



**TOWN OF LOS GATOS  
HISTORIC PRESERVATION COMMITTEE  
MARCH 27, 2024  
110 EAST MAIN STREET  
TOWN COUNCIL CHAMBERS  
4:00 PM**

*Susan Burnett, Chair  
Lee Quintana, Vice Chair  
Barry Cheskin, Committee Member  
Adam Mayer, Planning Commissioner  
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

**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.)*

**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 March 13, 2024 HPC Special Meeting

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

2. Requesting Approval to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 32 Euclid Avenue.** APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review Application PHST-23-019. Property Owner/Applicant: David Wilson. Project Planner: Sean Mullin

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

## 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]



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

MEETING DATE: 03/27/2024

ITEM: 1

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**DRAFT  
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING  
MARCH 13, 2024**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on March 13, 2024 at 4:00 p.m.

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

**ROLL CALL**

Present: Chair Susan Burnett, Vice Chair Lee Quintana, Planning Commissioner Adam Mayer, and Committee Member Martha Queiroz (arrived at 4:10 p.m.).

Absent: Committee Member Barry Cheskin

**VERBAL COMMUNICATIONS**

None.

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

None.

**PUBLIC HEARINGS**

1. 137 and 139 N. Santa Cruz Avenue  
Request for Review Application PHST-24-004

Requesting Approval for Construction of Exterior Alterations to a Pre-1941 Commercial Building on Property Zoned C-2. APN 510-17-061. Categorically Exempt Pursuant to CEQA Guidelines Section 15301 Existing Facilities.

Property Owner: Casey Connelly, Seecon Partners

Applicant: Hannah Micallef

Project Planner: Maria Chavarin

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

Maria Chavarin, Assistant Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Hannah Micallef, Applicant, Studio KDA

- Scope of work is to expand a restaurant at 137 into the adjacent space at 139. The goal is to unify the two storefronts. They'll be replacing the door at 139 with a window and adding an awning as well as two sconces. They brought samples of the tile to show the finish and size. They chose the darker black tile to recede and not compete with the existing green tile. The tile trim will be a subtle gold tile as a reference to the art deco style of the building.

Closed Public Comment.

Committee members discussed the matter.

- The proposal is an improvement.
- Material palette suites the building. Owners are investing in the downtown by using high quality materials.
- Prefer to see a continuity of the awning style and position.
- Consider update to signage and lighting.
- Consider making windows operable.

**MOTION:**                    **Motion by Chair Burnett** to Recommend Approval for Construction of Exterior Alterations to a Pre-1941 Commercial Building on Property Zoned C-2. APN 510-17-061. Categorically Exempt Pursuant to CEQA Guidelines Section 15301 Existing Facilities. **Seconded by Commissioner Mayer.**

**VOTE:**                    **Motion passed unanimously. Committee Member Queiroz was recused.**

**Appeal rights were read.**

2. 50 Hernandez Avenue  
Request for Review Application PHST-24-002

Requesting Approval for Modification (Window Change) of a Previously Approved Project on an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 510-20-003. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Richard Archuleta and Chrissy Klander

Applicant: Jay Plett, Architect

Project Planner: Sean Mullin



**Chair Burnett recused themselves from Item 2, as their property is located within 1,000 feet of the subject property. Committee Member Queiroz has joined. Vice Chair Quintana chosen at random to meet quorum.**

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect

- Proposal is to enlarge a small window to match another window in the entry space. The materials will match. The original house had a door and a large window which was remodeled in 1951 into a smaller window.

Closed Public Comment.

Committee members discussed the matter.

- The change is an improvement.
- Would prefer if the window was centered.

**MOTION:**                      **Motion by Committee Member Queiroz to Recommend Approval to the Director for Modification (Window Change) of a Previously Approved Project on an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 510-20-003. Request for Review Application PHST-24-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Seconded by Commissioner Mayer.**

**VOTE: Motion passed unanimously. Chair Burnett was recused.**

3. 323 Pennsylvania Avenue  
Architecture and Site Application S-23-018.

Requesting Approval for Construction of an Addition to an Existing Single-Family Residence, an Accessory Structure with Reduced Side Yard Setbacks, Demolition of an Existing Accessory Dwelling Unit, Removal of a Large Protected Tree, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. APN 510-43-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.  
Property Owner: Megan Jellinek  
Applicant: Gary Kohlsaas, Kohlsaas & Associates, Inc.  
Project Planner: Sean Mullin

**Commissioner Mayer recused themselves from Item 3, as their property is located within 1,000 feet of the subject property. Vice Chair Quintana chosen at random to meet quorum.**

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Gary Kohlsaatt, Applicant

- Costs have escalated over the past year, so they scaled back the project by foregoing the second story. The front elevation stays the same. The rear still has the loggia, but with a little more glass. On the driveway side on the east, they brought back the bay window. They have added an arched window, which matches the arched window the front, in the second gable. They are using the same details and materials. Owner successfully purchased 100-year-old tile from Sacramento.

Closed Public Comment.

Committee members discussed the matter.

- Like the suggestion to install stucco corbel shapes on each side of the garage door to add character and not compromise the function of the door.
- Like the suggestion to add Ironwork about the window on the garage to add character.
- Like the approach of the stairs into the basement lightwell.
- The rear is very modern with lots of glazing.

**MOTION:**                      **Motion by Committee Member Queiroz to Forward a Recommendation of Approval for Construction of an Addition to an Existing Single-Family Residence, an Accessory Structure with Reduced Side Yard Setbacks, Demolition of an Existing Accessory Dwelling Unit, Removal of a Large Protected Tree, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. APN 510-43-044. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. **Seconded by Chair Burnett.** With additional conditions to add corbels to the garage door frame, add ironwork over the front facing garage window, and consider reducing the expanse of glass in the rear of the house.**

**VOTE:**                      **Motion passed unanimously. Commissioner Mayer was recused.**

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

None.

### **ADJOURNMENT**

The meeting adjourned at 4:55 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 13, 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: 03/27/2024

ITEM NO: 2

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

RECOMMENDATION:

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

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

BACKGROUND:

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

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

DISCUSSION:

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

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

CONCLUSION:

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

FINDINGS:

- A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

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

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

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SUBJECT: 32 Euclid Avenue/PHST-24-001

DATE: March 22, 2024

ATTACHMENTS:

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

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

MEETING DATE: 11/15/2023

ITEM NO: 2

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

RECOMMENDATION:

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

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

DISCUSSION:

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

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

DISCUSSION (continued):

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

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

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

CONCLUSION:

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

FINDINGS:

- A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

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

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

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SUBJECT: 32 Euclid Avenue/PHST-23-019

DATE: November 10, 2023

ATTACHMENTS:

1. Request Letter and Research Results

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

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

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

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

**ROLL CALL**

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

Absent: Chair Barry Cheskin.

**VERBAL COMMUNICATIONS**

None.

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

None.

**PUBLIC HEARINGS**

1. 92 Fairview Plaza

Minor Development in a Historic District Application HS-23-037

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

Property Owner/Applicant: 92 Fairview Ventures LLC.

Project Planner: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

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

David Katz, Owner/Applicant

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

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

Closed Public Comment.

Committee members discussed the matter.

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

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

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

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

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

Property Owner/Applicant: David Wilson

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Kurt Anderson, Anderson Architects

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

Alex Anderson, Client

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

Michelle Kusanovich

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

Kurt Anderson, Architect

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

Alex Anderson, Client

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

Closed Public Comment.

Committee members discussed the matter.

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

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

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

3. 44 Broadway

Minor Residential Development Application MR-23-008

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

Property Owner: Roberta Scott

Applicant: Gordon K. Wong

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Gordon Wong, Applicant presented the project.

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



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

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

Closed Public Comment.

Committee members discussed the matter.

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

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

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

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

Requesting Approval for Construction of a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 532-29-016. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Kathleen and Morgan Magid

Applicant: Michelle Kusanovich

Project Planner: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

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

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

Michelle Kusanovich

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

Closed Public Comment.

Committee members discussed the matter.

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

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

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

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

5. 80 Cleland Avenue

Request for Review Application PHST-23-021

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

Property Owner: Dinesh Mishra

Applicant: Davide Giannella, Acadia Architecture

Project Planner: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened public comment.

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

Applicant presented the project.

Davide Giannella, Architect/Applicant

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

Closed public comment.

Committee members provided the following comments:

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

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

## ADJOURNMENT

The meeting adjourned at 5:46 p.m.

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

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/s/ Jennifer Armer, AICP, Planning Manager

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January 31, 2024

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

RE: 32 Euclid Court

Dear Staff:

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

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

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

Respectfully,

Kurt B. Anderson, AIA, GCBBP  
Principal



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

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## **Prepared For:**

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## **Prepared By:**

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**February 9, 2024**

**MANAGEMENT SUMMARY**

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

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

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



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## **LIST OF ATTACHMENTS**

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

## **LIST OF ACRONYMS AND ABBREVIATIONS**

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

## **1.0 INTRODUCTION**

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

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

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

### **1.2 Regulatory Context**

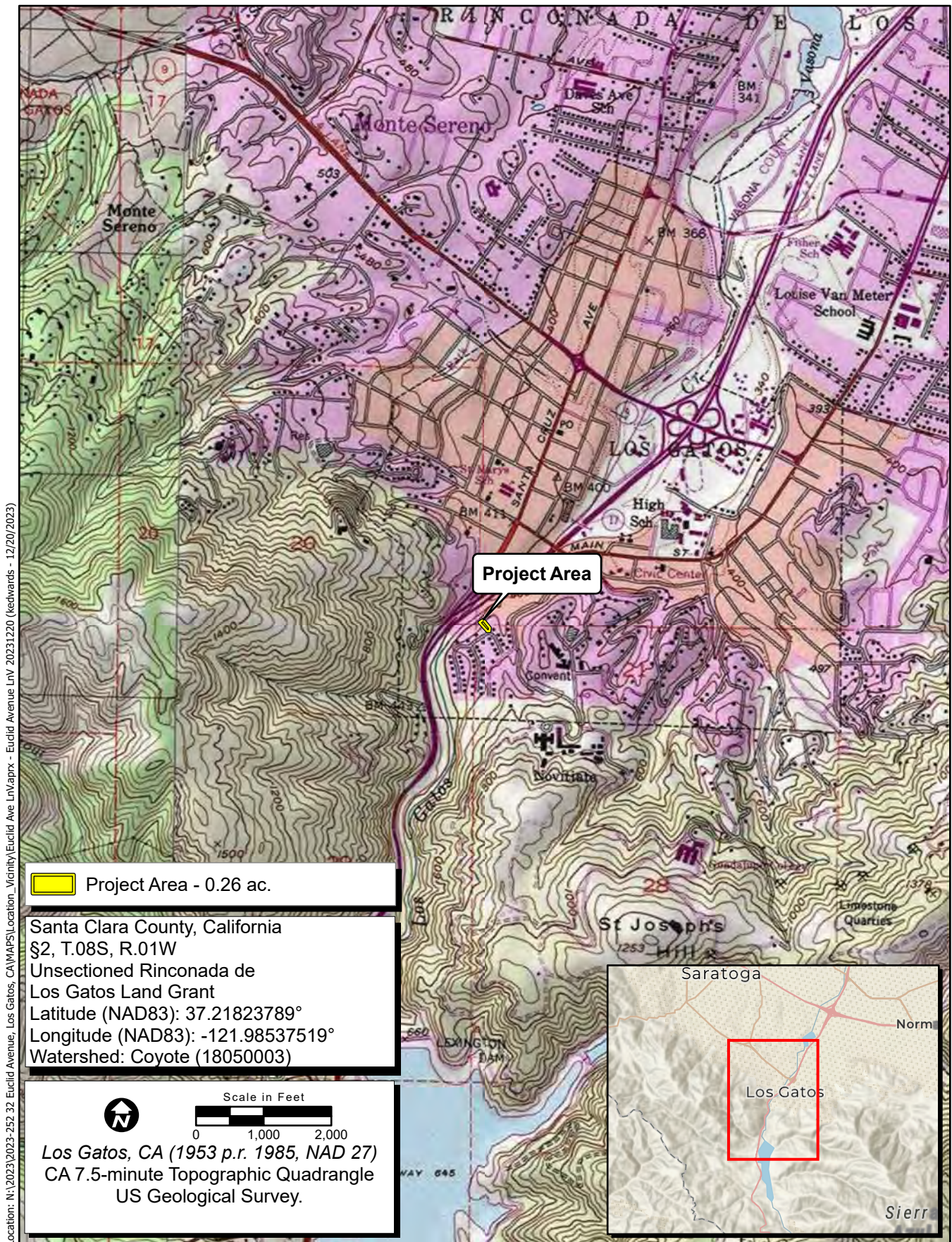
To meet the regulatory requirements of this Project, this cultural resources investigation was conducted pursuant to compliance with CEQA (Public Resources Code [PRC] §21000 et seq.). The goal of CEQA is to develop and maintain a high-quality environment that serves to identify the significant environmental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

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

### **1.3 Report Organization**

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





**Figure 1. Project Location and Vicinity**

2023-252 32 Euclid Avenue, Los Gatos, CA



## 2.0 CULTURAL CONTEXT

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

### 2.1 Local Historic Context: Santa Clara County

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

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

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

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

### 2.2 Local Historic Context: Los Gatos

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

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

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

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

## **2.3 Architectural Context: Barns**

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

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

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

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

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

### **2.3.1      Converted Barns**

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

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

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

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

## **3.0 METHODS**

### **3.1 Personnel Qualifications**

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

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

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

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

### **3.2 Records Search Methods**

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



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

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

### **3.3 Archival Research Methods**

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

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

### **3.4 Field Methods**

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

## **4.0 EVALUATION CRITERIA**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A Historical Resource is a resource that:

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

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

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

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

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

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

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

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

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

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

When evaluating a request to remove a structure from the inventory, the Historic Preservation Committee must make the following findings, derived from Section 29.80.215 (1) of the Town Code. In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

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

## **5.0 RESULTS**

### **5.1 Records Search Results**

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

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

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

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

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

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

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

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

## **5.2 Site Visit Results**

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

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

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



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



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



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



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





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



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





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

### **5.2.1 32 Euclid Avenue**

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

### **5.2.1.1    *Shed***

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

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

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

### **5.2.3        *Evaluation***

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

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

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

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

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

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

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

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

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

### ***Integrity***

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

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

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

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

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

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

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

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

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

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

***(4) The structure does not yield information to Town history; or***

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

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

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

### **5.2.3.6 Historic District Considerations**

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

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

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

## **6.0 CONCLUSIONS**

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

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

## 7.0 REFERENCES CITED

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## **LIST OF ATTACHMENTS**

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Attachment A – Records Search Confirmation

Attachment B – Field Visit Photographs

Attachment C – Town of Los Gatos Historic Preservation Committee Report

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



Records Search Conformation

# CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

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

1/3/2024

NWIC File No.: 23-0883

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

Re: 2023-252 Euclid Avenue

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

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

**Resource Database Printout (list):**

☐ enclosed ☐ not requested ☒ nothing listed

**Resource Database Printout (details):**

☐ enclosed ☒ not requested ☐ nothing listed

**Resource Digital Database Records:**

☐ enclosed ☐ not requested ☒ nothing listed

**Report Database Printout (list):**

☒ enclosed ☐ not requested ☐ nothing listed

**Report Database Printout (details):**

☐ enclosed ☒ not requested ☐ nothing listed

**Report Digital Database Records:**

☒ enclosed ☐ not requested ☐ nothing listed

**Resource Record Copies:**

☐ enclosed ☐ not requested ☒ nothing listed

**Report Copies:**

☒ enclosed ☐ not requested ☐ nothing listed

**OHP Built Environment Resources Directory:**

☐ enclosed ☒ not requested ☐ nothing listed

**Archaeological Determinations of Eligibility:**

☐ enclosed ☒ not requested ☐ nothing listed

**CA Inventory of Historic Resources (1976):**

☐ enclosed ☒ not requested ☐ nothing listed

**GLO and/or Rancho Plat Maps:**

☐ enclosed ☒ not requested ☐ nothing listed

**Historical Maps:**

☐ enclosed ☒ not requested ☐ nothing listed

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

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

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

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

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

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

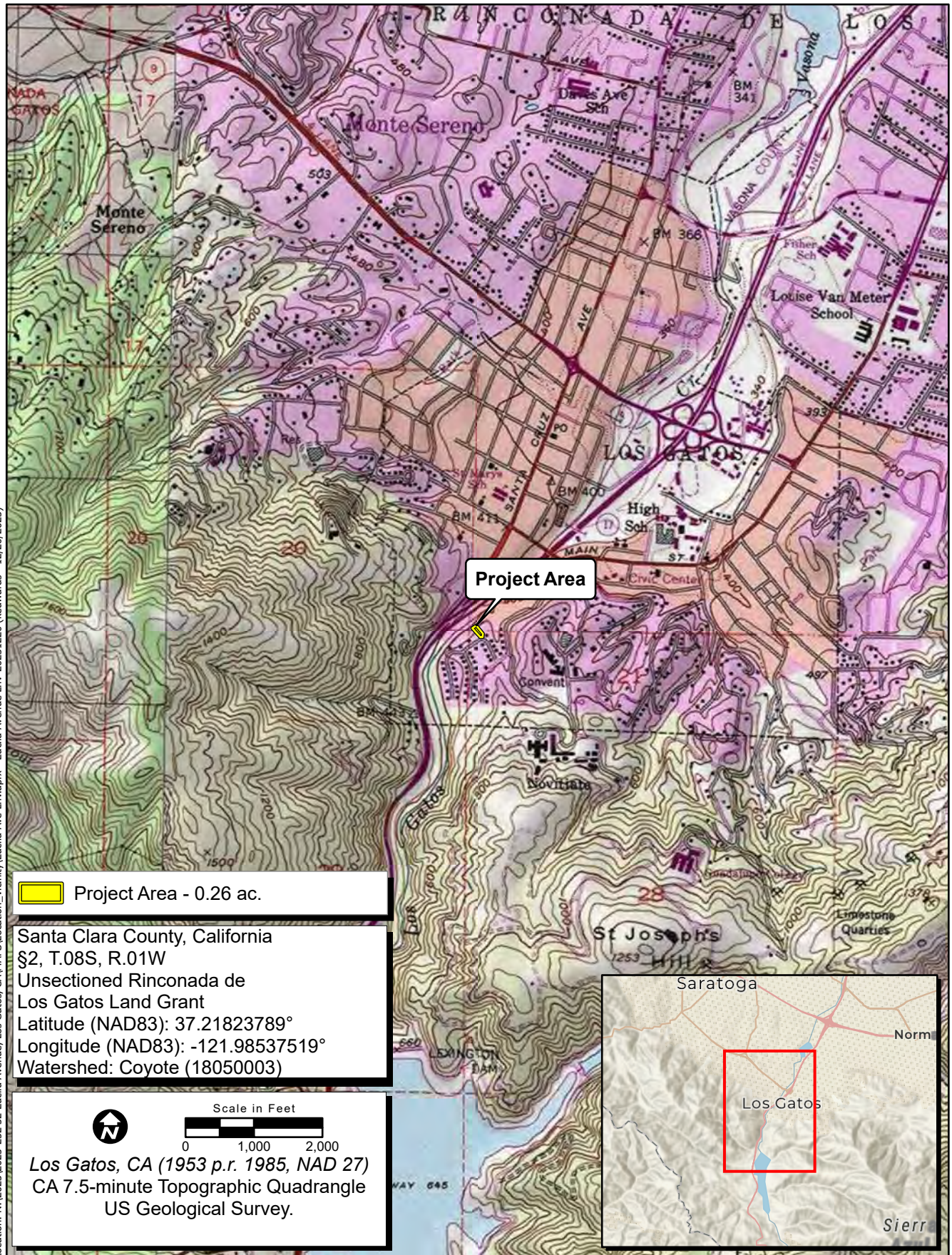
Sincerely,

*Annette Neal*

Researcher

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





**Figure 1. Project Location and Vicinity**

2023-252 32 Euclid Avenue, Los Gatos, CA



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**ATTACHMENT B**

Field Visit Photographs

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

**Primary #  
HRI#  
Trinomial**

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

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



20240110\_102507



20240110\_102646



20240110\_102650



20240110\_102910



20240110\_102912



20240110\_103008



20240110\_104935



20240110\_104955



20240110\_105104



20240110\_105115



20240110\_105730



20240110\_105826



20240110\_110123



20240110\_110132



20240110\_110244



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20240110\_101503



20240110\_101515



20240110\_101538



20240110\_101734



20240110\_101840



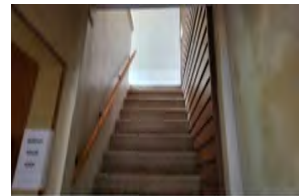
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20240110\_102042



20240110\_102145

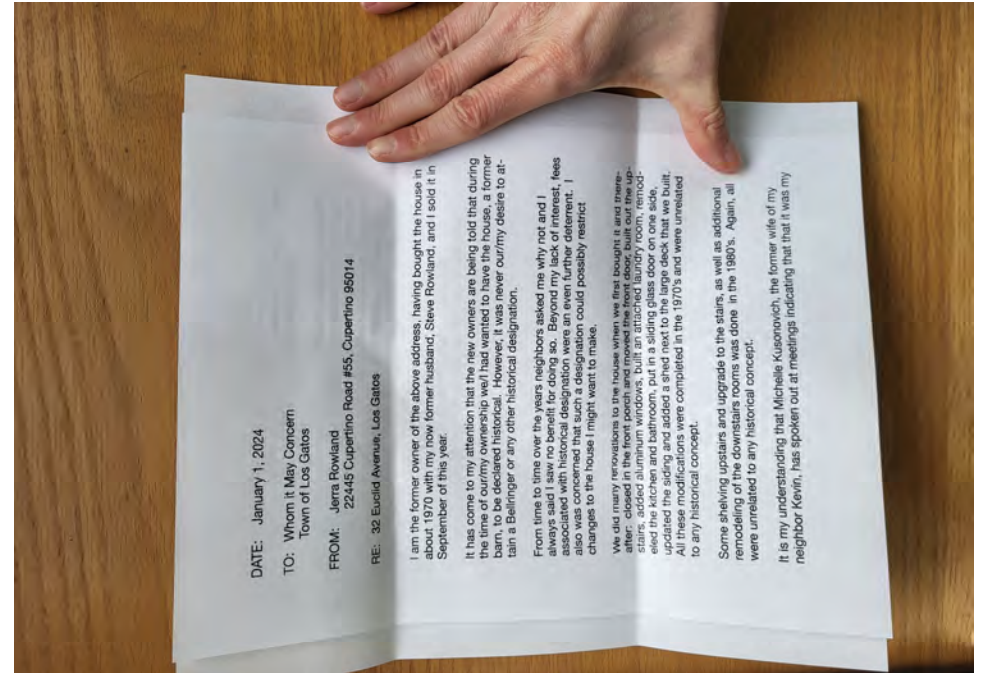


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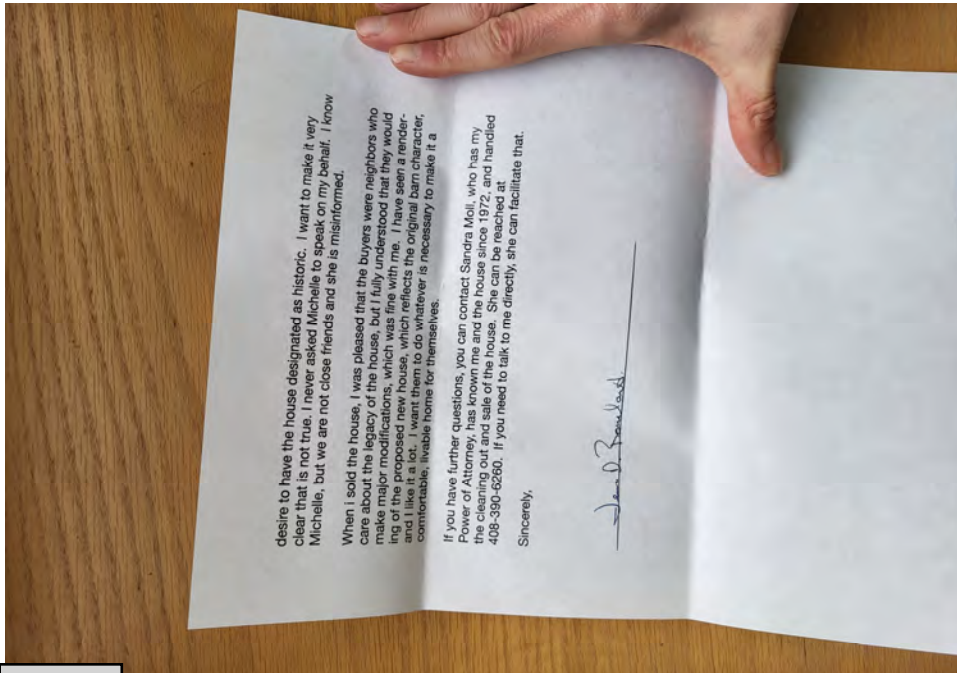




























Town of Los Gatos Historic Preservation Committee Report





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

MEETING DATE: 11/15/2023

ITEM NO: 2

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

RECOMMENDATION:

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

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

DISCUSSION:

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

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

DISCUSSION (continued):

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

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

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

CONCLUSION:

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

FINDINGS:

- A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

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

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

PAGE 3 OF 3

SUBJECT: 32 Euclid Avenue/PHST-23-019

DATE: November 10, 2023

ATTACHMENTS:

1. Request Letter and Research Results

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

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

RE: 32 Euclid Court

Dear Staff:

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

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

Respectfully,

Kurt B. Anderson, AIA, GCBBP  
Principal



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

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

RE: 32 Euclid Court

Dear Staff:

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

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

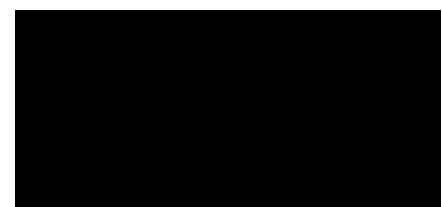
We also received permit information from Planning (included in the package) and that information indicates the following:

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

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

Summation:

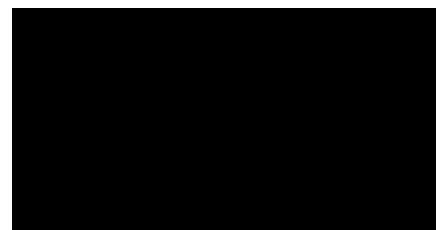
- 1) It appears that the original structure (930 SF) was a barn and garage for 28 Euclid Ct. and was built around 1900.
- 2) The structure has gone through a series of remodels, additions and modifications through the years.
- 3) We have included a series of photos that show the changes to the interior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



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

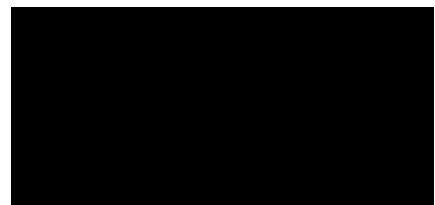
Respectfully,

Kurt B. Anderson, AIA, GCBBP  
Principal



## DOCUMENTS EXPLANATION

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





**TOWN OF LOS GAYOS**  
 110 E. MAIN ST., LOS GAYOS, CA. 94030  
 BUILDING INSPECTION DEPARTMENT - PHONE 354-4774  
 (APPLICANT TO BE FILLED IN BY APPLICANT)

P 13572

FOR APPLICANT TO FILL IN		FOR INSPECTOR TO FILL IN	
NO.	ITEM @ \$4.00 EA.	NO.	ITEM @ \$4.00 EA.
	WATER CLOSET		LAUNDRY TUB
	BATH TUB		CLOTHES WASHER
	SHOWER		DISHWASHER
	LAVATORY		FLOOR DRAIN
	SINK		FLOOR SINK
	DISHWASHER		DAY-DRINK FIN.
ABOVE TOTAL X \$4.00 = MISCELLANEOUS ITEMS			
1	HOUSE JEWEL	10.00	
	WATER HEATER	5.00	
	WATER SYSTEM	5.00	
	WATER SINK/TOILET	5.00	
	LAUNDRY TUB	5.00	
	PRIVATE SEWAGE DISPOSAL	35.00	
	RAINWATER SYSTEM (DRAIN)	2.00	
	GAS SYSTEM	10.00	
	ADDITIONAL OUTLETS (OVER \$1.50 EA.)		
	PERMIT	10.00	
	<b>TOTAL FEE</b>	<b>\$155.00</b>	

**CONTRACTOR'S DECLARATION**

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

**COMPLETE A or B**

**A**

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

**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.

**APPROVALS**

UNDER FLOOR WORK	
ROUGH PLUMBING	
GAS PIPING	
GAS VENTS	
HOT WATER HEATER	
HOUSE SEWER	
PLUMBING FIXTURES	
GAS TEST	
UTILITY CO. NOTIFIED	
<b>FINAL</b>	

# TOWN OF LOS GATOS

Building Inspection Department  
Phone El Gato 356-6876

## Electric Wiring Permit

No. 339

Location

No.

Fees

Date

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

for  
RECEIPT for  
as inspection fee is hereby acknowledged.

owner  
Dollars

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

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By

TOTAL FEES

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

No 4902 P

Location 322 Euclid Ave

Date 1-14 1962

is hereby granted R. Johnson  
 to install plumbing at above location in accordance with  
 application for Same owner  
 RECEIPT for Five-hundred & no dollars  
 as inspection fee is hereby acknowledged.

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By W. C. [Signature]

For Permit	1.00
Water System 1.00	
House Sewer 1.00	1.00
Sewer Connection 10.00	10.00
Fixtures 1.00	
Water Heater 1.00	
Gas Line 1.00	
Gas Appliances .50	
Central Heat 1.00	
1/14/63	
TOTAL FEE	12.00

TOWN OF LOS GATOS  
BUILDING INSPECTION DEPARTMENT

Permit Number: B96-001113

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

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

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

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

CONTRACTOR'S DECLARATION

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

Signature X

Contractor A or B

WORKER'S COMPENSATION DECLARATION

A. I hereby affirm that I have a policy of Worker's Compensation Insurance. A certified copy of a certificate of that insurance is herewith furnished and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of the State of California.

Signature X

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and state laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above named property for inspection purposes.

Signature X



TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

ATTENTION OWNER-BUILDERS!

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

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

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

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

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

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

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

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

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

[Redacted Signature]

8-19-97  
(DATE)

Property Owner: [Redacted]

Address: 22 Sanchez Ave.  
(Of job site)

Bldg: FORMS (OWNER)

E 97-000376

Permit Number: E97-000376

Work Description: ELEC PERMIT FOR JHED

Building Address: 32 EUCLID AV

Owner: [REDACTED]

Address: 32 EUCLID AVE

City: LOS GATOS CA

Zip: 95032

Contractor: OWNER/BUILDER

License: 000000

Address: SAME

City: [REDACTED]

Zip: [REDACTED]

Business Lic.: [REDACTED]

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

New Residence:

--Square Footage--  
Remodel:

Commercial:

\*\*\*\*\* PERMIT FEES \*\*\*\*\*  
Permit Issuance: 25.00  
Plan Check Fee: .00  
New Resident: .00  
Remodel: .00  
Commercial: .00  
Detail Electrical Fee: 2.50  
\*\*\*\*\*

Total Calculated Fees: 27.50  
Total Additional Fees: .00  
Total Fees Due: 27.50  
Total Payments: .00  
BALANCE DUE: 27.50

CONTRACTOR'S DECLARATION

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

Signature: [REDACTED]

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: [REDACTED]

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as an employee subject to the Worker's Compensation laws of the State of California.

Signature: [REDACTED]

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: [REDACTED]

NOTES:

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



# TOWN OF LOS GATOS

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

## OWNER-AGENT APPROVAL FORM

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

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

Agent: Name: [REDACTED]  
Address: [REDACTED]  
City: Los Gatos, CA 95030  
Telephone: [REDACTED]

Owner: Name: [REDACTED]  
Address: 32 Euclid Ave.  
City: Los Gatos, CA 95032  
Telephone: [REDACTED]

12-16-96  
Date

[REDACTED]  
Signature of Owner

529-30-064  
Assessor's Parcel Number

32 Euclid Ave.  
Project Location

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

(Rev. 3/8/89)

SI-FORMS\OWNERAPP

INCORPORATED AUGUST 10, 1887







## EXISTING PHOTOS

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

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





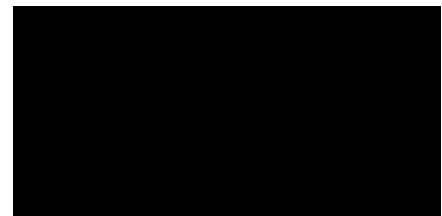




## CONSTRUCTION PHOTOS

The following photos in this section indicate:

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

























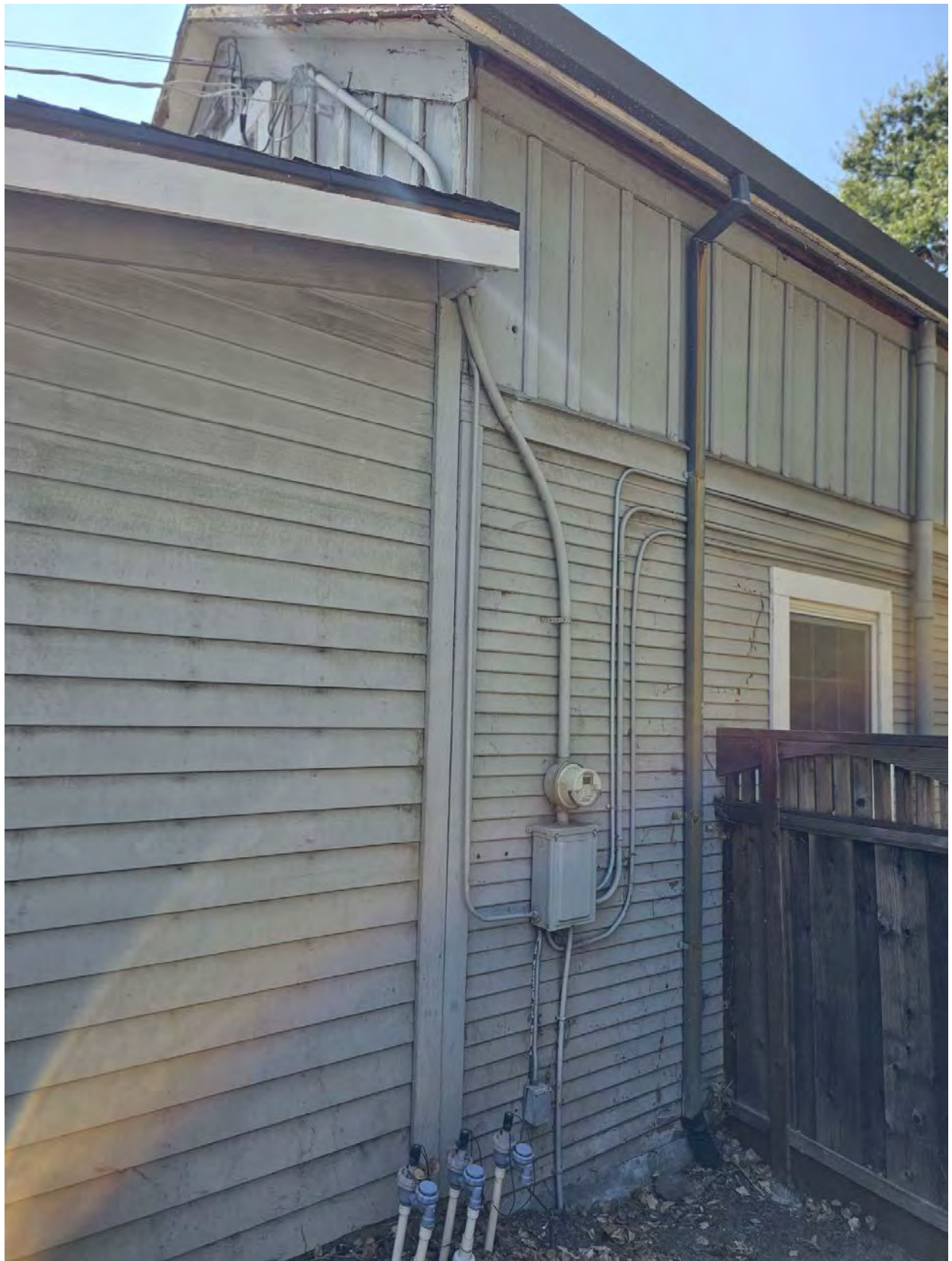




















































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State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: 32 Euclid Avenue

P1. Other Identifier:

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Los Gatos Date: 1953 T08S; R01W; Section Land Grant M.D.B.M.

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

d. UTM:

e. Other Locational Data:

\*P3a. Description:

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

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

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

P5a. Photo or Drawing



P5b. Description of Photo:

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

\*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both  
1900 (RealQuest)

\*P7. Owner and Address:

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

\*P8. Recorded by:

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

\*P9. Date Recorded:

January 10, 2024

\*P10. Survey Type:

Intensive

\*P11. Report Citation:

ECORP Consulting, Inc. 2023.  
Architectural History Evaluation for

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

\*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☒ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

\*NRHP Status Code 6Z

\*Resource Name or # 32 Euclid Avenue

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

B4. Present Use: House

\*B5. Architectural Style: N/A

**\*B6. Construction History:**

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

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

Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: local landowners

\*B10. Significance: Theme: Agriculture/Housing

Area: Los Gatos

Period of Significance: 1901-1974

Property Type: House

Applicable Criteria: N/A

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

B11. Additional Resource Attributes: N/A

**\*B12. References:**

(See continuation sheet)

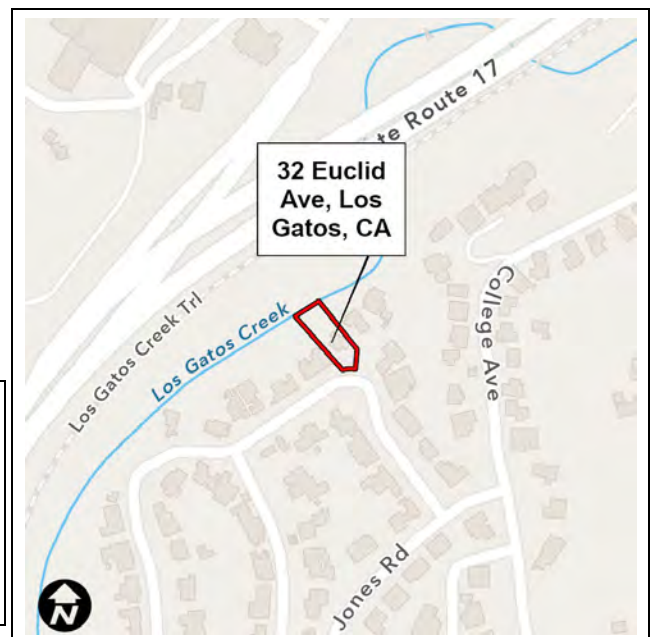
B13. Remarks: None

**\*B14. Evaluator:**

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

\*Date of Evaluation: January 10, 2024

(This space reserved for official comments.)



\*Required information

**B10. Significance (continued):**

History of Santa Clara County

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

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

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

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

History of Los Gatos

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

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

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

Barns



# CONTINUATION SHEET

Page 4 of 8

\*Resource Name or # 32 Euclid Ave

\*Recorded by: Jessica Rebollo

\*Date: January 10, 2024

☒ Continuation

☐ Update

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

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

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

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

## Converted Barns

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

## 32 Euclid Avenue

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

# CONTINUATION SHEET

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

## Evaluation

### NRHP/CRHR Criterion A/1

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

### NRHP/CRHR Criterion B/2

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

### NRHP/CRHR Criterion C/3

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

### NRHP/CRHR Criterion D/4

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

## Integrity

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

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

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

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



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



## LOCATION MAP

Primary #

HRI #

Trinomial

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\*Resource Name or #: 32 Euclid Ave, Los Gatos, CA

\*Map Name: Los Gatos, CA

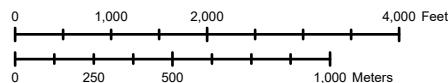
\*Scale: 1:24,000

\*Date of Map: 1953 p.r. 1985



DPR 523J (1/95)

\*Required Information



Location: N:\2023\2023-252-32 Euclid Avenue, Los Gatos, CA\MAPS\Cultural Resources\Euclid Ave.aprx (J. Igaliez 1/15/2024)



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