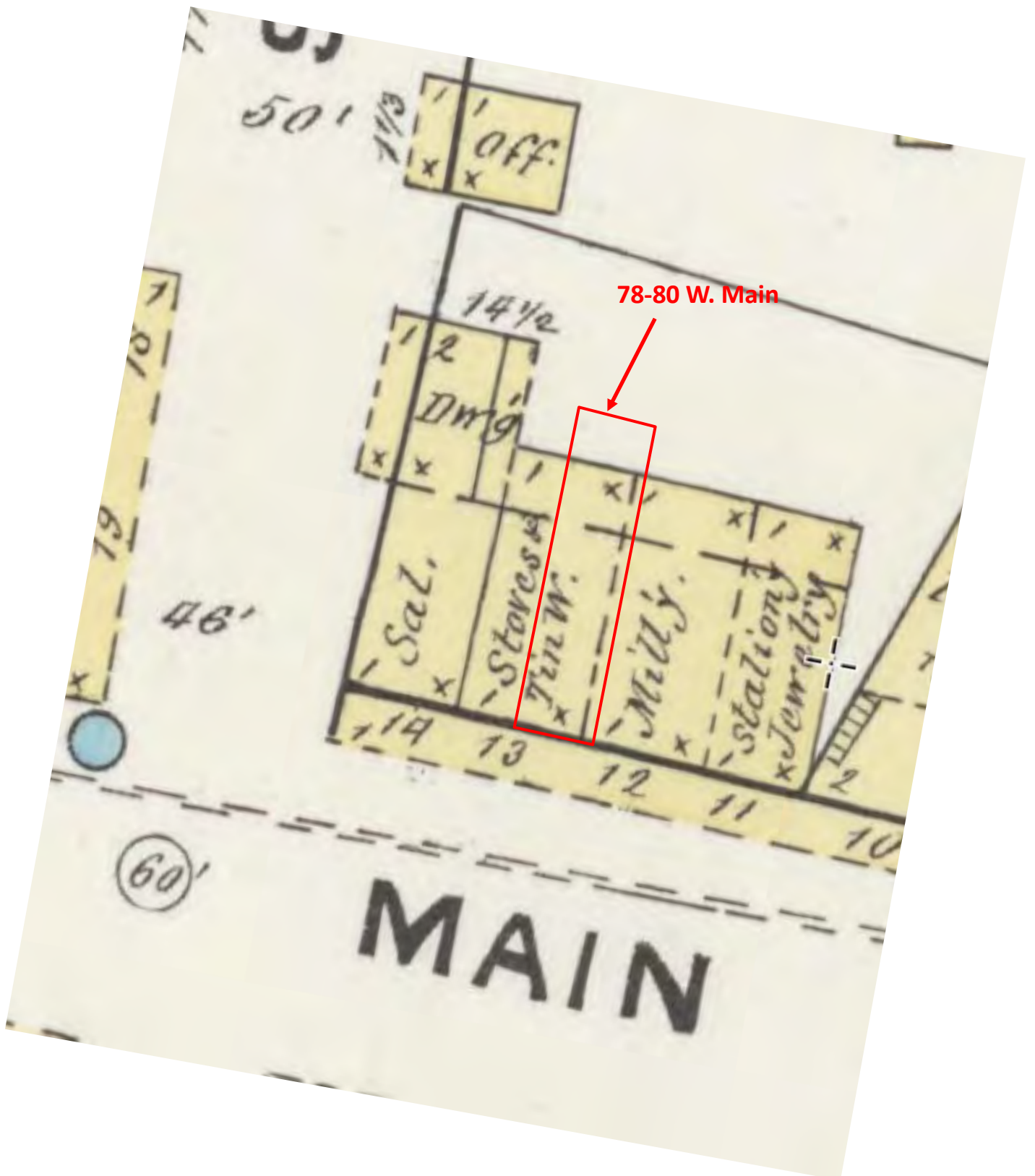
Ord. 1843



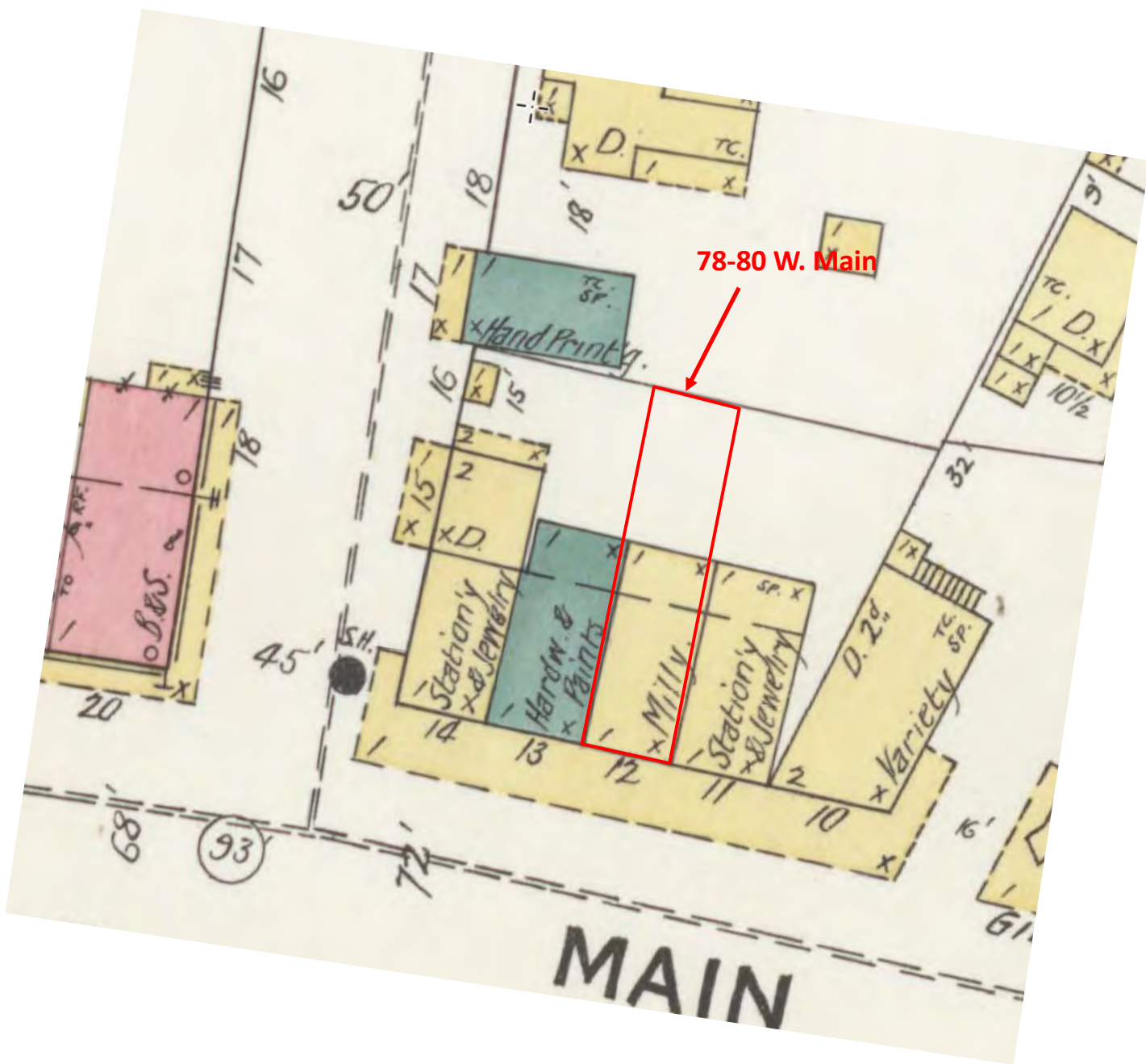
78-80 W. Main

1884

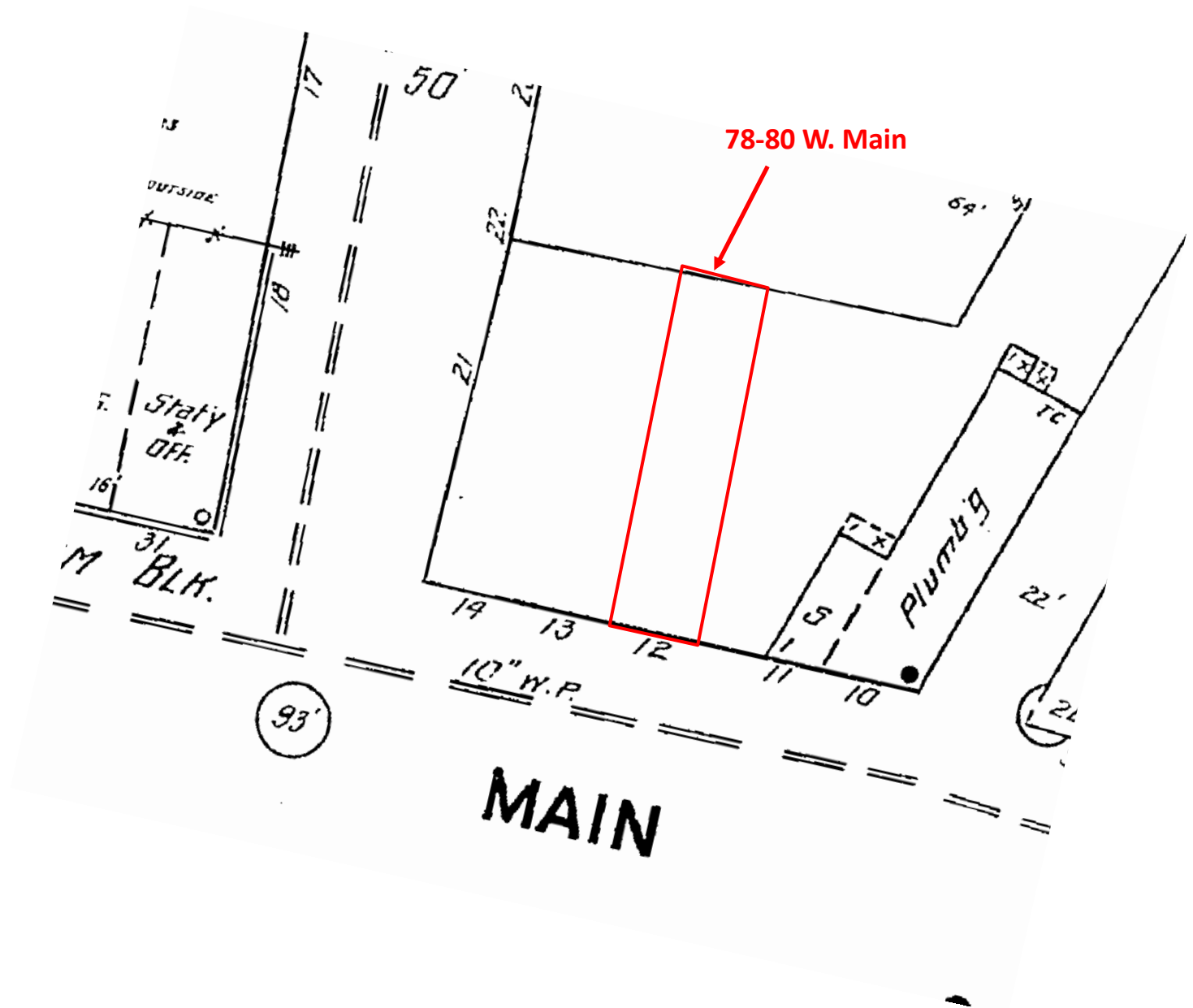
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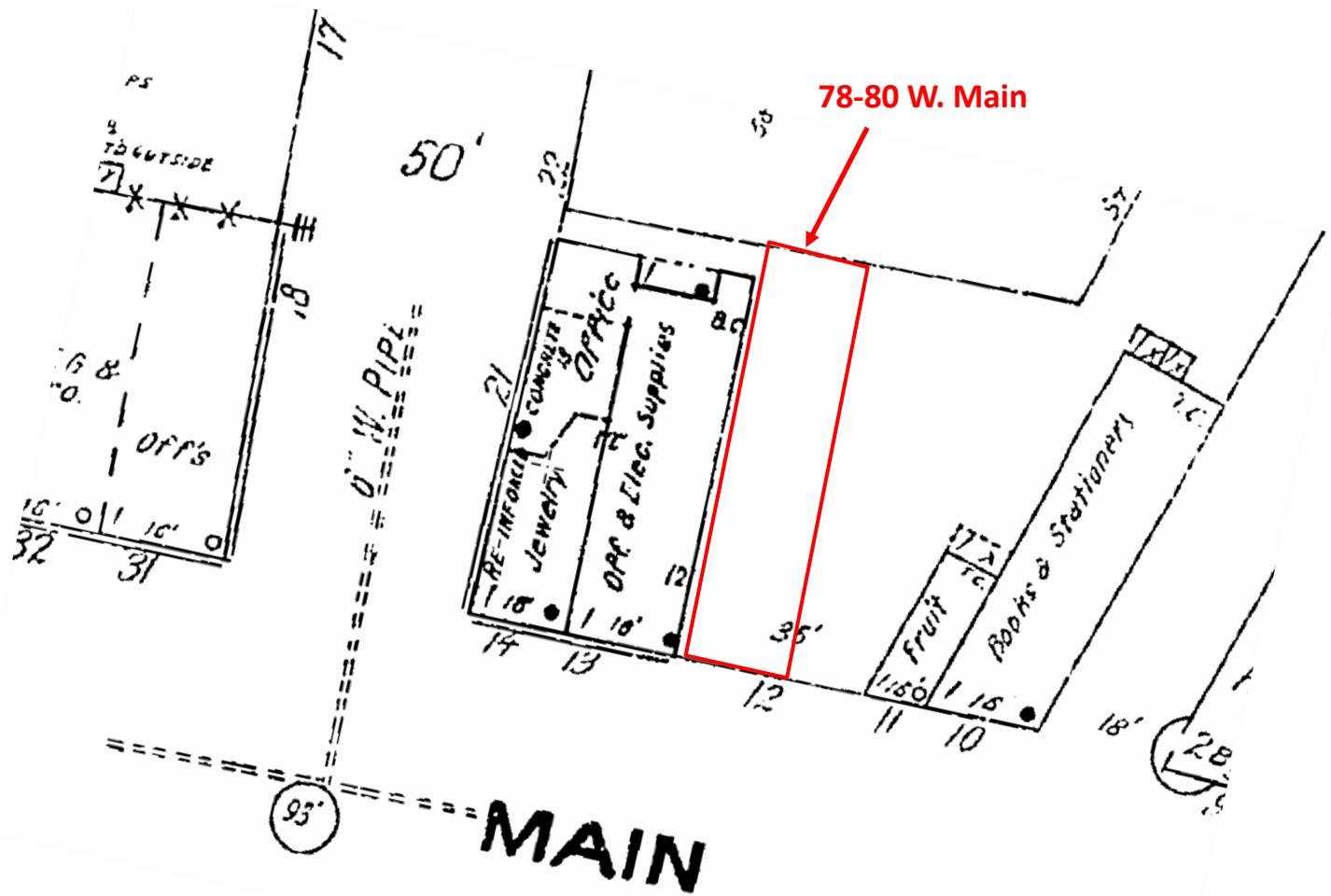


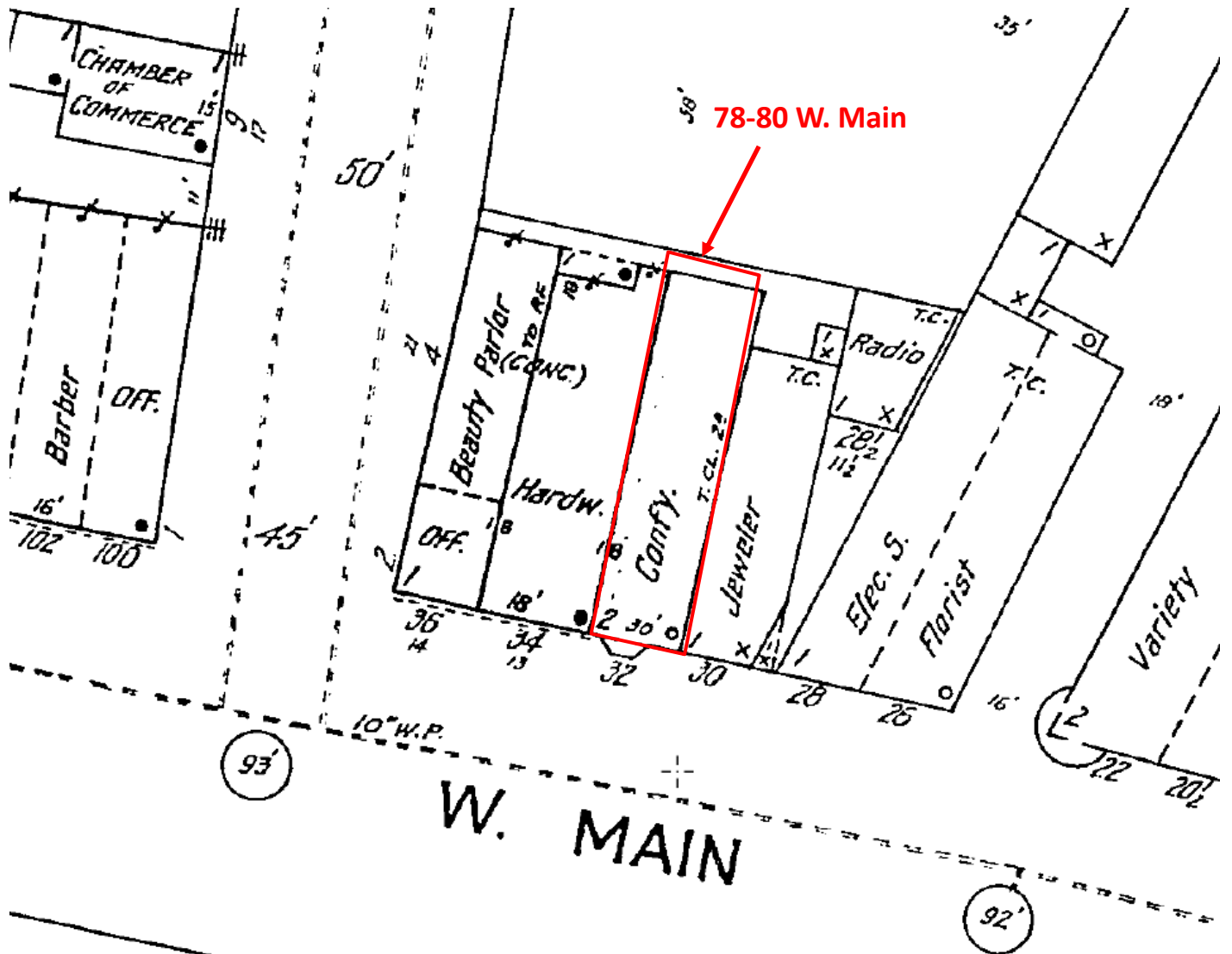














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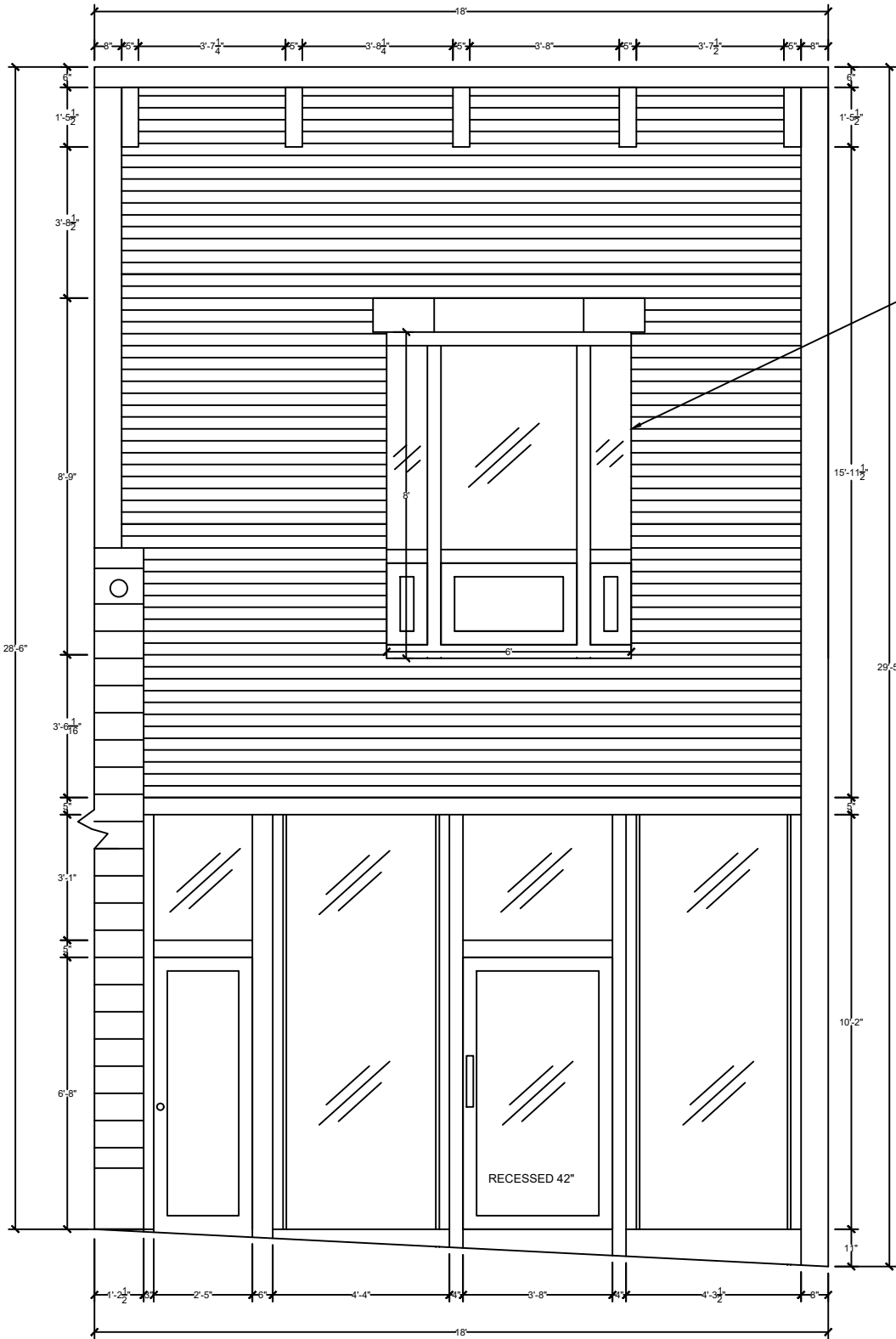






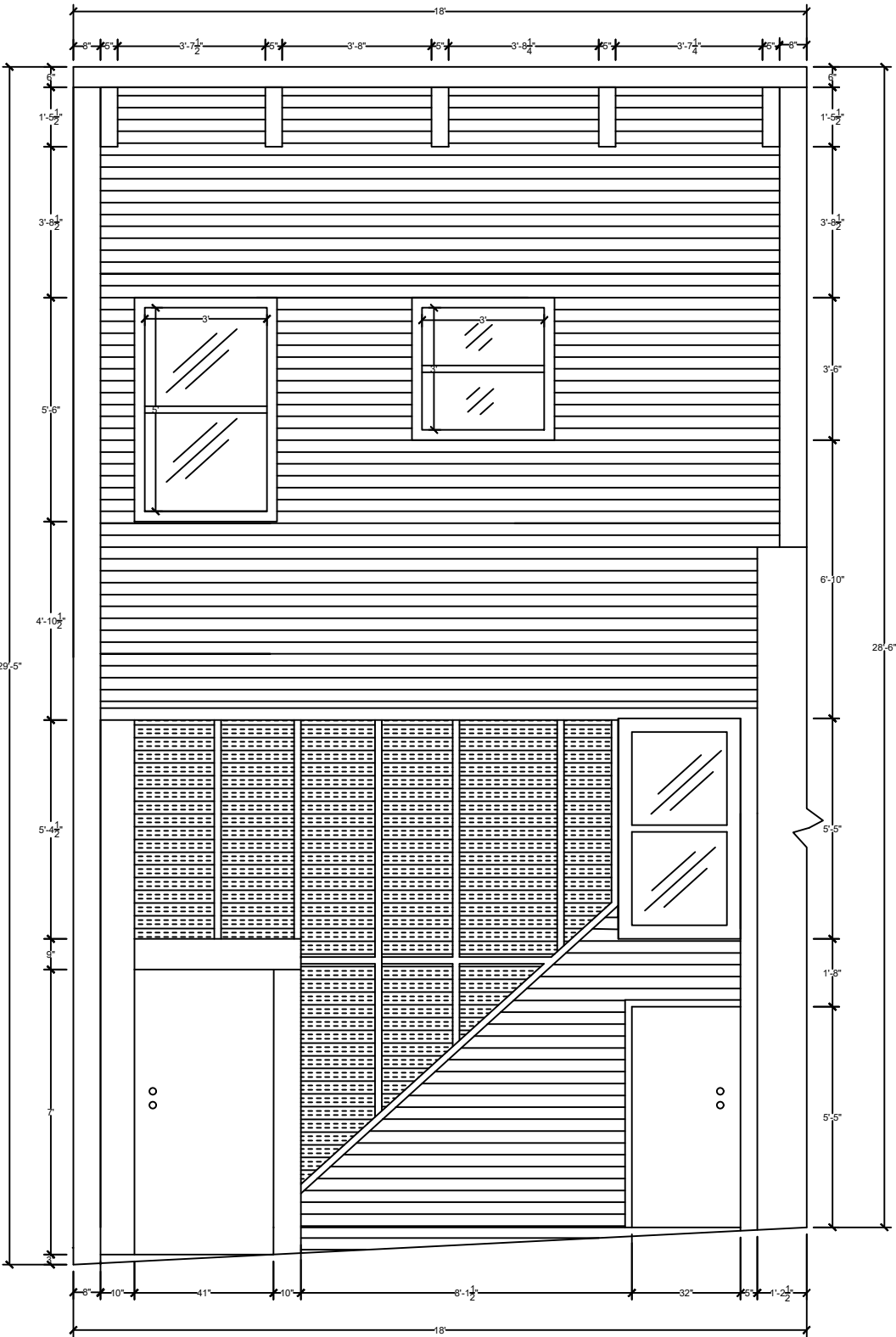
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FRONT

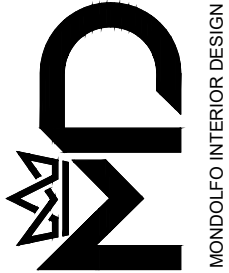


3' PROJECTION  
FIXED WINDOWS

BACK



NOTES:  
-SIDING TO BE REPLACED AS EXISTING(REDWOOD) 4" WITH 1/2" OVERLAP  
-CORBELS 5 @ 17'-1/2" X 5"



MONDOLFO INTERIOR DESIGN  
1815 EL CAMINO REAL, STE. 8  
BURLINGAME, CA 94010

CLIENT NAME:

ADDRESS:  
80 W MAIN ST.  
LOS GATOS, CA 95030

TITLE:  
EXTERIOR ELEVATIONS

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

DRAWN BY:  
ASFS

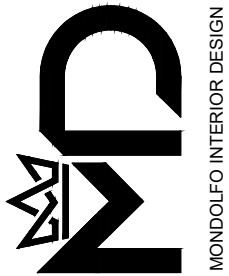
CHECKED BY:  
ANDREW G  
CONSTRUCTION

DATE:  
MARCH 27, 2024  
REVISION DATE:  
MONTH - DAY - YEAR

SHEET NO:

ID - 1

ATTACHMENT 5



MONDOLFO INTERIOR DESIGN  
1815 EL CAMINO REAL, STE. 8  
BURLINGAME, CA 94010

CLIENT NAME:

ADDRESS:  
80 W MAIN ST.  
LOS GATOS, CA 95030

TITLE:  
EXTERIOR ELEVATIONS

SCALE:  
1/8" = 1' - 0"

DRAWN BY:  
ASFS

CHECKED BY:  
ANDREW G  
CONSTRUCTION

DATE:  
MARCH 27, 2024  
REVISION DATE:  
MONTH - DAY - YEAR

SHEET NO:

ID - 2

SIDE VIEW

