



**TOWN OF LOS GATOS  
HISTORIC PRESERVATION COMMITTEE  
FEBRUARY 28, 2024  
110 EAST MAIN STREET  
TOWN COUNCIL CHAMBERS  
4:00 PM**

*Barry Cheskin, Chair  
Susan Burnett, Vice Chair  
Adam Mayer, Planning Commissioner  
Martha Queiroz, Committee Member  
Lee Quintana, 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 before the Committee meeting.
- For inclusion in a desk item: by 11:00 a.m. the day of the Committee meeting.

Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email to [planning@losgatosca.gov](mailto:planning@losgatosca.gov) by 11:00 a.m. the day of the 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 November 15, 2023 Historic Preservation Committee Special Meeting
2. Draft Minutes of the December 20, 2023 Historic Preservation Committee 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.)*

3. Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 18 Oak Hill Way.** APN 529-34-052. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-23-020. Property Owner/Applicant: Vanessa Young. Project Planner: Ryan Safty.
4. Requesting Approval for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Noncontributing Single-Family Residence on Property in the Almond Grove Historic District Zoned R-1D: LHP. **Located at 215 Massol Avenue.** APN 510-16-022. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review Application PHST-23-017. Property Owner: Jim and Sara McManis. Applicant: Jay Plett. Project Planner: Suray Nathan.
5. Requesting Approval for a Revision to the Approved Exterior Materials on an Existing Residence on Property Located in the University-Edelen Historic District Zoned R-1D:LHP. **Located at 202 University Avenue.** APN 529-04-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Minor Development in a Historic District Application HS-24-003. Property Owner: Tyler and Kristine Shewey. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin.

6. Consider a Request for Construction of Exterior Alterations (Window Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 179 Loma Alta Avenue.** APN 532-29-037. Request for Review PHST-23-024. Property Owner: Linda Van Mouwerik. Applicant: Hilda Ramirez, Renewal by Andersen. Project Planner: Sean Mullin.
7. Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 14335 La Rinconada Drive, Parcel 1.** APN 409-14-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review PHST-23-023. Property Owner: Nicholas Gera. Applicant: Greg Zierman. Project Planner: Erin Walters.

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

8. Preliminary Review for Construction of Exterior Alterations and a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 80 Cleland Avenue.** APN 529-33-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review PHST-23-021. Property Owner: Dinesh Mishra. Applicant: Davide Giannella, Acadia Architecture. Project Planner: Erin Walters.
9. Election of Chair and Vice Chair

## **ADJOURNMENT**

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

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

MEETING DATE: 02/28/2024

ITEM: 1

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

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

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

**ROLL CALL**

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

Absent: Chair Barry Cheskin.

**VERBAL COMMUNICATIONS**

None.

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

None.

**PUBLIC HEARINGS**

1. 92 Fairview Plaza

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

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

Property Owner/Applicant: 92 Fairview Ventures LLC.

Project Planner: Ryan Safty

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

David Katz, Owner/Applicant

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

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

Closed Public Comment.

Committee members discussed the matter.

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

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

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

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

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

Property Owner/Applicant: David Wilson

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Kurt Anderson, Anderson Architects

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

Alex Anderson, Client

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

Michelle Kusanovich

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

Kurt Anderson, Architect

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

Alex Anderson, Client

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

Closed Public Comment.

Committee members discussed the matter.

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

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

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

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

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

Property Owner: Roberta Scott

Applicant: Gordon K. Wong

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Gordon Wong, Applicant presented the project.

- For the siding they are proposing Polyash material that is termite and fire resistant, doesn't cup, doesn't peel, and is paintable. They will color match the paint.



- The windows will be the fiberglass Milgard Colby heritage series. It has a wood clad interior and a fiberglass exterior that is paintable.
- Windows will be double hung.
- Siding will match. Will need to consider the limits of a tech demo.

Closed Public Comment.

Committee members discussed the matter.

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

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

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

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

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

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

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

Michelle Kusanovich

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

Closed Public Comment.

Committee members discussed the matter.

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

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

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

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

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

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

Property Owner: Dinesh Mishra

Applicant: Davide Giannella, Acadia Architecture

Project Planner: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened public comment.

Applicant presented the project.

Davide Giannella, Architect/Applicant

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

Closed public comment.

Committee members provided the following comments:

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

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

## **ADJOURNMENT**

The meeting adjourned at 5:46 p.m.

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

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Jennifer Armer, AICP, Planning Manager

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**DRAFT  
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING  
DECEMBER 20, 2023**

The Historic Preservation Committee of the Town of Los Gatos conducted a special meeting on December 20, 2023 at 4:00 p.m.

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

**ROLL CALL**

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

Absent: Planning Commissioner Steve Raspe

**VERBAL COMMUNICATIONS**

None.

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

1. Approval of Minutes – October 25, 2023

**MOTION:**                   **Motion by Vice Chair Burnett to approve the Consent Calendar.  
Seconded by Committee Member Queiroz.**

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

**PUBLIC HEARINGS**

2. 14335 La Rinconada Drive, Parcel 1  
Request for Review Application PHST-23-018

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 409-14-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Nicholas Gera

Applicant: Greg Zierman

Project Planner: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Greg Zierman, applicant, Nicholas Gera, owner

- Research included the Sanborn Maps, County Tax Assessment Records, Anne Bloomfield Historic Research Form, directories, telephone directories, Historical Properties Collection tour book, Santa Clara Planning records, San Jose and Los Gatos Libraries. Property is not mentioned anywhere. House was built in 1920. No defined architectural style. Laundry room with shed roof appears to be an addition. Existing vinyl windows and doors are not original. The entry door was replaced with a modern door. The house has a low 7-foot ceiling height. No one of significance has lived in or owned the property.

Closed Public Comment.

Committee members discussed the matter.

- It seems clear that it is okay to take it off the inventory.
- It is typical of the older homes in that area when it was a farming community.
- There is no foundation, which does not justify removal from the inventory. A new foundation could be added.
- How do we honor the past?
- Have there been any major changes to the footprint?

Committee members asked questions of the applicant and owner.

Nicholas Gera, owner

- They found no permit history. The present owners have not made any changes to the structure.

Greg Zierman, applicant,

- They assume that the rectangular portion is the original footprint. The porch location is original, but the columns and balustrades are additions.

Committee members discussed the matter.

- The property meets the criteria to be removed.
- It was annexed from the County and there is no record of when it was annexed. It did not show on Town maps.
- It is an example of the cottage style.
- If it remains on the inventory, it can still remodel but with more restrictions.

- Committee is split two to two and will need to continue when more members are present to vote.

**MOTION:**                    **Motion** by **Chair Cheskin** to continue this item to a date certain of January 24, 2024. **Seconded** by **Committee Member Queiroz**.

**VOTE:**                    **Motion passed (3-1), Committee Member Quintana voted no.**

3. 123 Wilder Avenue  
Architecture and Site Application S-23-039

Requesting Approval for Technical Demolition of a Contributing Single-Family Residence and Construction of a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards and Requiring a Variance to Side Yard Setback Requirements Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-18-008. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Bogusla Marcinkowski and Brygida Sas-Marcinkowski  
Applicant: Jose De La O  
Project Planner: Sean Mullin

**Committee Member Queiroz recused themselves from Item 3, as their residence is located within 1,000 feet of the subject property.**

Sean Mullin, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jose De La O, applicant

- Jose is the new contractor hired to complete the project. The owner is not partial to Hardie board and shingles are acceptable. The owner just wants to move forward.
- Shingles were removed from the front of the house, and it looks like the original siding was lap siding.
- They will use wood shingles on the entire house.
- Undergoing Technical Review process to replace the termite- damaged siding on the detached garage.

Closed Public Comment.

Committee members discussed the matter.

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DECEMBER 20, 2023

- Pleased that the owner wants to keep the original look.
- The home originally had channel-lap siding, typical of 1880-1900 residences. Shingle siding was added a while ago.
- Hardie board would not match and would not be supported.
- Typical that gable ends had more ornate shingle pattern.
- Are they replacing all the windows in the front? What will they look like?

Staff: Sean Mullin, Project Planner

- Wood frame windows, double-hung with double glaze. Details can be included in the motion.

- Are homeowners in Historic Districts informed about the Town's building process?

Staff: Jennifer Armer, Planning Manager

- Residents are told when they come to the Planning and Building departments. However, purchasing a home is between private parties who may not pass on this information. When making alterations they should come in, but this does not always happen.

**MOTION:**                      **Motion by Committee Member Quintana** to recommend approval to the Director for technical demolition and that the existing Hardie siding be replaced with wood shingle siding, the existing ornate shingle pattern in the front gable be replicated in the north facing gable, and that the new windows match the existing windows. **Seconded by Vice Chair Burnett.**

**VOTE: Motion passed unanimously (3-0). Committee Member Queiroz was recused.**

**Recommendation so no appeal rights.**

4. 215 Massol Avenue  
Request for Review Application PHST-23-017

Requesting Approval for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Noncontributing Single-Family Residence on Property in the Almond Grove Historic District Zoned R-1D: LHP. APN 510-16-022. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owner: Jim and Sara McManis

Applicant: Jay Plett

Project Planner: Suray Nathan

**Chair Cheskin recused himself from Item 4.**

Suray Nathan, Assistant Planner, presented the staff report.



Opened Public Comment.

Applicant presented the project.

Jay Plett, applicant

- This project underwent a preliminary review at a prior meeting. Returned with possible alternatives on the windows. They originally proposed all-clear windows. The house currently has a mix of windows with different lites. They would like to keep it as a mix. The doors will remain clear. The house style is more cottage and not craftsman. The porch and columns will remain, but the front rail will be modified.

Committee members asked questions of the applicant.

Jay Plett, applicant

- Proposed bifold doors to access the very large, deep porch so it can be used as living space.
- Can make the bifold doors look like French doors.
- Can add a lock rail, which is a horizontal bar about 3 feet up from the ground.
- The existing porch is 10 to 11 feet deep. Unusual for the district since the other homes are small.
- The Design guidelines encourage porches and outdoor front porch interaction.
- Can do a front door with a solid panel at the bottom.
- Can use brick or brick veneer on the chimney.
- Extending the chimney up to the second story will need to be tied.

Closed Public Comment.

Committee members discussed the matter.

- Prefer that the windows be 2x2.
- The front door could be a combination of glass with a wood panel below.
- Folding doors in the front of the house is not typical and will set a precedent for the neighborhood.
- There is a lot of glazing in front of the house.
- At 1714 sf, it is a small house. It is not a modern house.
- Will not support the front folding doors in a historic neighborhood.
- Want a better idea of what the brick chimney would look like.

**MOTION:**                    **Motion by Committee Member Queiroz** to continue at a future meeting with design revisions. **Seconded by Committee Member Quintana.**

Revise the design to cover:

- Change the three-panel folding door on the front elevation to a set of French doors with divided lites and having a narrower opening;
- Add divided lites to the proposed French door leading to the first floor bedroom;
- All windows shall have two-by-two divided lites;
- Chimney extension shall be fully constructed in brick or brick veneer to match the existing style;
- Provide details on any bracing required for the chimney extension; and
- The front door is acceptable as presented.

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

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

5. 101 Casa Grande

Request for Review Application PHST-23-022

Preliminary Review for Exterior Alterations and Construction of an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:20:PD. APN 407-17-047. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Property Owners: Celeste Parisi and Charles Fuller

Applicant: Jay Plett

Project Planner: Sean Mullin

Sean Mullin, Senior Planner, presented the staff report.

Opened public comment.

Applicant presented the project.

Jay Plett, applicant

- The current addition is very bad.
- The owners want to create a family room and a guest bedroom for their parents on the main level.
- They want to create office space by widening the basement.
- Will match the roof, steel profiles of the windows and columns.
- Window trim will be matched. Some windows have trim and steel.
- It is all in the back.

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- Want to enclose existing columns with custom glass and steel to create a conservatory.
- French doors will be used.
- Replacing double doors with a French door with windows on both sides.
- All windows are currently painted steel and will be replaced with same.
- Keeping lintel on the top and add missing columns on the side for consistency.
- Windows on the existing home are staying the same size.
- Windows on the additions will match but be double paned.
- Basement is underground and not visible from the side.

Committee members asked questions of the applicant and provided comments.

- It seems to be turning into a modern style.
- Doing a great job of matching the addition with the existing house.
- Am generally in favor of what is proposed.
- Difficult to see the actual depth of the windows from the drawing.
- Prefer French doors and not bifold doors.
- Agree that it should be consistent with the existing house.
- A lot of glazing looks more modern.
- Prefer having less windows.
- While consistent with the style it is not consistent with this specific house.
- Is the remodel consistent with the style of the house?
- A distinctive feature of this house is that there is not too much glass.
- The conservatory is accepted.
- The large windows in the family room are being concerning.
- The existing house didn't look that way with lots of glass.
- The proposal is a significant improvement.
- In the future, it would help to provide examples for the committee to see proposal is consistent.
- Be consistent with the existing home.
- Change bifold doors to French doors.

Closed public comment.

6. Annual Certified Local Government Report  
Staff is available for any question.

7. Meeting Schedule for 2024

## **ADJOURNMENT**

The meeting adjourned at 6:06 p.m.

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MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING OF  
DECEMBER 20, 2023

This is to certify that the foregoing is a true  
and correct copy of the minutes of the  
December 20, 2023 meeting as approved by the  
Historic Preservation Committee.

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Jennifer Armer, AICP, Planning Manager



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

MEETING DATE: 2/28/2024

ITEM NO: 3

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DATE: February 23, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 18 Oak Hill Way.** APN 529-34-052. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-23-020. Property Owner/Applicant: Vanessa Young. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:D located at 18 Oak Hill Way.

PROPERTY DETAILS:

1. Date primary structure was built: 1920 (effective year built 1950) 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 approval to remove the presumptive pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1920, with an effective year built date of 1950, indicating substantial construction occurred in around 1950. The property is not within a historic district or LHP overlay and is not included in either the 1990 Anne Bloomfield Survey.

PREPARED BY: Ryan Safty  
Associate Planner

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DISCUSSION (continued):

The property is included in the Sanborn Fire Insurance maps, beginning in 1895 (Attachment 1). The area of the current subject property is shown vacant up until 1928. From 1928 through the 1928-1956 map edition, a single structure is shown on the parcel, which appears to have been modified slightly with side additions following the 1928 edition.

A request to remove this property from the Historic Resources Inventory came before the Committee on August 23, 2023. The Committee discussed the matter and noted that the windows look original, that the structure maintains the feeling of a typical Los Gatos cottage and early California bungalow, and that they were in favor of keeping it on the inventory due to the finding that the property is of a distinctive characteristic type, time period, and method of construction. The Committee denied the request.

The applicant has conducted additional research and has applied again to remove the property from the Historic Resources Inventory. The research conducted and summary of the request is provided as Attachment 2. Property pictures are included as Attachment 3. The applicant's research found that the attached deck at the rear (facing Villa Avenue) was added in 1973; that the rear entry was modified at some point in the past; and that the previous garage has been demolished. No information was provided about modifications to the elevation facing Oak Hill Way.

Specifically, regarding the rear entrance facing Villa Avenue, historical imagery shows that the previous structure had a partially enclosed porch in front of the rear entryway. This area has since been fully enclosed, with a double hung window added adjacent to the chimney and the door pushed out to the edge of the front steps, essentially adding roughly 10 square feet to the rear of the residence. Additionally, the wall to the left of the rear door as seen on page 4 of Attachment 2 has been modified, as the openings are now smaller and window styles have changed in this area.

The applicant also notes that the home address is shown by utility companies as 176-A Villa Avenue, leading to the assumption that this structure was once a part of the 176 Villa Avenue property to the north and was not built as a primary residence. The Sanborn Maps in Attachment 1 also lead to this assumption as the property used to run from Villa Avenue all the way through to Oak Hill Way. Although the property used to be considered a "through lot", running from Villa Avenue to Oak Hill Way, the development and subdivisions that have occurred following the 1956 edition of the Sanborn Fire Insurance map make it so that only the Oak Hill Way elevation faces a public street. Therefore, alteration or enclosure of more than 25 percent of the Oak Hill Way elevation would be considered a technical demolition of this historic structure.

DISCUSSION (continued):

In conclusion, the applicant states that, “the property has had significant exterior changes since being built in approximately 1920 and does not have any historical significance. Further, the property is not visible from the street and does not contribute to the appearance of the Town’s aesthetics.”

Town records are minimal and include a re-roof permit from 1995, electric service upgrade in 1996, and air conditioner installation in 2005 (Attachment 4).

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

ATTACHMENTS:

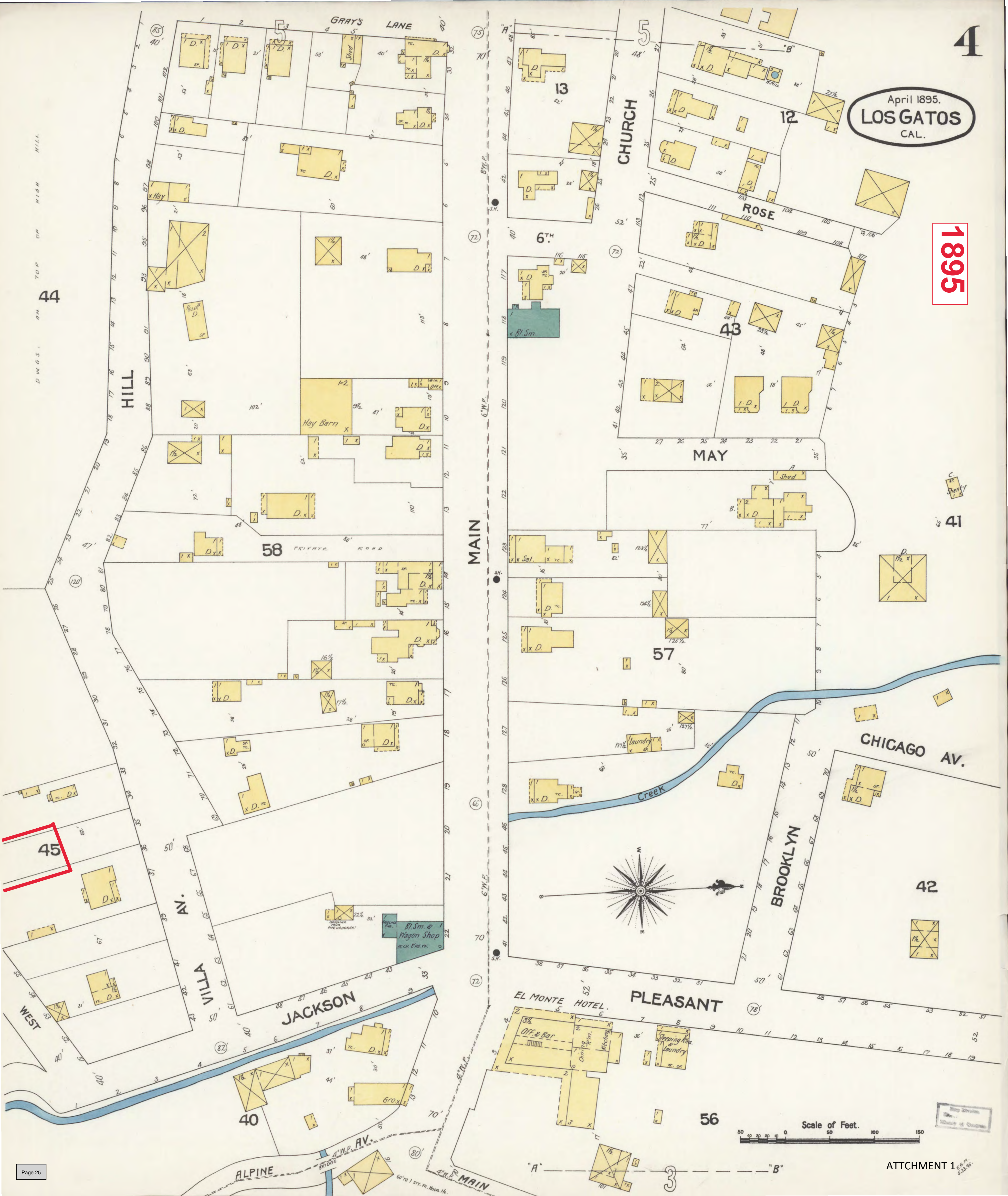
1. Sanborn Maps
2. Applicant’s Submittal Packet
3. Property Pictures
4. Town Records

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April 1895.  
**LOS GATOS**  
CAL.

**1895**



44

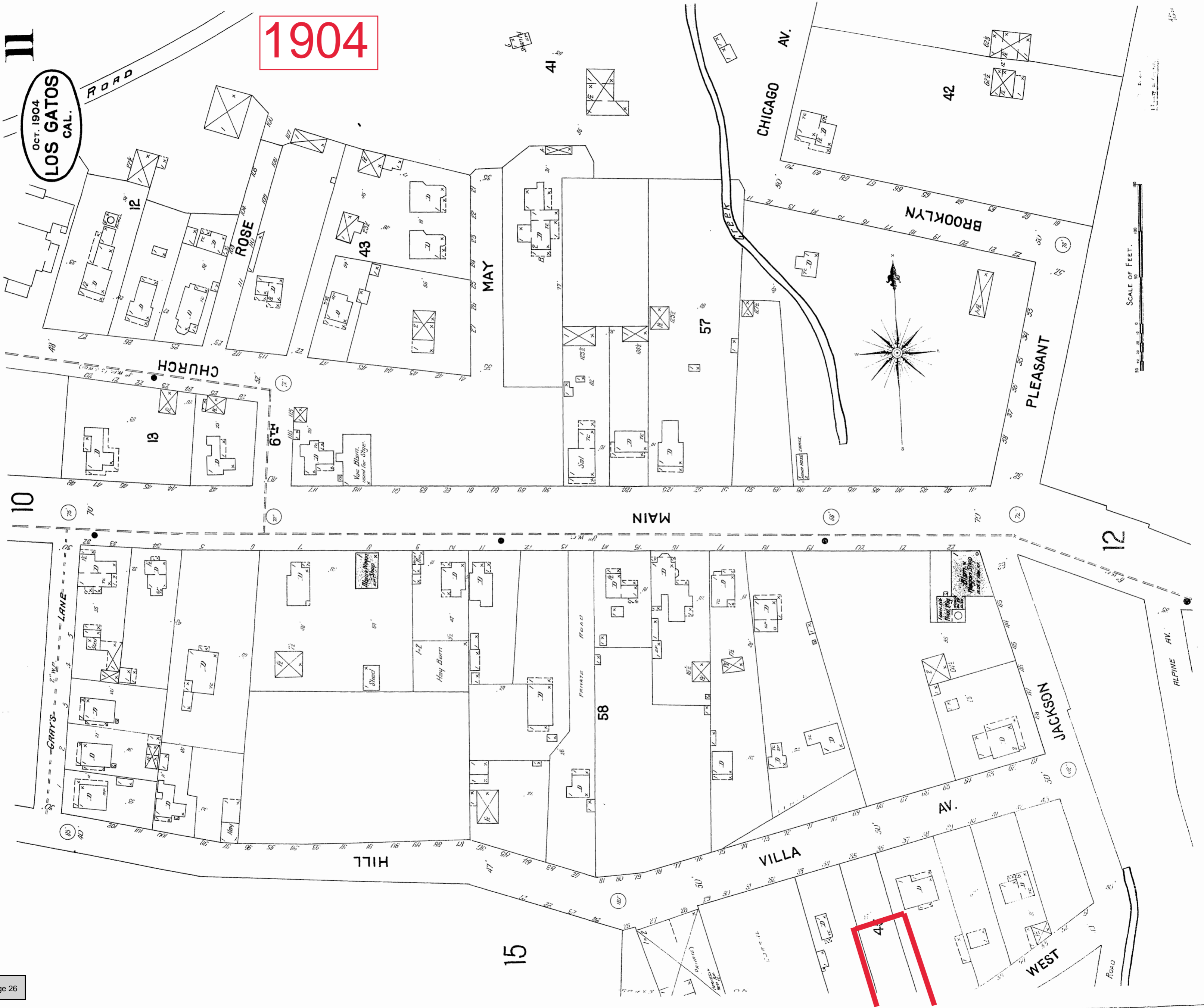
45

41

42

OCT. 1904  
LOS GATOS  
CAL.

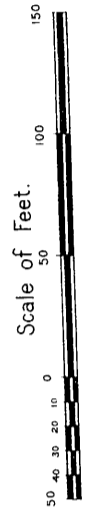
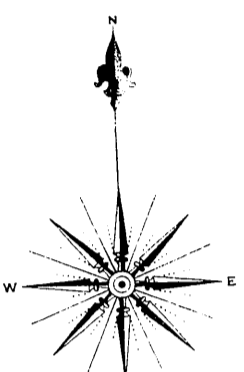
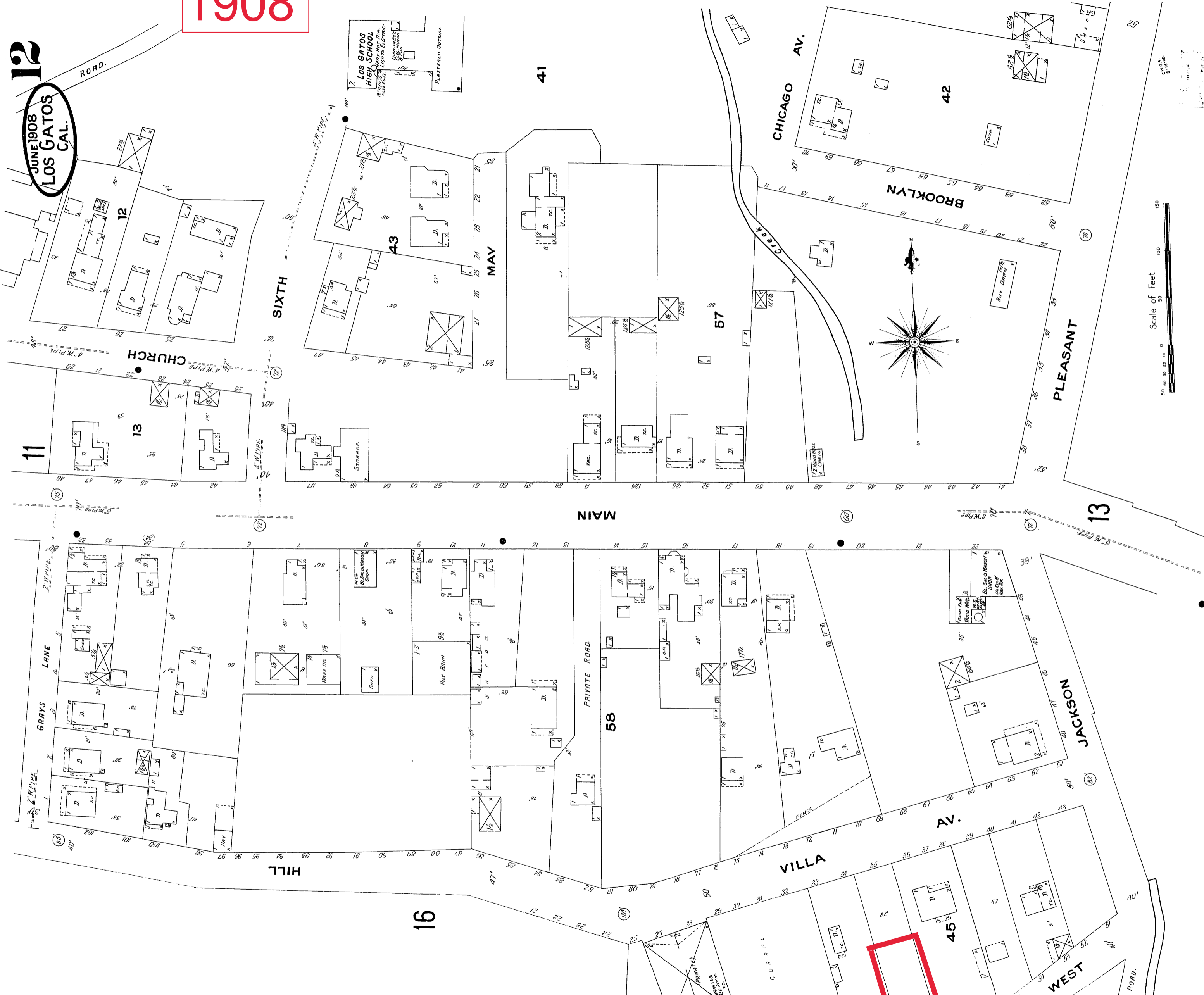
1904



SCALE OF FEET.  
0 50 100

1908

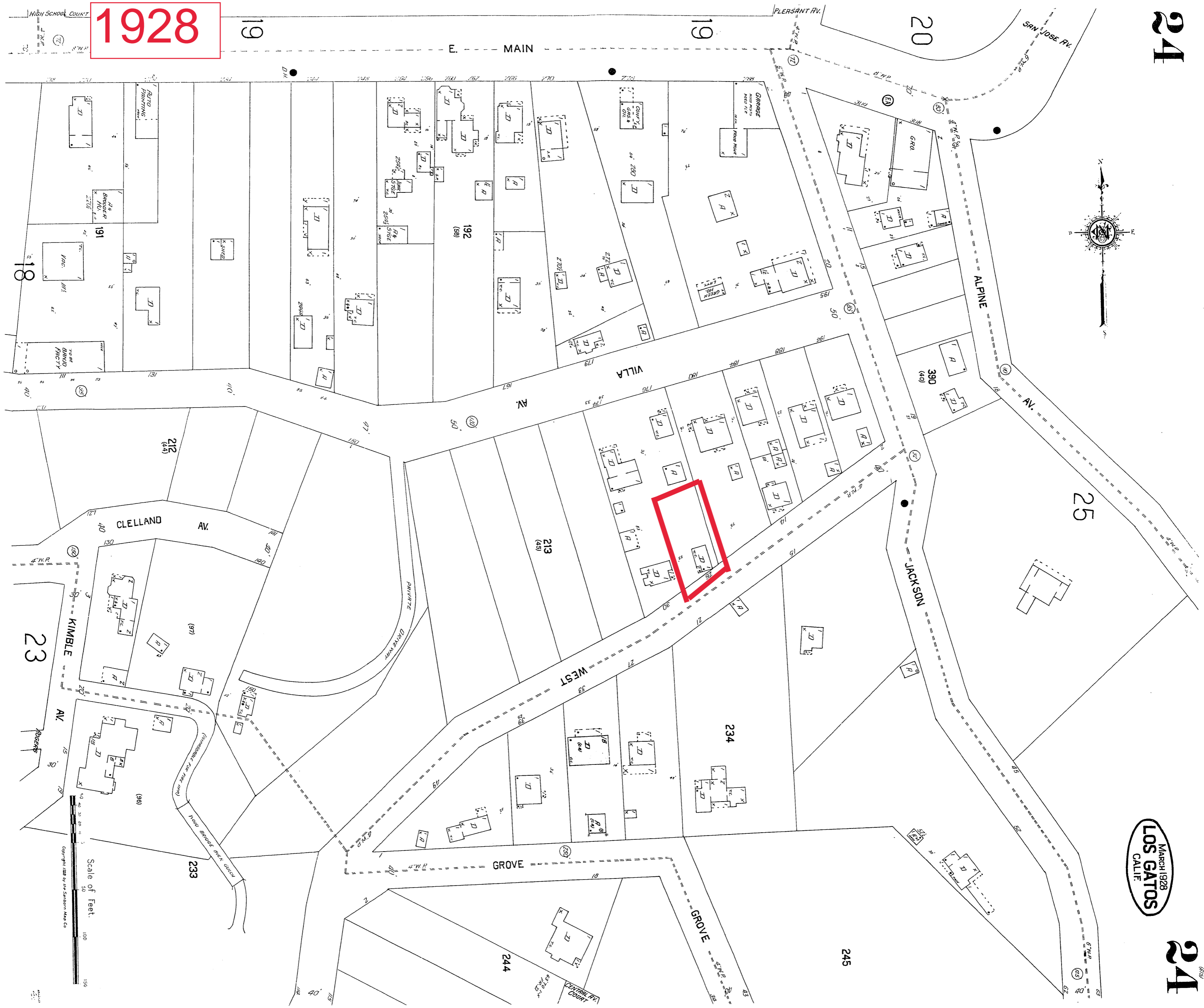
JUNE 1908  
LOS GATOS  
CAL.



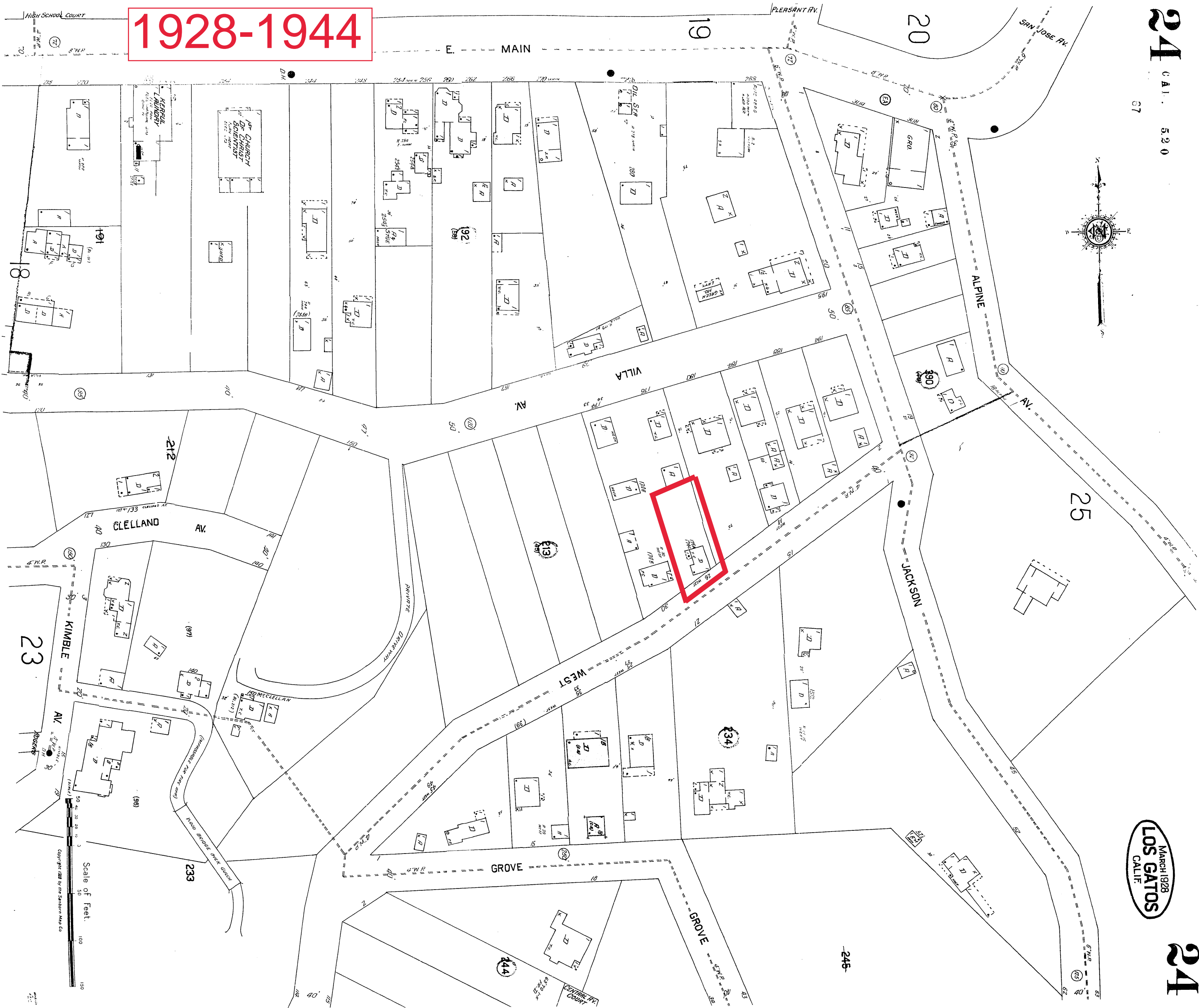
MARCH 1928  
LOS GATOS  
CALIF.



1928

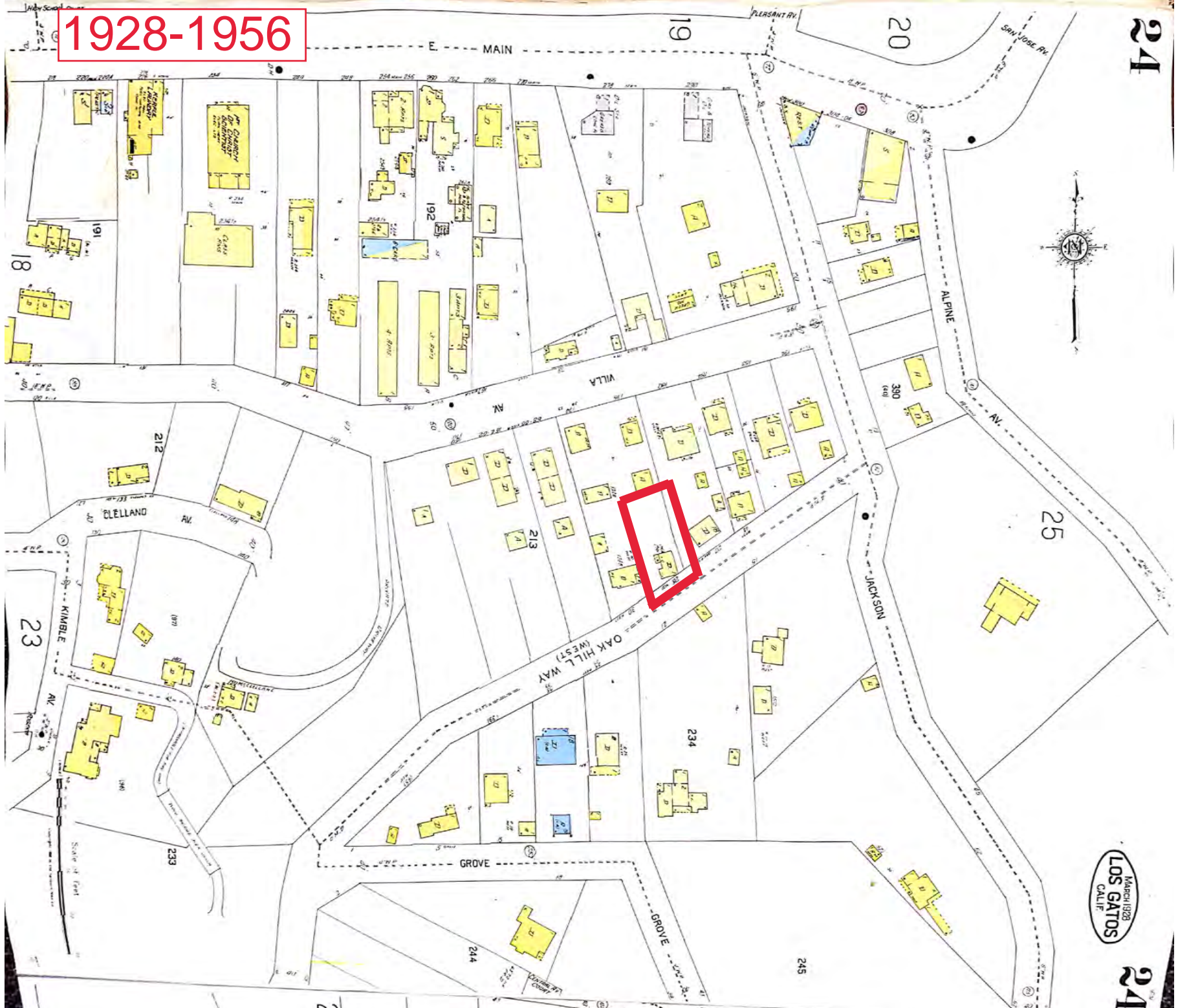


1928-1944



MARCH 1928  
LOS GATOS  
CALIF.

1928-1956



March 1928  
 LOS GATOS  
 CALIF.

## Records and Documents Searched

Research regarding 18 Oak Hill Way, Los Gatos, Ca 95030

### **Findings:**

#### Exterior Modification

Per the **Santa Clara County Residential Unit Property Record**, In January of 1973 the exterior was remodeled adding a deck under **permit 1322-B**. The accessors office has a **before** remodel photo on file that is attached.

#### Front Entry Modification

Front door moved forward / window changes. From the picture discovered at Santa Clara Accessors office you can see the “False Window” by the front door was converted to a double hung window. Also, the front door was moved forward creating an interior entry way in place of the exterior front door landing. This is noticeable as you can see from present day picture how close the front door is now to the row of 4 windows.

Also, the front door was moved forward creating an interior entry way in place of the exterior front door landing. This is noticeable as you can see from present day picture how close the front door is now to the row of 4 windows.

#### Garage Demolished

Per the **Land Value Computations** document provided by Santa Clara County Accessors office, you can see a garage was once noted.

**Presently**, per the County of Santa Clara Accessors Office APN report in remarks section : “No Garage per MLS listing 4/24/23”

Address changes:


Current home is noted on MLS as 18 Oak Hill Way. However, utility companies (PG&E, Water, and Trash Services) still recognize the property as 176 A Villa leading to the assumption this structure was once part of the 176 Villa property.

Per the **Santa Clara County Residential Unit Property Record**, you can see the address noted is 176 Villa.

Per the **Land Value Computations** document provided by Santa Clara County Accessors office the address associated to the APN is 18 Oak Hill Way.

It is believed that the structure in question was not ever the primary dwelling and the primary dwelling was visible from the street Villa. Currently at 176 Villa is a new home that was never part of the historic inventory and was remodeled in 2001.

PG&E Statement shows 176 Villa Ave #A address.

 <b>ENERGY STATEMENT</b> www.pge.com/MyEnergy		Account No: 5238011176-6 Statement Date: 08/17/2023 <b>Due Date: 09/07/2023</b>	
<b>Summary of your energy related services</b>			
Service For: <b>176 VILLA AVE # A</b>	Meter Number	Usage	Amount
Service Agreement ID: 5237264195 PG&E Electric Delivery Charges	1007405278	276.396000 kWh	\$55.56
Service Agreement ID: 5235884950 SILICON VALLEY CLEAN ENERGY Electric		276.396000 kWh	\$40.40
Service Agreement ID: 5230547035 Gas Charges	771169B	1.000000 Therms	\$4.24
<b>Total</b>			<b>\$100.20</b>



Resources checked:

**Santa Clara Accessors Office of Historical –**

Santa Clara County Residential Unit Property Record

Land Value Computations page

Photo found

*Previous inquiries about property - nothing found*

*Residence files - nothing found*

*List of Bellringers (homes built before 1900) - nothing found*

*Historic Homes Tours - nothing found*

*1941 Tax Assessment Survey - nothing found*

*1991 Anne Bloomfield Architectural Survey - nothing found*

*Sanborn Maps - nothing found*

*Polk's Directories - spot checked a few years in the '30s and '40s; found listings for Oak Hill Way, but nothing for #18*

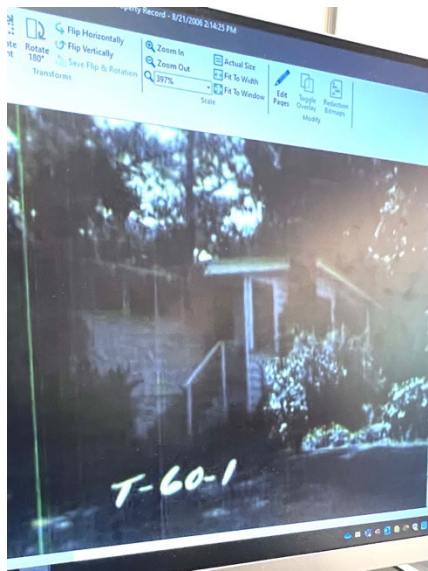
**Conclusion:**

The property has had significant exterior changes since being built in ~1920 and does not have any historical significance.

Further, this property is not visible from the street and doesn't contribute to the appearance of the towns aesthetics.

The owner is requesting removal from the Historic Resources Inventory.

# Front Entry Modification findings



False Window to left of Chimney  
Exterior Front Door Landing  
Non visible front door  
Space btwn row of windows & front door

- Double Hung Window to left of Chimney
- Interior Entry Way
- Visible front door
- Row of windows touching front door

Rotate 180°

Flip Horizontally

Flip Vertically

Save Flip & Rotation

Transforms

Zoom In

Zoom Out

397%

Scale

Actual Size

Fit To Width

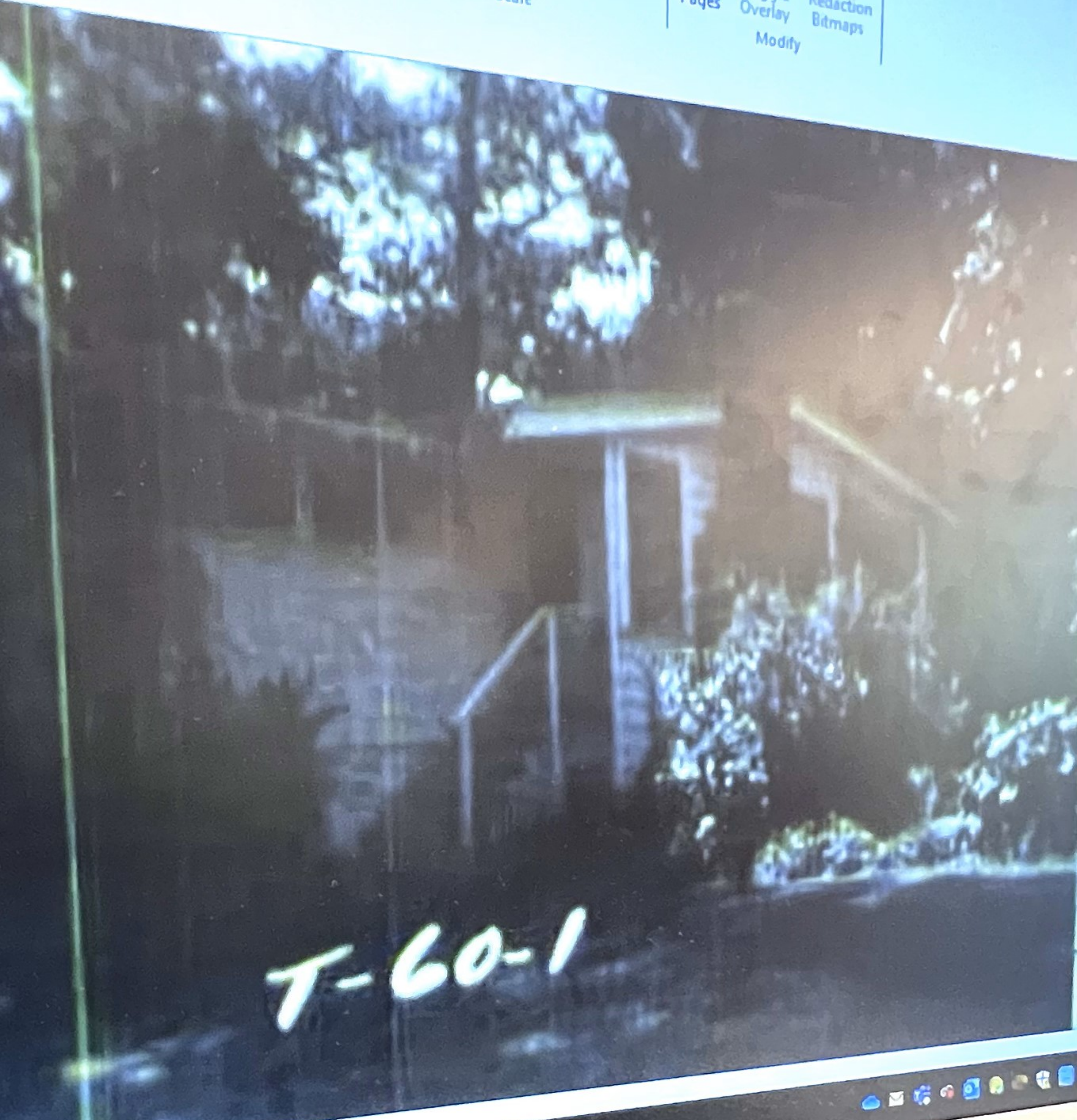
Fit To Window

Edit Pages

Toggle Overlay

Redaction Bitmaps

Modify

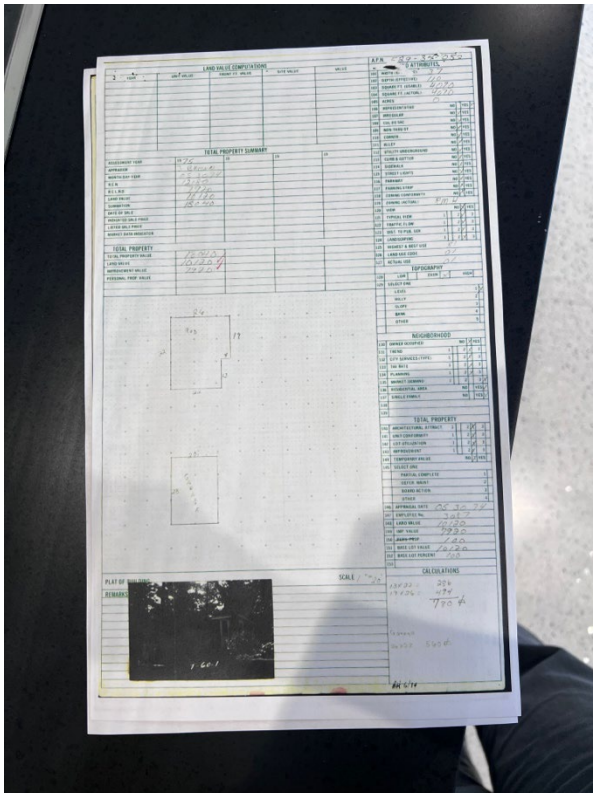


T-60-1

# Garage Demolished findings



Concrete Pad where Garage used to be  
Presently has a pre fab Tuft shed in place of old garage



**Front Elevation  
Facing Oak Hill Way**





**Front Elevation  
Facing Oak Hill Way**



**Front Elevation  
Facing Oak Hill Way**





**Rear Elevation  
Facing Villa Ave**



**Rear Elevation  
Facing Villa Ave**



TOWN OF LOS GATOS  
BUILDING INSPECTION DEPARTMENT

Permit Number: B95-001046

Work Description: T/O COMP SHINGLES REROOF W/CLASS A TORCH DOWN

Building Address: 18 OAK HILL WY	Status..: ISSUED
Owner.....: WEST LORRAINE D	Applied.: 11/16/1995
Address.....: 18 OAK HILL WY	Approved: 11/16/1995
City.....: LOS GATOS CA	Issued..: 11/16/1995
Contractor.....: WEST LORRAINE D	Expires.: 05/14/1996
License.....:	
Address.....: 18 OAK HILL WY	
City.....: LOS GATOS CA	
Business Lic.:	
Arch\Eng\Design.:	
License.....:	
Address.....:	
City.....:	

Valuation.....:	1,125.00		
Total Sq.Ft.....:	750	Livable Sq.Ft.:	
Class Code.....: 434		Bldg Count: 001	Unit Count: 000
***** PERMIT FEES *****			
Permit Issuance.:	22.00	Park Tax.....:	.00
Building Permit.:	41.25	Planning Plan Ck.:	.00
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	.50	Storm Drain Eng..:	.00
Plan Check.....:	.00	Hauling Fee.....:	11.25
Micro Building.:	2.20	Computer Services:	1.65
Construction Tax:	.00	Electrical Fee...:	
Utility Tax.....:	.00	Plumbing Fee.....:	
Gen Pln Updt....:	.00	Mechanical Fee...:	
*****			
	Total Calculated Fees:		78.85
	Total Additional Fees:		.00
	Total Fees Due.....:		78.85
	Total Payments.....:		.00
	BALANCE DUE.....:		78.85

CONTRACTORS DECLARATION

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

Signature X \_\_\_\_\_

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

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

Signature X \_\_\_\_\_

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

Signature X Lorraine D West

CERTIFICATION OF PERMIT ISSUANCE

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

Signature X Lorraine D West

TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

B95-00046

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

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

Lorraine D. West  
(SIGNATURE)

11-16-95  
(DATE)

Property Owner: LORRAINE D. WEST

Address: 18 OAK HILL WAY, LOS GATOS, CA 95032  
(of job site)

BLO1:FORMS\OWNERVER

Permit Number: E96-000422

Work Description: ELEC PERMIT SERVICE UPGRADE NOT OVER 200 AMPS

Building Address: 18 OAK HILL WY	Status.: ISSUED
Owner.....: WEST LORRAINE D	Applied.: 08/22/1996
Address.....: 18 OAK HILL WAY	Approved:
City.....: LOS GATOS CA	Issued.: 08/22/1996
Zip.....: 95032	Expires.: 02/18/1997
Contractor.....: JERRY'S ELECTRICAL SERVICE	
License.....: 662487	
Address.....: [REDACTED]	
City.....: [REDACTED]	
Zip.....: [REDACTED]	
Business Lic.: Also is Applicant	

--Square Footage--

New Residence:                      Remodel:                      Commercial:

***** PERMIT FEES *****	
Permit Issuance.....:	25.00
Plan Check Fee.....:	.00
New Resident.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Electrical Fee:	30.00
*****	
Total Calculated Fees:	55.00
Total Additional Fees:	.00
Total Fees Due.....:	55.00
Total Payments.....:	.00
BALANCE DUE.....:	55.00

CONTRACTORS DECLARATION

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

Signature X [Signature]

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

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

Signature X \_\_\_\_\_

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

Signature X \_\_\_\_\_

CERTIFICATION OF PERMIT ISSUANCE

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

Signature X [Signature]



**TOWN OF LOS GATOS  
COMMUNITY DEVELOPMENT DEPARTMENT  
MECHANICAL PERMIT**

Permit Number: M05-114

Work Description: ADD A/C

Building Address: 18 OAK HILL WY LG

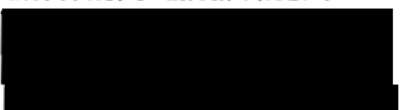
Applied: 04/05/2005      Status: ISSUED  
 Issued: 04/05/2005  
 Approved: 04/05/2005      Expires: 10/02/2005

OWNER BRADY KAREN  
 18 OAK HILL WAY  
 LOS GATOS, CA  
 95030

04/05/2005 Phone: [REDACTED]

CONTRACTOR DAYSRING ENTERPRISES

04/05/2005 Phone: [REDACTED]



--Square Footage--

New Residence: 0                      Remodel: 0                      Commercial: 0

Description	Tot Fee
Mechanical Permit Fees	57.00
*****	
Total Calculated Fees:	\$57.00
Total Additional Fees:	\$0.00
Total Fees Due:	\$57.00
Total Payments:	\$0.00
Balance Due:	\$57.00

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 License Class C-20 License No. 835598 Exp. Date 04-30-06 Contractor Name DAYSRING ENTERPRISES

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business & Professions Code)  
 ( ) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code).  
 ( ) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).  
 ( ) I am exempt under Sec. \_\_\_\_\_, B. & P.C. for this reason \_\_\_\_\_

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations:  
 ( ) I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
 ( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_  
 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 California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**CONSTRUCTION LENDING AGENCY:** I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

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

Signature of Applicant or Agent Paul [Signature] Date 04-05-05

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

**TOWN OF LOS GATOS  
COMMUNITY DEVELOPMENT DEPARTMENT  
ELECTRICAL PERMIT**

Permit Number: **E05-169**

Work Description: **ADD A/C**  
 Building Address: **18 OAK HILL WY LG**  
 Applied: **04/05/2005**  
 Approved:

Status: **ISSUED**  
 Issued: **04/05/2005**  
 Expired: **10/02/2005**

OWNER **BRADY KAREN** 04/05/2005 Phone: [REDACTED]  
**18 OAK HILL WAY**  
**LOS GATOS, CA**  
**95030**

CONTRACTOR **DAYSRING ENTERPRISES** 04/05/2005 Phone: [REDACTED]  
 [REDACTED]

--Square Footage--

New Residence: **0** Remodel: **0** Commercial: **0**

Description	Tot Fee
Electical Permit Fees	44.00
*****	
Total Calculated Fees:	\$44.00
Total Additional Fees:	\$0.00
Total Fees Due:	\$44.00
Total Payments:	\$0.00
Balance Due:	\$44.00

**LICENSED CONTRACTOR'S DECLARATION**  
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 License Class **C-20** Lic. No. **83559E** Exp. Date **04-30-06** Contractor Name **DAYSRING ENTERPRISES**

**OWNER-BUILDER DECLARATION**  
 I hereby affirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business and Professions Code)  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).  
 I am exempt under Sec. \_\_\_\_\_, B. & P.C. for this reason \_\_\_\_\_

**WORKER'S COMPENSATION DECLARATION**  
 I hereby affirm under penalty of perjury one of the following declarations:  
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_  
 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 California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000). IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**CONSTRUCTION LENDING AGENCY:** I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).  
 Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above mentioned property for inspection purposes.  
 Signature of Applicant or Agent **Paul J. [Signature]** Date **04-05-05**

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





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

MEETING DATE: 2/28/2024

ITEM NO: 4

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DATE: February 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of Exterior Modifications and a New Second-Story Addition to an Existing Noncontributing Single-Family Residence on Property in the Almond Grove Historic District Zoned R-1D: LHP. **Located at 215 Massol Avenue.** APN 510-16-022. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review Application PHST-23-017. Property Owner: Jim and Sara McManis. Applicant: Jay Plett. Project Planner: Suray Nathan.

RECOMMENDATION:

Requesting approval for construction of exterior modifications and a new second-story addition to an existing noncontributing single-family residence on property in the Almond Grove Historic District zoned R-1D:-LHP, located at 215 Massol Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1949
2. Town of Los Gatos Historic Status Code: None
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? No
6. Findings required? N/A
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the west side of Massol Avenue, approximately 145 feet north of Nicholson Avenue (Attachment 1). The County Assessor indicates that the residence at 215 Massol Avenue was constructed in 1949, and the property was not included in the Anne Bloomfield Survey. The residence does not appear on the Sanborn Fire Insurance Maps until 1956 (Attachment 2). Town records indicate that in 2002, a 75 square-foot laundry room was demolished and rebuilt into a 150 square-foot laundry room.

PREPARED BY: Suray Nathan  
Assistant Planner

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BACKGROUND (continued):

On December 20, 2023, the Committee conducted a review of the proposal and provided the following feedback:

- Change the three-panel folding door on the front elevation to a set of French doors with divided lites and having a narrower opening;
- Add divided lites to the proposed French door leading to the first-floor bedroom;
- All windows shall have two-by-two divided lites;
- Chimney extension shall be fully constructed in brick or brick veneer to match the existing style;
- Provide details on any bracing required for the chimney extension; and
- The front door shall be acceptable as presented.

DISCUSSION:

A formal Minor Residential Development application was submitted on November 17, 2023, proposing the construction of exterior modifications and a new second-story addition to an existing single-family residence in the Almond Grove Historic District (Attachments 3 to 5).

The development plans show that portions of all sides of the residence would remain (Attachment 5). The existing windows at the front and left elevation will be enlarged and replaced. The three windows facing the existing porch at the front elevation will be replaced with a set of French doors with divided lites. Portions of the right side and rear elevation would be demolished for the new ground floor addition. The additions to the ground floor would expand the existing footprint of the residence along the right and rear elevations. A new second-story addition would be slightly set back from the front façade to accommodate the existing roofed front porch on the left side of the house.

The proposed additions would maintain and reinforce the existing Craftsman architectural style with exterior materials, including wood lap and stone siding, fiberglass-clad wood windows, bonderized metal gutters, and composition roof shingles (Attachment 5, Sheet A-4). The applicant proposes to replace all existing windows with Anderson fiberglass-clad wood windows. The porch at the front would remain; however, the railing will be replaced with vertical 'board-style' wood balusters, similar to the example in the photo provided by the applicant (Attachment 3).

The applicant provided additional information in response to the Committee's feedback provided under the previous review, summarized below in *italics*:

DISCUSSION (continued):

- Change the three-panel folding door on the front elevation to a set of French doors with divided lites and having a narrower opening.

*The applicant has changed the three-panel folding door to a set of French doors with divided lites on the front door elevation (A-4; Attachment 5).*

- Add divided lites to the proposed French door leading to the first-floor bedroom.

*The applicant has added divided lites to the proposed French door leading to the first-floor bedroom, as shown on Sheet A-4.*

- All windows shall have two-by-two divided lites.

*The updated design shown on Sheets A-4 and A-5 of the development plans shows that all windows have two-by-two divided lites.*

- Chimney extension shall be fully constructed in brick or brick veneer to match the existing style;

*The updated elevation plan on Sheet Sheets A-4 and A-5 shows that the chimney extension is constructed in brick, matching the existing style.*

- Provide details on any bracing required for the chimney extension and

*The updated elevation plan on Sheet A-4 shows a steel chimney tie that would match the existing chimney.*

- The front door shall be acceptable as presented.

*The applicant has retained the front door design with a single pane over a solid recessed panel.*

CONCLUSION:

The applicant requests approval for the construction of a second-story addition and exterior alterations to an existing noncontributing single-family residence on property located in the Almond Grove Historic District zoned R-1D: LHP located at 215 Massol. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director, and the application would continue through the Minor Residential Development process. The project would not return to the Committee.

CONSIDERATIONS:

A. Considerations

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

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

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

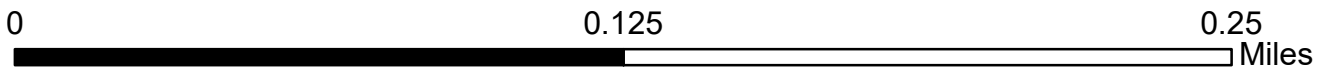
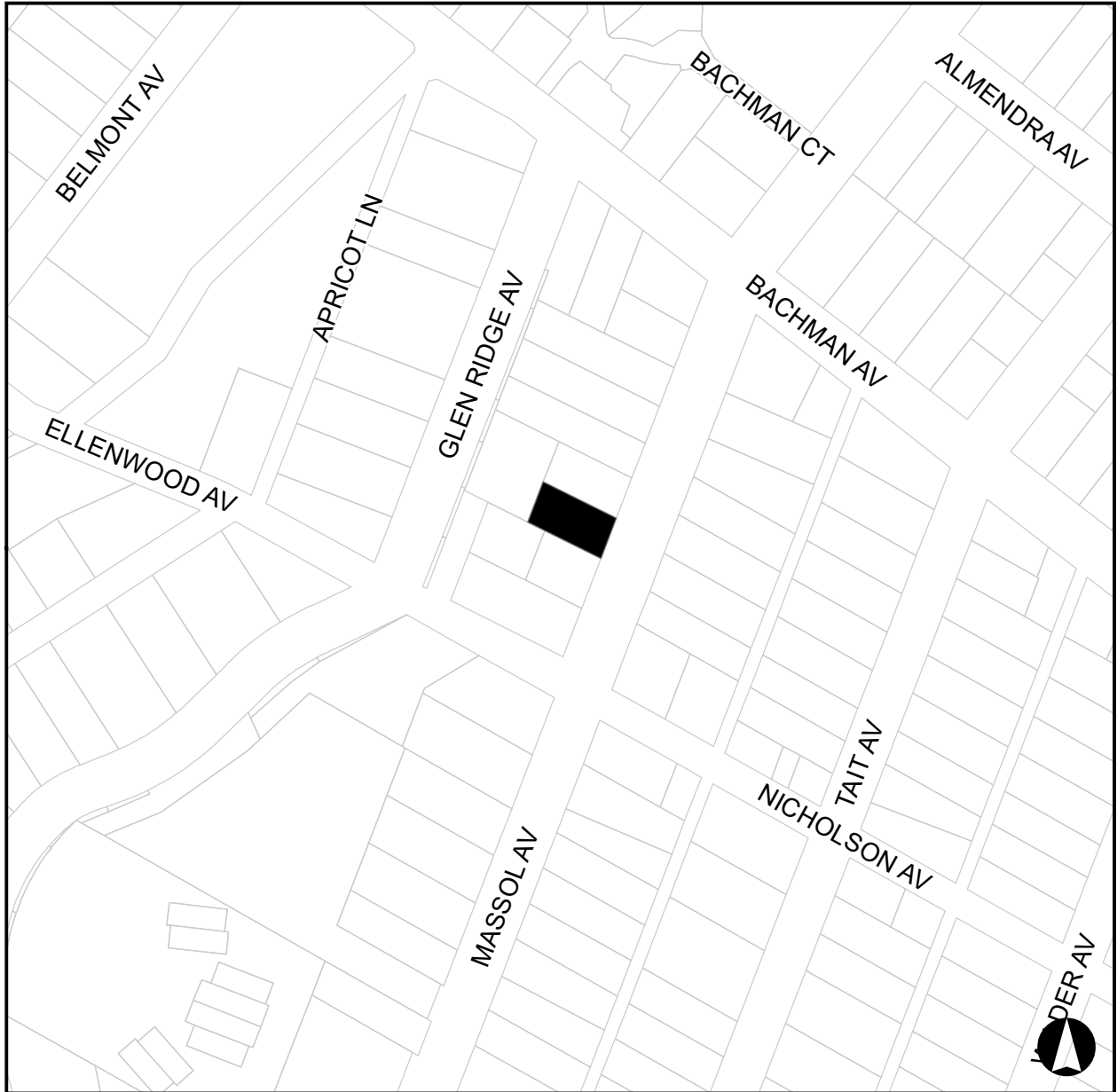
B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for the construction of additions to existing residences (Attachment 6).

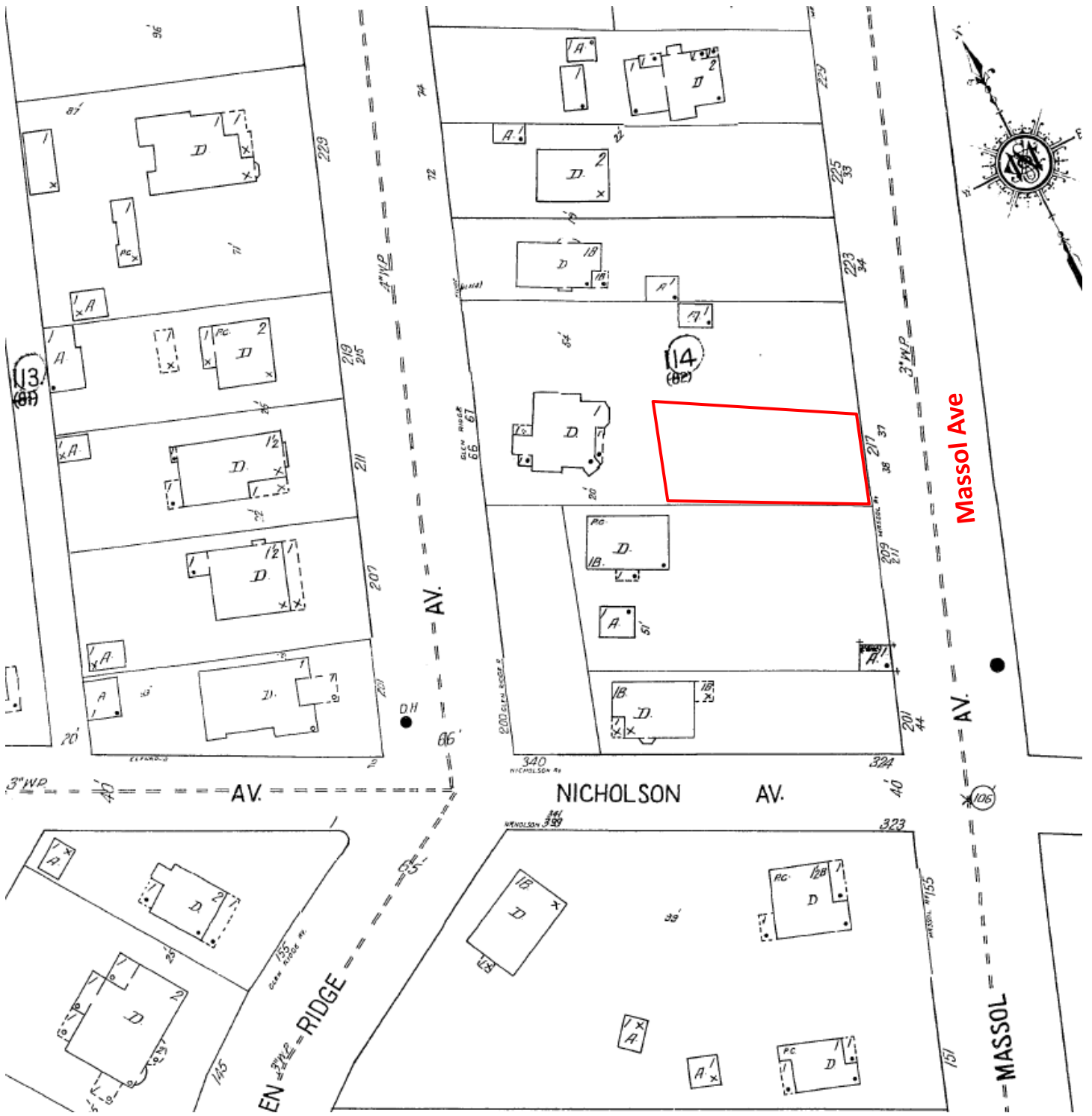
ATTACHMENTS:

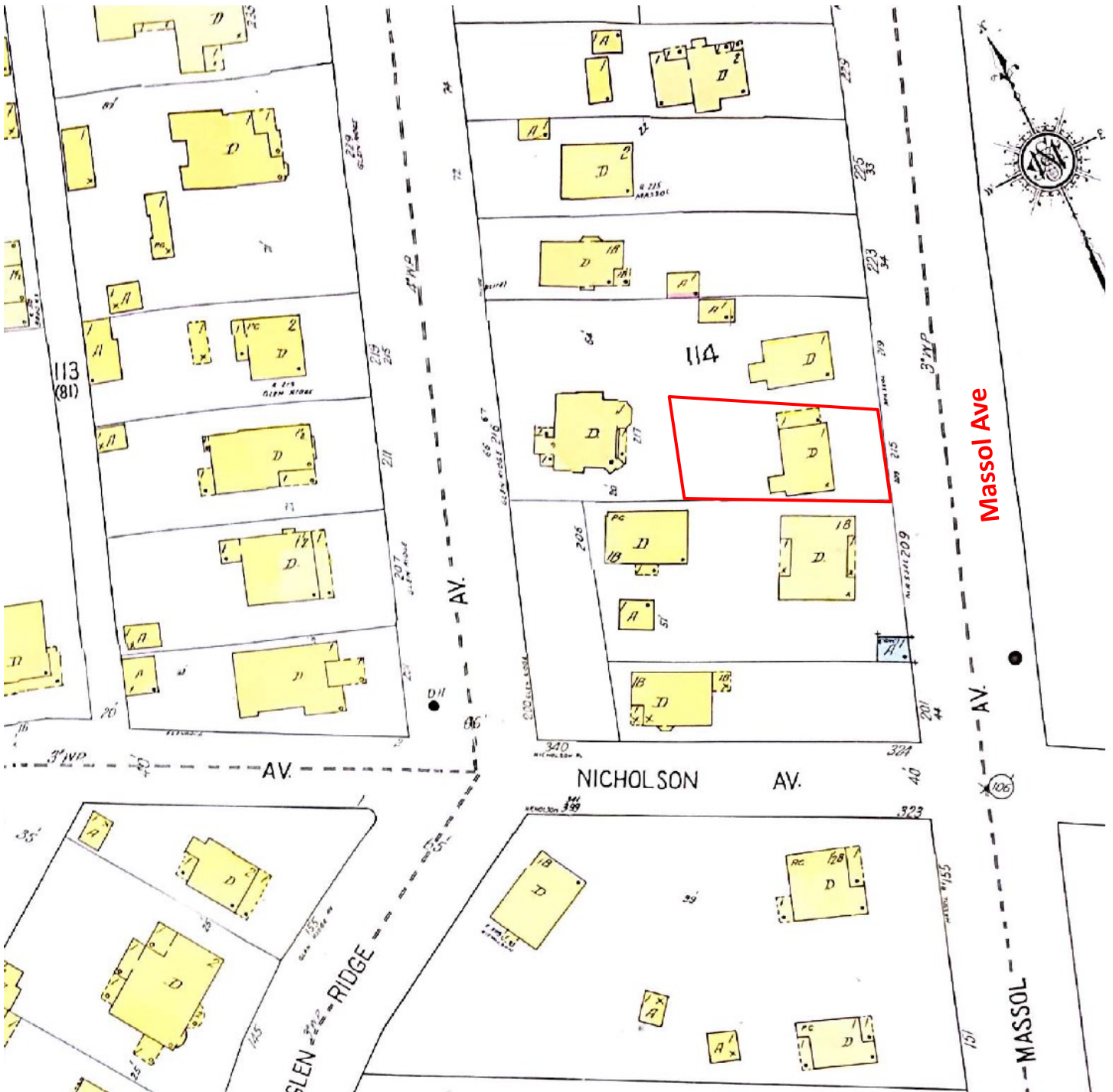
1. Location Map
2. Sanborn Exhibit
3. Photos
4. Letter of Justification
5. Development Plans
6. Residential Design Guidelines - Section 3.9

# 215 Massol Ave



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PROJECT PHOTOS



SIDE VIEW



FRONT VIEW



SIDE VIEW



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PROJECT DESCRIPTION

DESIGN SUMMARY

THE HOME POSSESSES A LARGE WELCOMING PORCH SPACE FROM STREET TO HOUSE - THIS DESIRABLE ELEMENT WILL REMAIN UNCHANGED. THE EXISTING NATIVE LOS GATOS STONE FRONT YARD LANDSCAPE WALLS WILL REMAIN UNCHANGED; COMPLEMENTING STONE WILL BE ADDED TO THE BASE OF THE HOUSE.

THE EXISTING HOME IS NON-HISTORIC and IS SITUATED BETWEEN A BEAUTIFUL MATURE OAK AT THE REAR OF THE HOME and A GROVE OF BEAUTIFUL MATURE OAKS AT THE FRONT OF THE HOME. THE ADDITION HAS BEEN PLACED and DESIGNED WITH NO GRADING REQUIRED TO FIT SEAMLESSLY BETWEEN THE TREES; TREES THAT THE HOMEOWNERS APPRECIATE and HAVE PROFESSIONALLY MAINTAINED. THE HOME EXISTS AS A TWO BEDROOM and HAS BEEN DESIGNED TO REMAIN A TWO BEDROOM.

A NON-CONFORMING PORTION OF THE EXISTING STRUCTURE ENCROACHES INTO THE REQUIRED SIDE-YARD SETBACK BY 3'-0" ALONG THE NORTHERLY PROPERTY LINE. THIS PROJECT WILL ELIMINATE THAT ENCROACHMENT, BRINGING THAT PORTION OF THE HOME INTO COMFORMANCE WITH THE REQUIRED SIDE-YARD SETBACK.

THE REMODEL and ADDITION HAVE BEEN DESIGNED TO NOT INCREASE THE HOMES FOOTPRINT (OTHER THAN A SMALL INCREASE AT THE KITCHEN) SO AS NOT TO IMPACT THE SITES OAK TREES. THE TOWN'S ARBORIST HAS FOUND THIS DESIGN WILL NOT POSE DETRIMENTAL IMPACTS TO THE TREES. THE HOME HAS BEEN DESIGNED WITH THOROUGH CONSIDERATION OF THE TOWN'S DESIGN GUIDELINES. THE ADDITION IS CONSISTANT WITH THE HOMES EXISTING DESIGN STYLE, NEIGHBORHOOD SCALE and ITS FLOOR AREA IS BELOW THAT WHICH IS ALLOWED FOR THE SITE.

THE ALLOWABLE FLOOR AREA FOR THE SITE .....1835 SF  
 THE HOMES PROPOSED FLOOR AREA .....1714 SF  
 UNDER THE ALLOWABLE FLOOR AREA BY .....-121 SF

SUPPLEMENTAL PLANNING COMMENTS

1. REFERENCE THE NEIGHBORHOOD CONTEXT SHEET A-II. THE HOME IS NOT THE TALLEST IN ITS IMMEDIATE NEIGHBORHOOD - 200, 218, 223 and 228 MASSOL ARE ALL TALLER.
2. REFERENCE NEIGHBORHOOD CONTEXT SHEET A-II. THERE ARE EIGHT HOUSES IN THE IMMEDIATE NEIGHBORHOOD WITH GREATER FLOOR AREAS.
3. THERE ARE FOUR HOMES WITH GREATER F.A.R.'s.
4. THE HOME'S FINISH MATERIALS WILL NOT DEVIATE FROM HOW IT CURRENTLY EXISTS - THEREFORE, IT DOES and WILL CONTINUE TO BLEND AMICABLY WITHIN ITS NEIGHBORHOOD. STONE VENEER WILL BE INCORPORATED INTO THE BASE OF HOUSE PER THE ELEVATIONS. THE NEW STONE WILL MATCH THE EXISTING LOS GATOS STONE AS CLOSELY AS PRACTICAL and COMPLEMENT THE EXISTING SITE STONE WORK.

SUMMARY

HPC:

THE PROJECT WAS REVIEWED BY THE HPC AND ALL OF HPC'S RECOMMENDATIONS FOR WINDOW/DOOR/CHIMNEY DESIGN HAVE BEEN INCORPORATED INTO THE HOME'S DESIGN.

THE PROJECT IS:

- BELOW ITS ALLOWABLE FLOOR AREA
- BELOW THE FLOOR AREAS OF EIGHT OF ITS NEIGHBORS
- BELOW THE FAR OF FOUR OF ITS NEIGHBORS
- BELOW THE HEIGHTS OF NEIGHBORING HOMES
- THOUGHTFULLY DESIGNED TO SITUATE HARMONIOUSLY INTO ITS UNIQUE SITE CONSTRAINTS OF BEAUTIFUL TREES, NATURAL GENTLE SITE SLOPE and THE EXISTING LANDSCAPE WALLS OF NATURAL LOS GATOS STONE
- NO GRADING IS PROPOSED, NATURAL GRADE TO BE UNCHANGED
- THE NORTHERLY PORTION OF THE BUILDING WILL BE BROUGHT INTO COMPLIANCE WITH THE REQUIRED SIDE-YARD SETBACK

THIS IS A WELL DESIGNED HOME REMODEL IN TERMS OF DETAIL, RESPECT FOR ITS BUILDING SITE, NEIGHBORHOOD COMPATIBILITY and THE INCORPORATION OF TOWN DESIGN GUIDELINES.



PROJECT DESCRIPTION  
REMODEL NON-HISTORIC HOME  
WITH 2<sup>ND</sup> FLOOR ADDITION.

OWNERS  
JIM & SARA MCMANIS  
216 GLENRIDGE AVENUE  
LOS GATOS, CA 95030

SITE PARTICULARS  
APN: 510-16-022  
ZONING: R-1D LHP  
AVE S: 9.6%

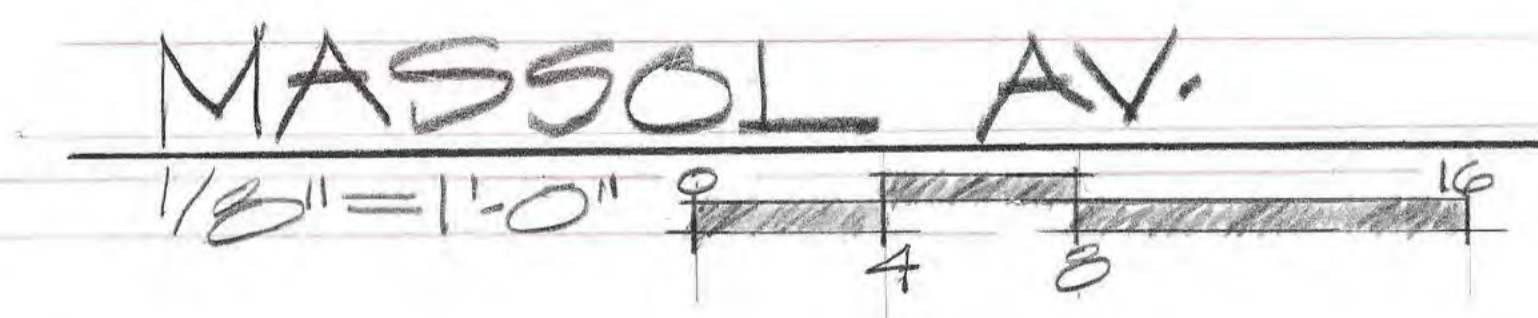
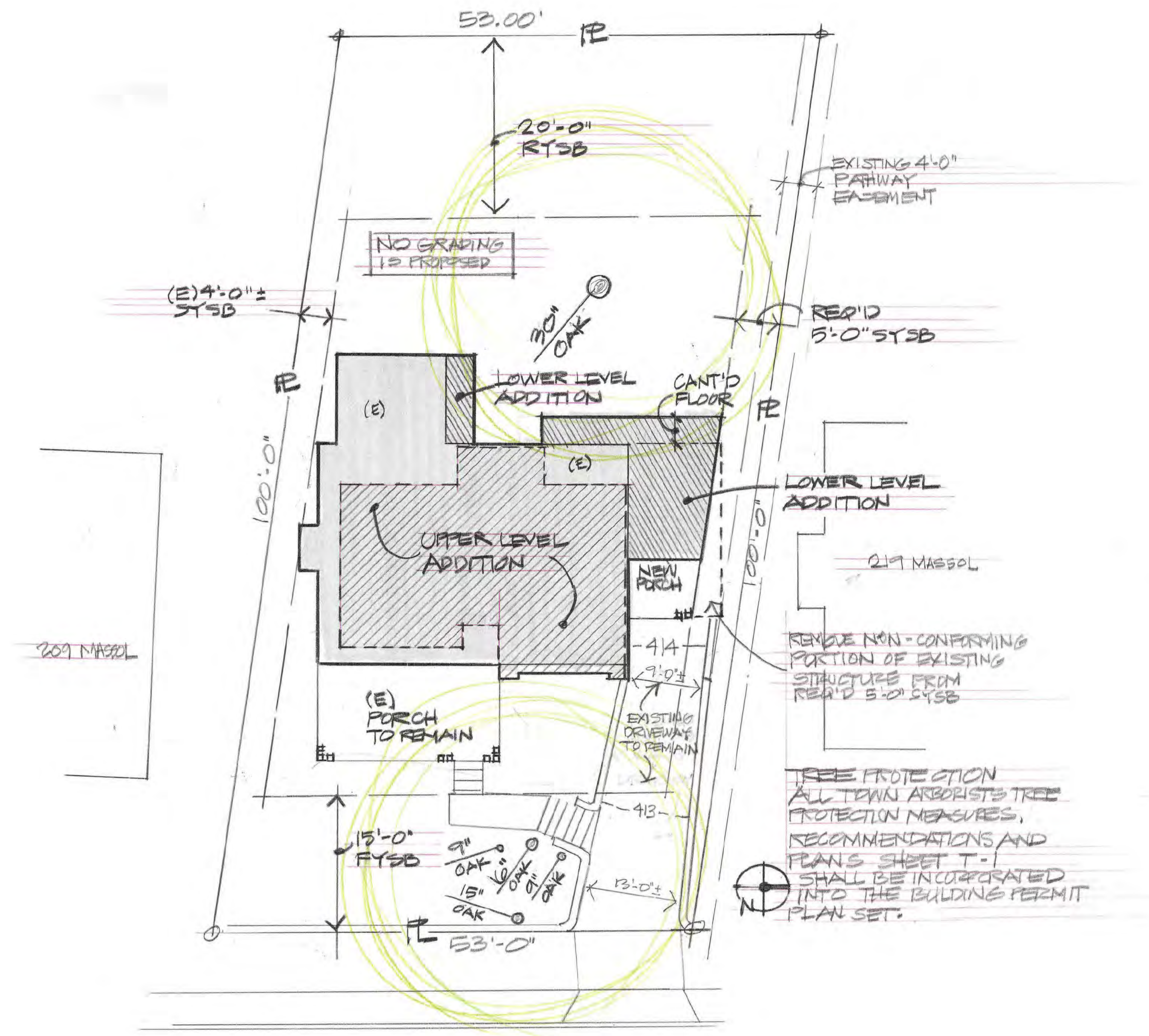
AREA SUMMARY  
SITE 5,243 SF  
FAR = .35  
ALLOWED FLOOR AREA 1,835 SF

PROPOSED FLOOR AREAS

	EXISTING	ADDED	TOTALS
GROUND	953	224.5	1,177.5 SF
UPPER	0	536.5	536.5 SF
TOTAL ADD		761.0	
TOTAL FLOOR AREA			1,714.0 SF
PROPOSED FAR =	.33		

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- A-1 SITE PLAN
- T-1 TREE PROTECTION PLAN
- A-1.1 NEIGHBORHOOD PLAN
- A-2 FLOOR PLANS
- A-3 SECTION/ROOF PLAN
- A-4 ELEVATIONS - EAST/NORTH
- A-5 ELEVATIONS - SOUTH/WEST
- AB-D1 AS BUILT/DEMO PLAN
- SHW-1 SHADOW STUDY



# SITE PLAN

TREE PROTECTION ZONES AND FENCE SPECIFICATIONS

- SIZE AND MATERIALS: SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.
- AREA TYPE TO BE FENCED: TYPE I ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST; TYPE II ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP; CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES. TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN); ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH TWO-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.
- DURATION OF TYPE I, II, III FENCING: FENCING SHALL BE ERRECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.
- WARNING SIGN: EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN STATING: "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025." TEXT ON THE SIGNS SHOULD BE IN BOTH ENGLISH AND SPANISH.

ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:

- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.
- PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.
- PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OR OF IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.
- PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.
- DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.
- RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.
- THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED.

PROHIBITED ACTIVITIES

- THE FOLLOWING ARE PROHIBITED ACTIVITIES WITHIN THE TPZ:
- GRADE CHANGES (E.G. SOIL CUTS, FILLS);
  - TRENCHES;
  - ROOT CUTS;
  - PEDESTRIAN AND EQUIPMENT TRAFFIC THAT COULD COMPACT THE SOIL OR PHYSICALLY DAMAGE ROOTS;
  - PARKING VEHICLES OR EQUIPMENT;
  - BURNING OF BRUSH AND WOODY DEBRIS;
  - STORING SOIL, CONSTRUCTION MATERIALS, PETROLEUM PRODUCTS, WATER, OR BUILDING REFUSE; AND,
  - DISPOSING OF WASH WATER, FUEL OR OTHER POTENTIALLY DAMAGING LIQUIDS.

MONITORING

ANY TRENCHING, CONSTRUCTION OR DEMOLITION THAT IS EXPECTED TO DAMAGE OR ENCOUNTER TREE ROOTS SHOULD BE MONITORED BY THE PROJECT ARBORIST OR A QUALIFIED ISA CERTIFIED ARBORIST AND SHOULD BE DOCUMENTED. THE SITE SHOULD BE EVALUATED BY THE PROJECT ARBORIST OR A QUALIFIED ISA CERTIFIED ARBORIST AFTER CONSTRUCTION IS COMPLETE, AND ANY NECESSARY REMEDIAL WORK THAT NEEDS TO BE PERFORMED SHOULD BE NOTED.

ROOT PRUNING

ROOTS GREATER THAN TWO INCHES IN DIAMETER SHALL NOT BE CUT. WHEN ROOTS OVER TWO INCHES IN DIAMETER ARE ENCOUNTERED AND ARE AUTHORIZED TO BE CUT OR REMOVED, THEY SHOULD BE PRUNED BY HAND WITH LOPPERS, HANDSAW, RECIPROCATING SAW, OR CHAIN SAW RATHER THAN LEFT CRUSHED OR TORN. ROOTS SHOULD BE CUT BEYOND SINKER ROOTS OR OUTSIDE ROOT BRANCH JUNCTIONS AND BE SUPERVISED BY THE PROJECT ARBORIST. WHEN COMPLETED, EXPOSED ROOTS SHOULD BE KEPT MOIST WITH BURLAP OR BACKFILLED WITHIN ONE HOUR.

BORING OR TUNNELING

BORING MACHINES SHOULD BE SET UP OUTSIDE THE DRIP LINE OR ESTABLISHED TREE PROTECTION ZONE. BORING MAY ALSO BE PERFORMED BY DIGGING A TRENCH ON BOTH SIDES OF THE TREE UNTIL ROOTS ONE INCH IN DIAMETER ARE ENCOUNTERED AND THEN HAND DUG OR EXCAVATED WITH AN AIR SPADE OR SIMILAR AIR OR WATER EXCAVATION TOOL. BORE HOLES SHOULD BE ADJACENT TO THE TRUNK AND NEVER GO DIRECTLY UNDER THE MAIN STEM TO AVOID OBLIQUE (HEART) ROOTS. BORE HOLES SHOULD BE A MINIMUM OF THREE FEET DEEP.

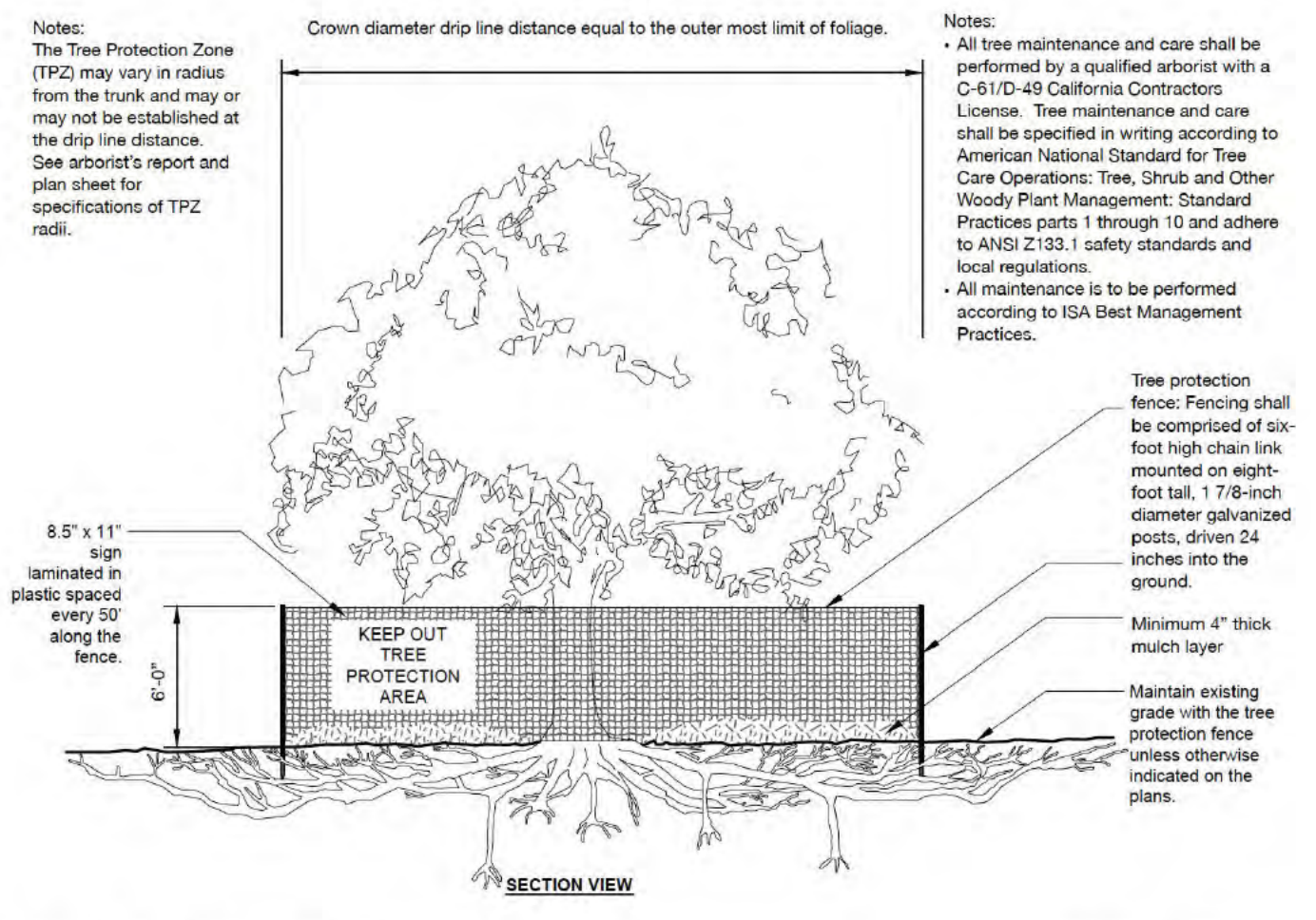
TREE PRUNING AND REMOVAL OPERATIONS

ALL TREE PRUNING OR REMOVALS SHOULD BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREATMENT, INCLUDING PRUNING, SHALL BE SPECIFIED IN WRITING ACCORDING TO THE MOST RECENT ANSI A-300A STANDARDS AND LIMITATIONS AND PERFORMED ACCORDING TO ISA BEST MANAGEMENT PRACTICES WHILE ADHERING TO ANSI Z133.1 SAFETY STANDARDS. TREES THAT NEED TO BE REMOVED OR PRUNED SHOULD BE IDENTIFIED IN THE PRE-CONSTRUCTION WALK THROUGH.

TREE INVENTORY AND ASSESSMENT TABLE

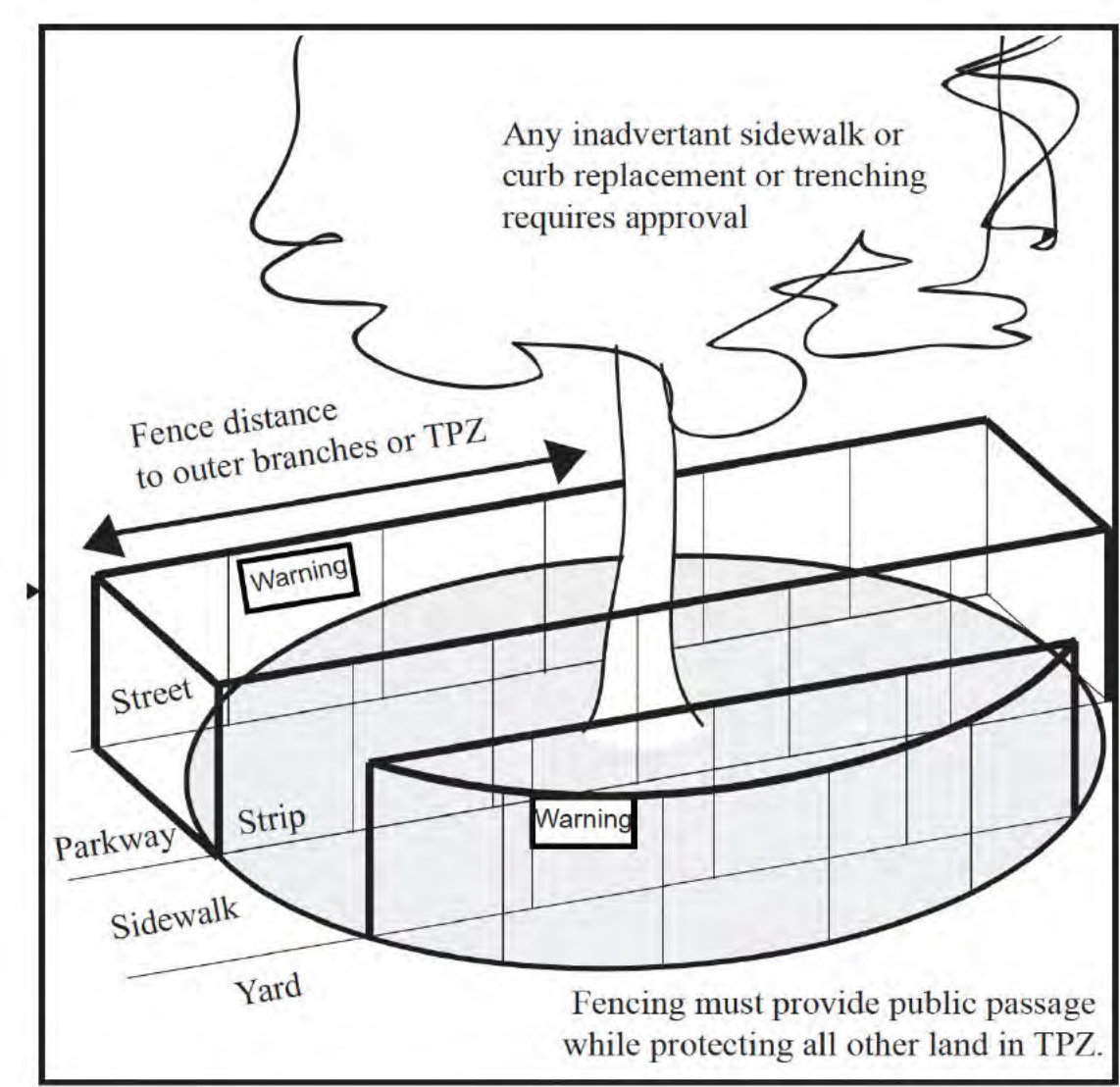
Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii (ft.)
coast live oak ( <i>Quercus agrifolia</i> )	1	38	35	Good	Low	Large Protected	\$30,200.00	25
coast live oak ( <i>Quercus agrifolia</i> )	2	9	20	Good	Low	Protected	\$1,690.00	8
coast live oak ( <i>Quercus agrifolia</i> )	3	16	20	Good	Low	Protected	\$750.00	5
coast live oak ( <i>Quercus agrifolia</i> )	4	9	20	Good	Low	Protected	\$1,690.00	8
coast live oak ( <i>Quercus agrifolia</i> )	5	15	20	Good	Low	Protected	\$3,010.00	10
crape myrtle ( <i>Lagerstroemia lauriei</i> )	6	3	6	Good	Low	Street Tree	\$270.00	3
crape myrtle ( <i>Lagerstroemia lauriei</i> )	7	3	6	Good	Low	Street Tree	\$270.00	3
crape myrtle ( <i>Lagerstroemia lauriei</i> )	8	3	6	Good	Low	Street Tree	\$270.00	3

ALL TREE MAINTENANCE AND CARE SHALL BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREE MAINTENANCE AND CARE SHALL BE SPECIFIED IN WRITING ACCORDING TO AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS: TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT: STANDARD PRACTICES, PARTS 1 THROUGH 10, AND ADHERE TO ANSI Z133.1 SAFETY STANDARDS AND LOCAL REGULATIONS. ALL MAINTENANCE IS TO BE PERFORMED ACCORDING TO ISA BEST MANAGEMENT PRACTICES.

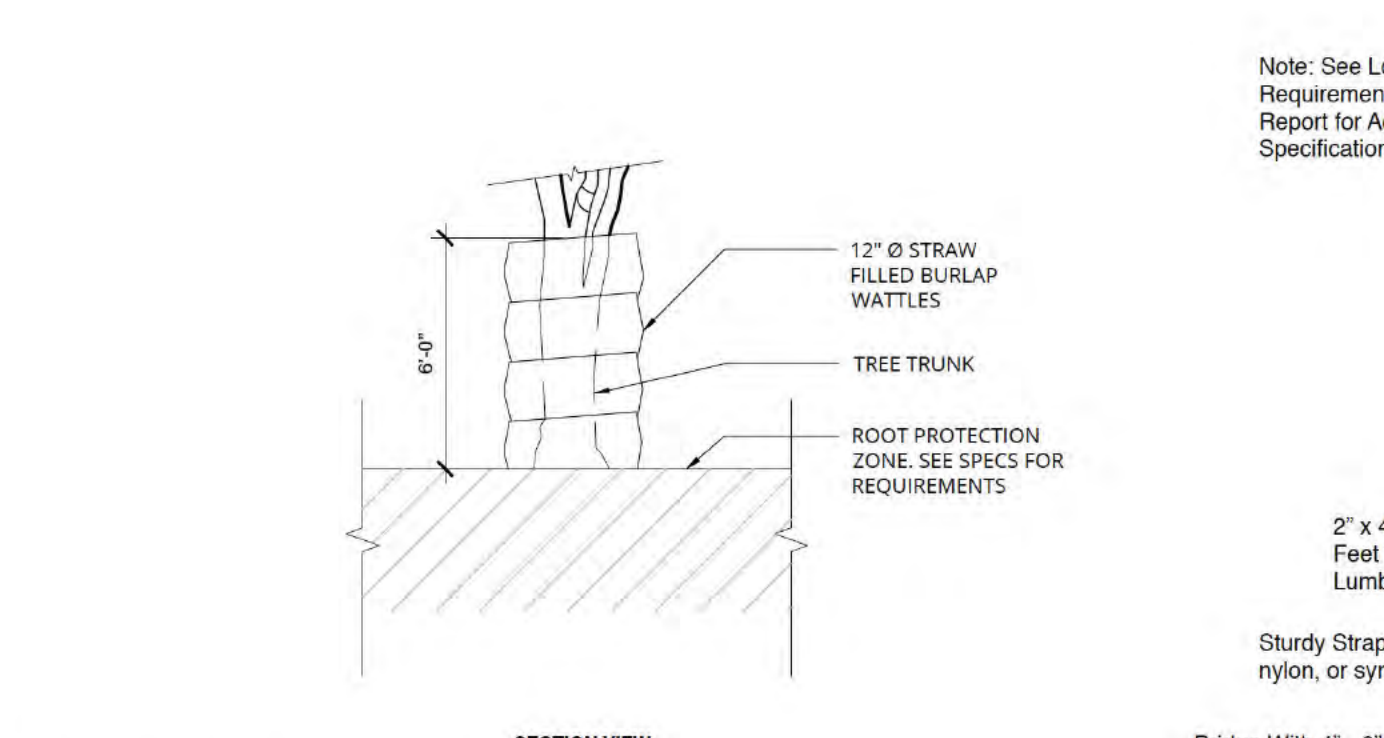


S-X TREE PROTECTION

TYPE I PROTECTION SCHEME



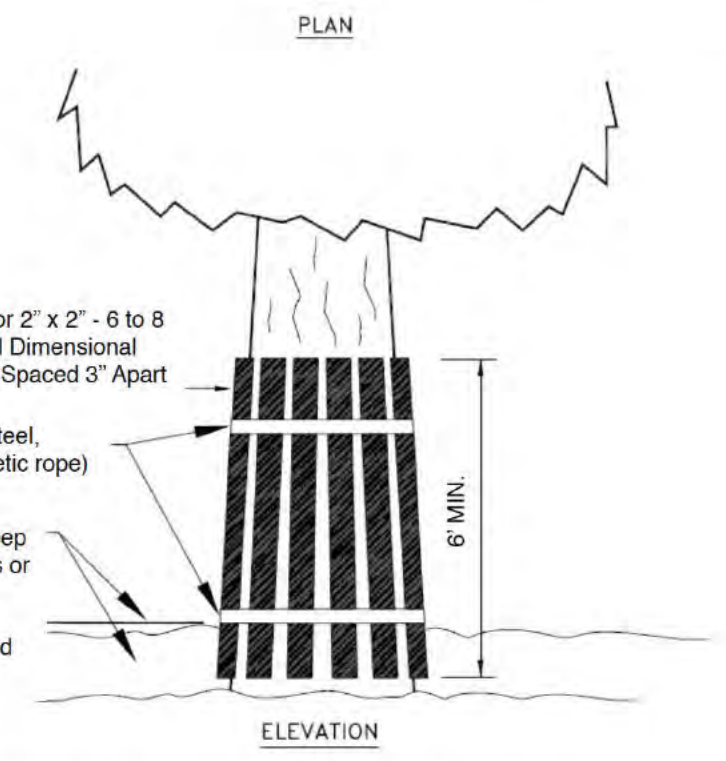
TYPE II PROTECTION SCHEME (CITY OF PALO ALTO DRAWING)



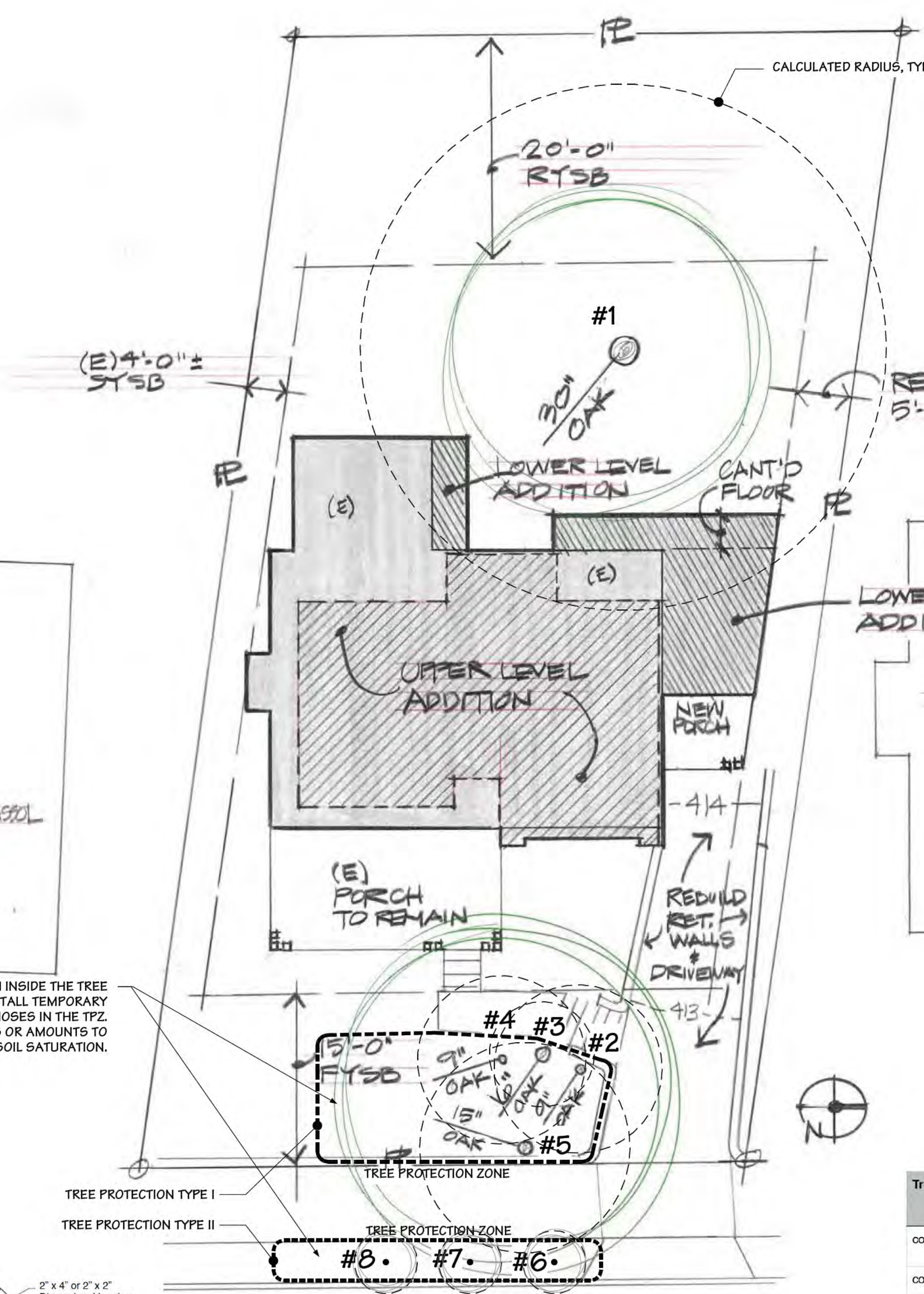
S-Y TRUNK PROTECTION WITH WATTLE

PLACE 4-6 INCHES OF MULCH INSIDE THE TREE PROTECTION ZONE. INSTALL TEMPORARY IRRIGATION OR SOAKER HOSES IN THE TPZ. MONITOR WATERING TIMES OR AMOUNTS TO ENSURE ADEQUATE SOIL SATURATION.

Note: See Local Ordinance Requirements and Arborist's Report for Additional Protection Specifications and Guidelines.



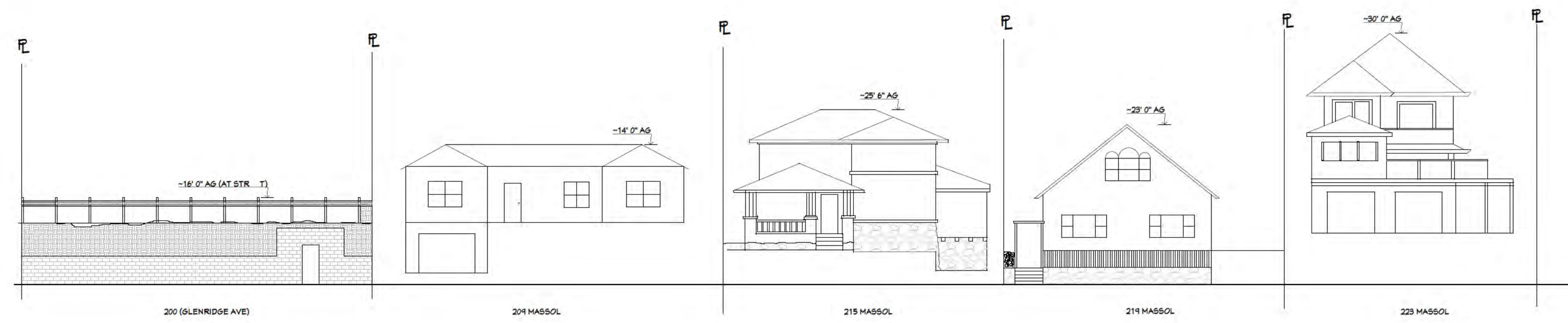
Trunk Protection Vertical Timber Detail



TREE PROTECTION PLAN  
1/8" = 1'-0"

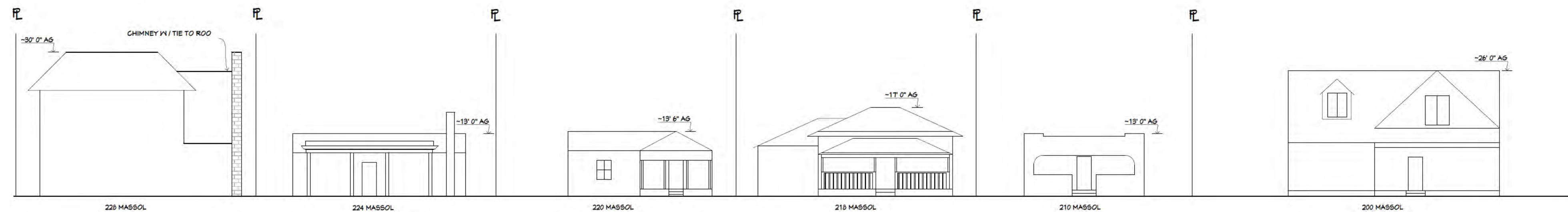
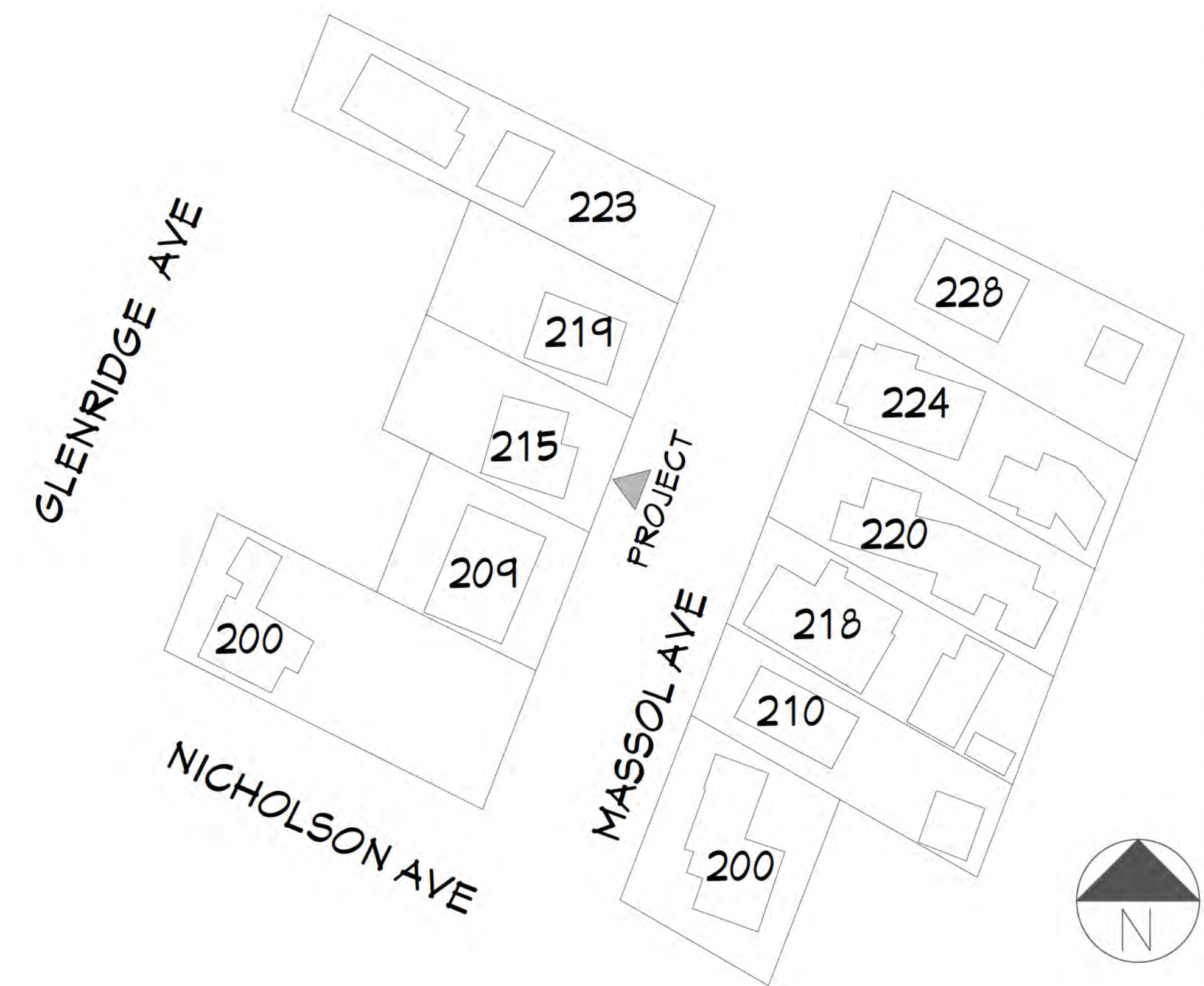
FLOOR AREA / FAR COMPARISONS

ADDRESS	LOT SIZE	FLOOR AREA	FAR
223 MASSOL	6,975 NET	2,411	0.33
219 MASSOL	5,300	1,942	0.37
209 MASSOL	4,928	1,724	0.35
200 GLEN RIDGE	9,548	1,280	0.13
200 MASSOL	6,100	2,167	0.36
210 MASSOL	5,964	832	0.14
218 MASSOL	7,100	2,305	0.32
220 MASSOL	7,050	1,742	0.25
224 MASSOL	7,100	1,759	0.25
228 MASSOL	8,165	2,964	0.36
<b>PROJECT HOUSE</b>			
215 MASSOL	5,243	1,714	0.33
	ALLOWED	1,835	0.35



**STREETSCAPE LOOKING WEST**

1/16" = 1'



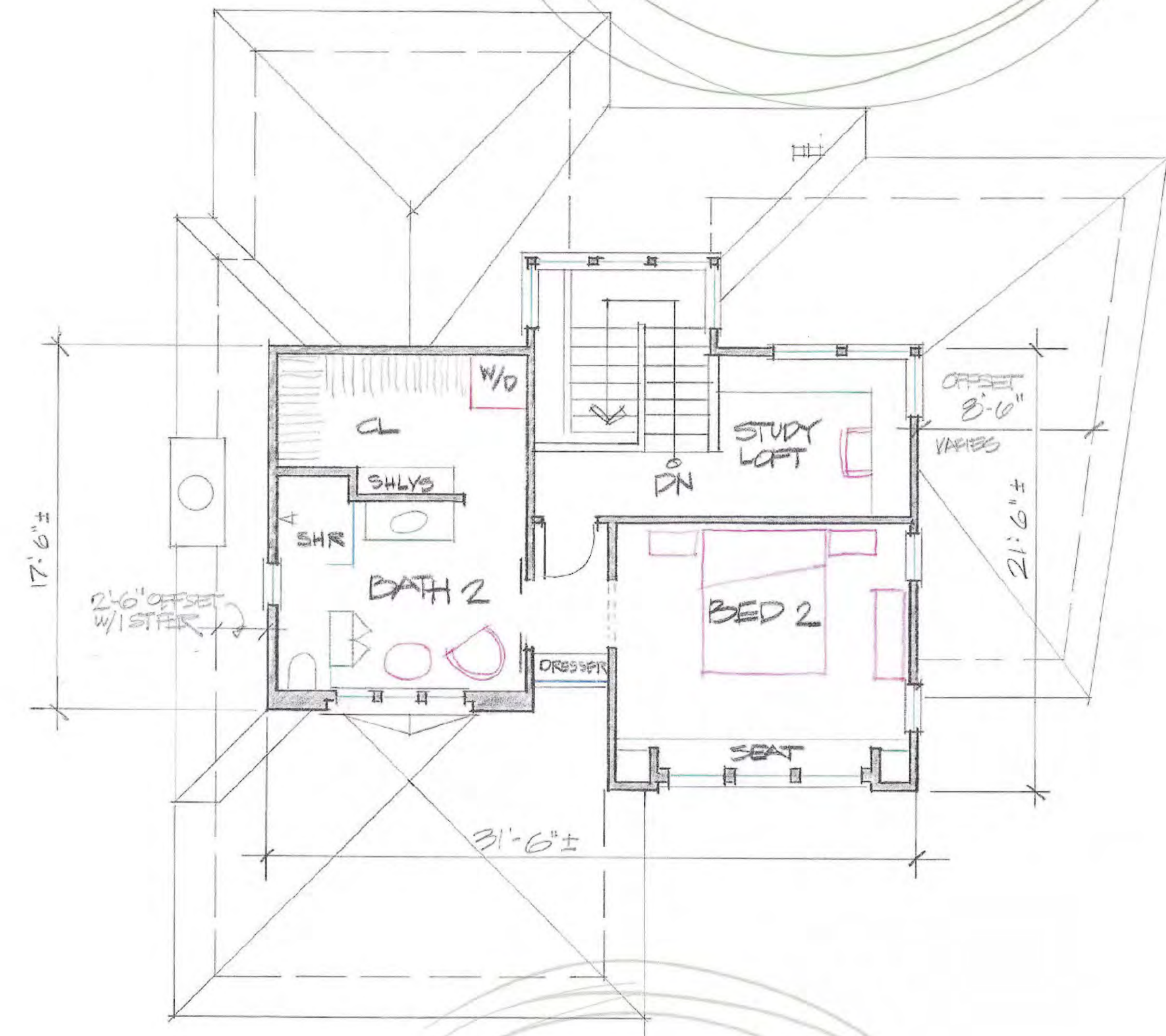
**STREETSCAPE LOOKING EAST**

1/16" = 1'

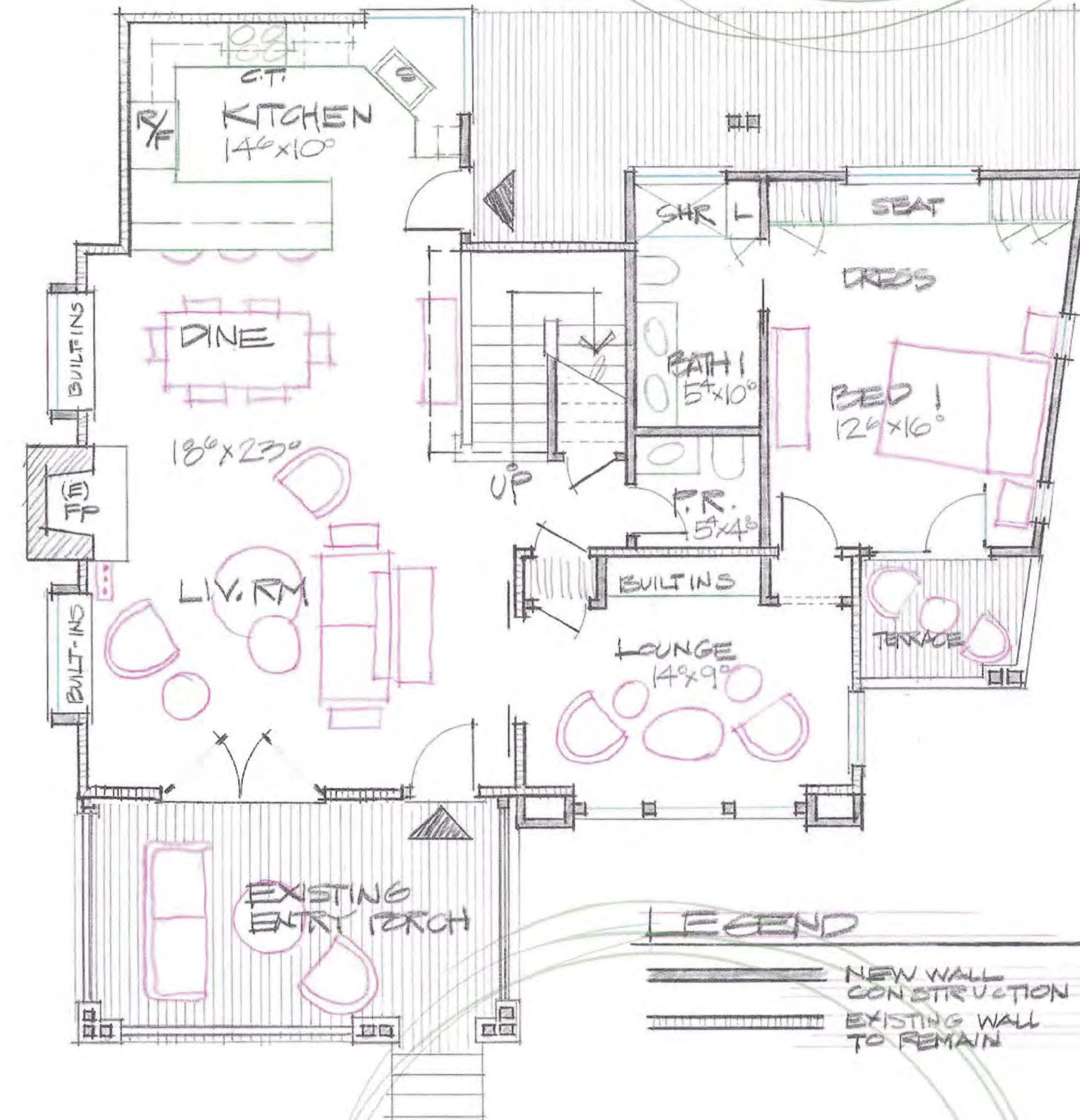
**NEIGHBORHOOD CONTEXT PLAN**

1" = 50'

**NEIGHBORHOOD CONTEXT**



# UPPER FLOOR PLAN



# MAIN FLOOR PLAN

Print date:

01/19/24  
09/18/23

JAY PLETT  
ARCHITECT

**MC MANIS RESIDENCE**  
215 MASSOL AVENUE

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Revisions:

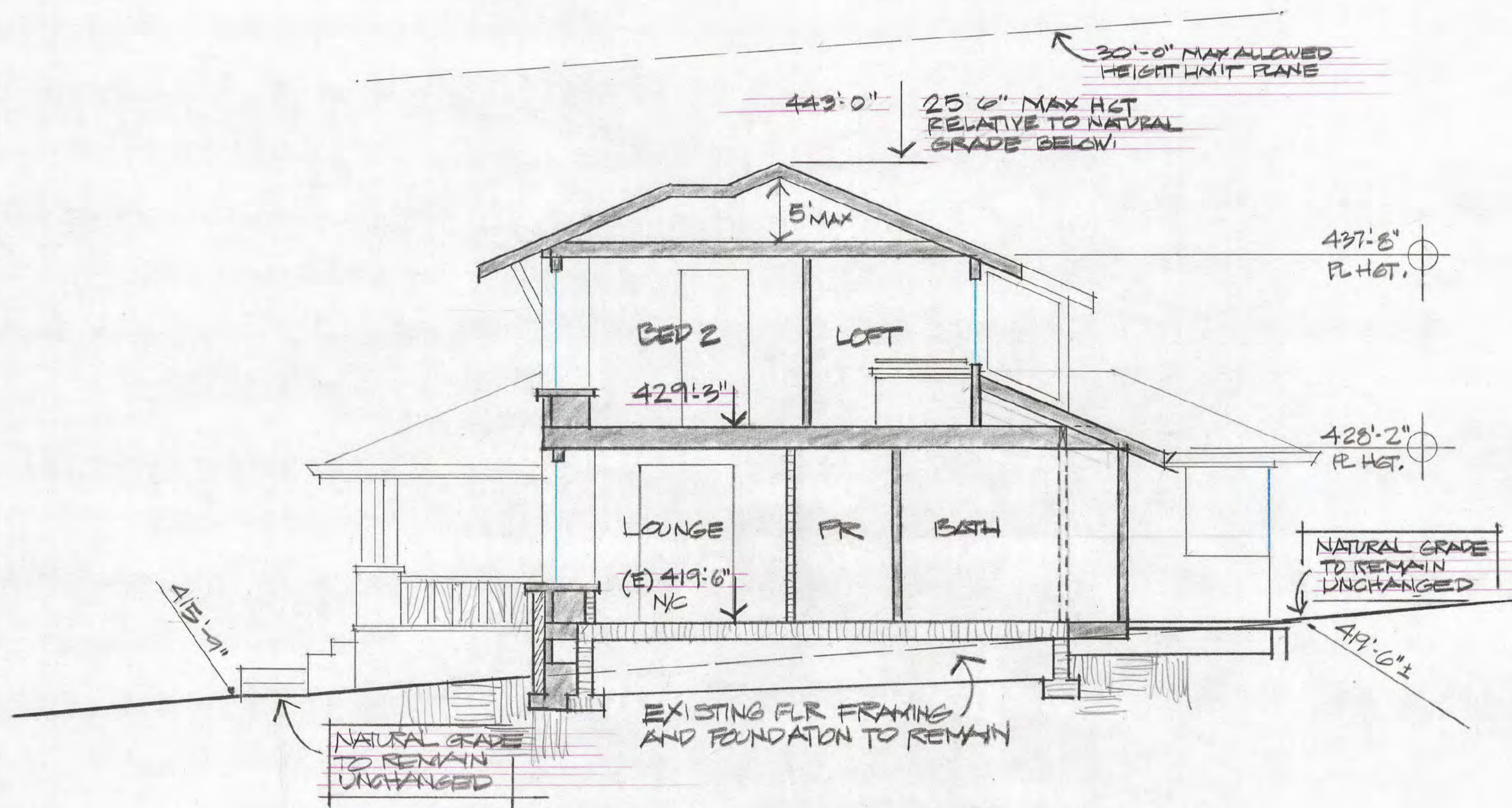
PRELIM  X  
PLAN OK   
PRICING SET   
CONST. SET

Scale:

Date:

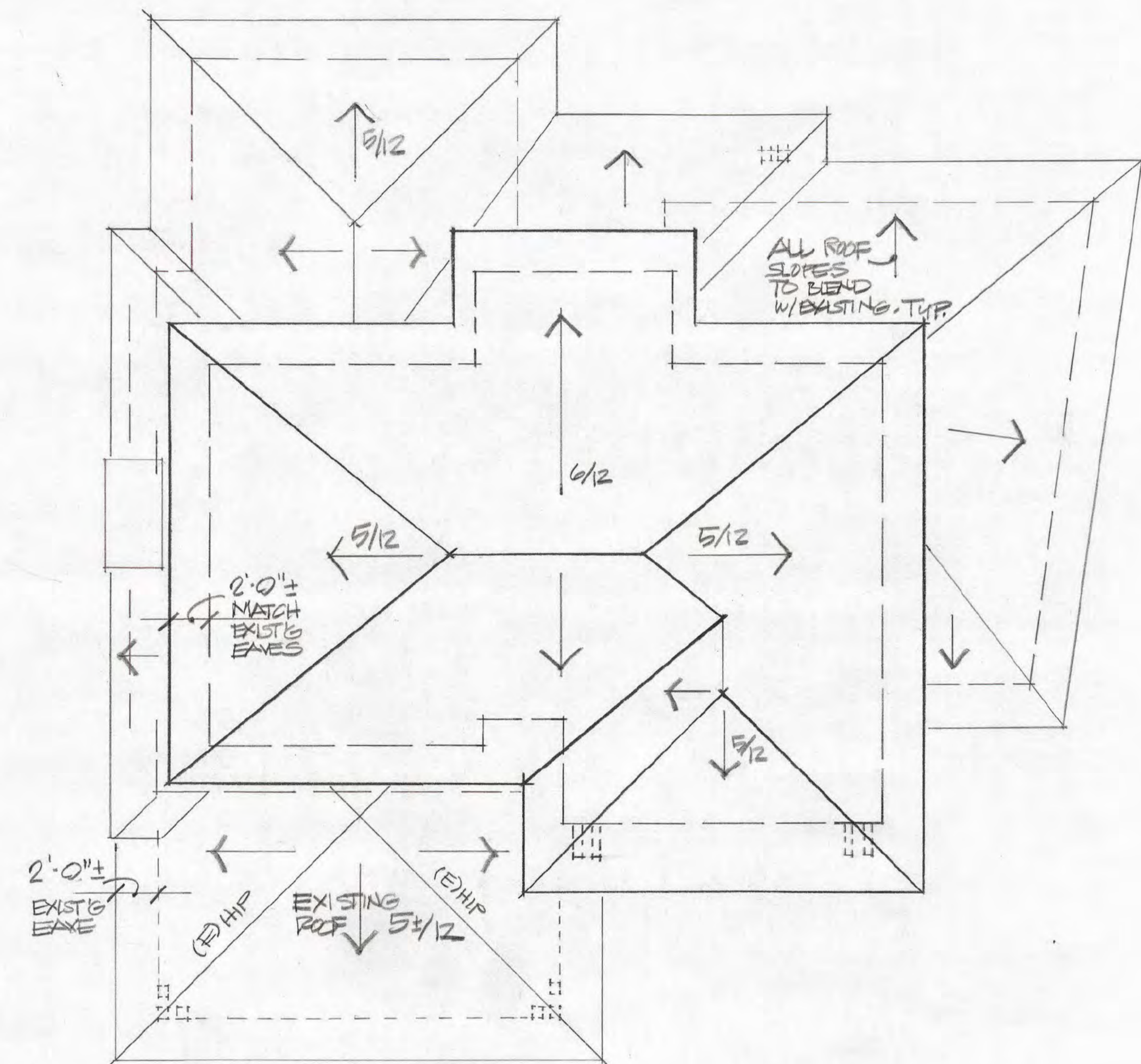
Sheet  
**A-2**





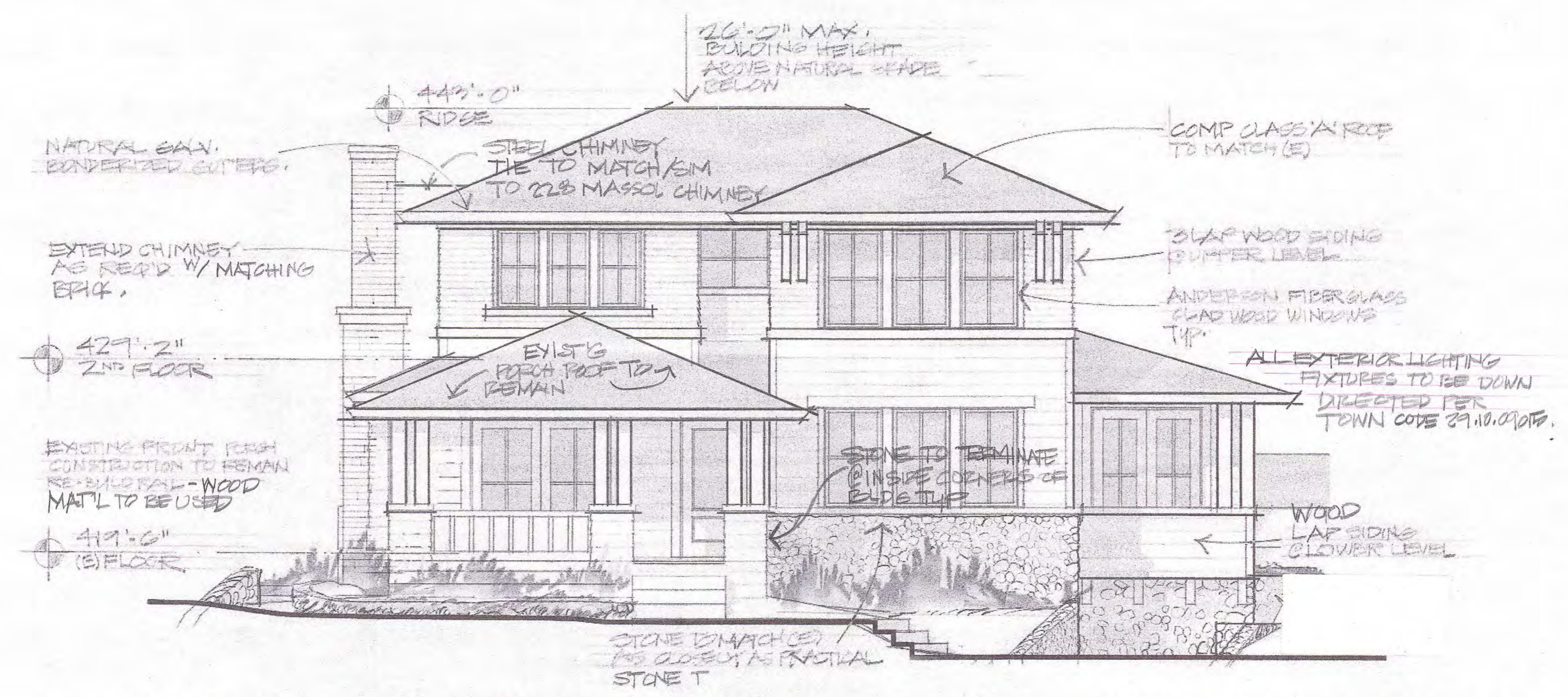
**SECTION**

1/4" = 1'-0"



**ROOF PLAN**

1/4" = 1'-0"



# EAST/FRONT ELEVATION



# NORTH/RIGHT ELEVATION

01/19/24  
09/18/23

JAY PLETT  
ARCHITECT

MCMANIS RESIDENCE  
215 MASSOL AVENUE

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Revisions :

PREUM X  
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A-5

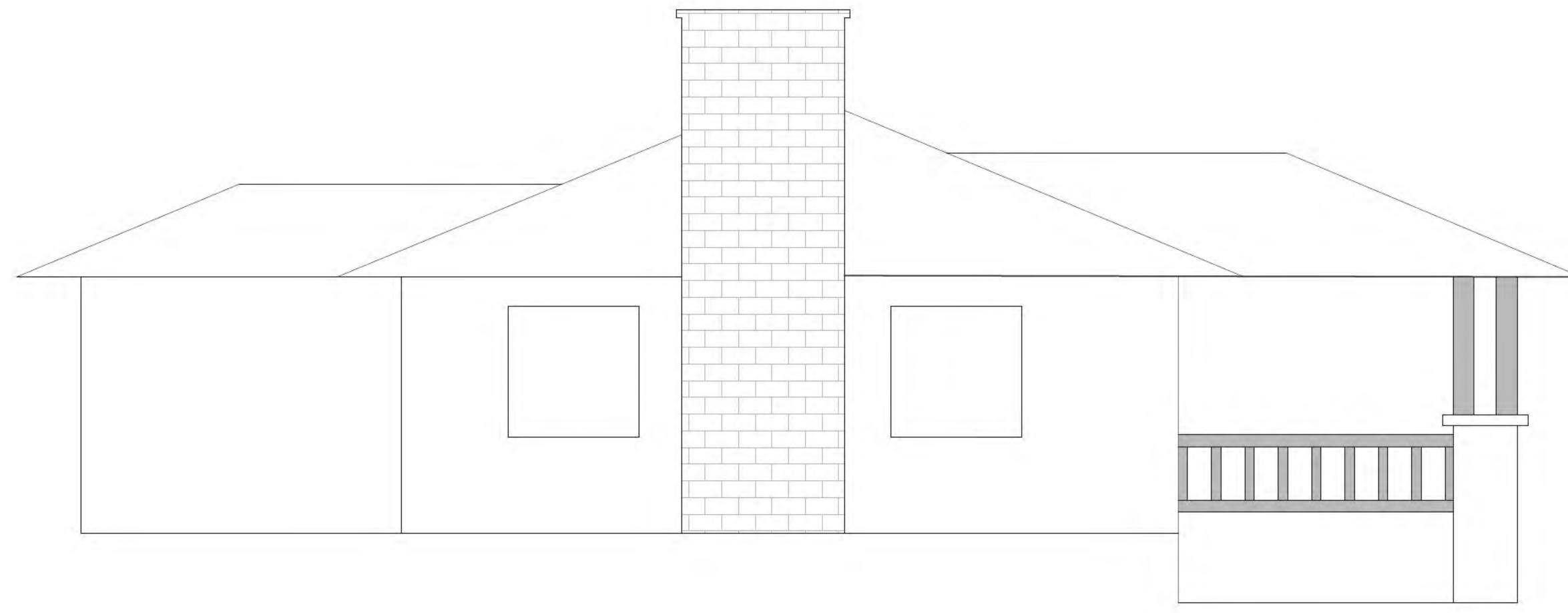
30'-0" HEIGHT LIMIT  
PLANE RELATIVE TO  
NATURAL GRADE



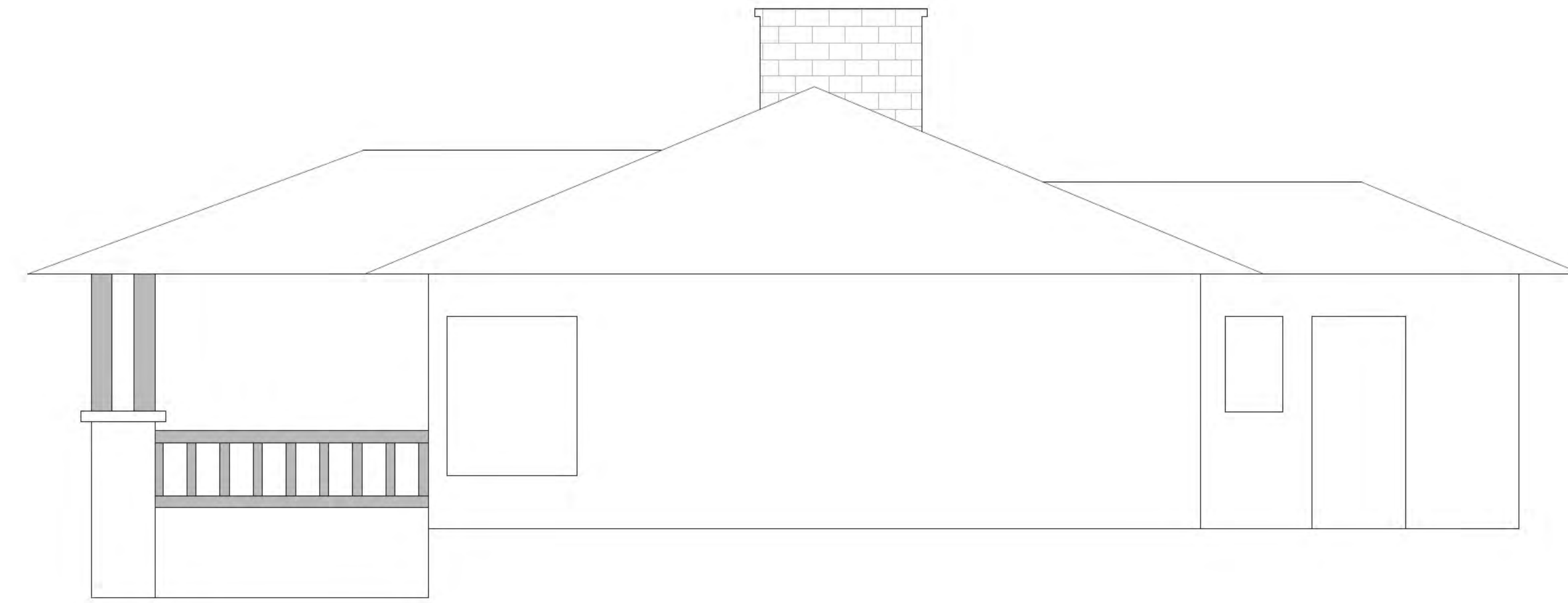
**SOUTH/LEFT ELEVATION**



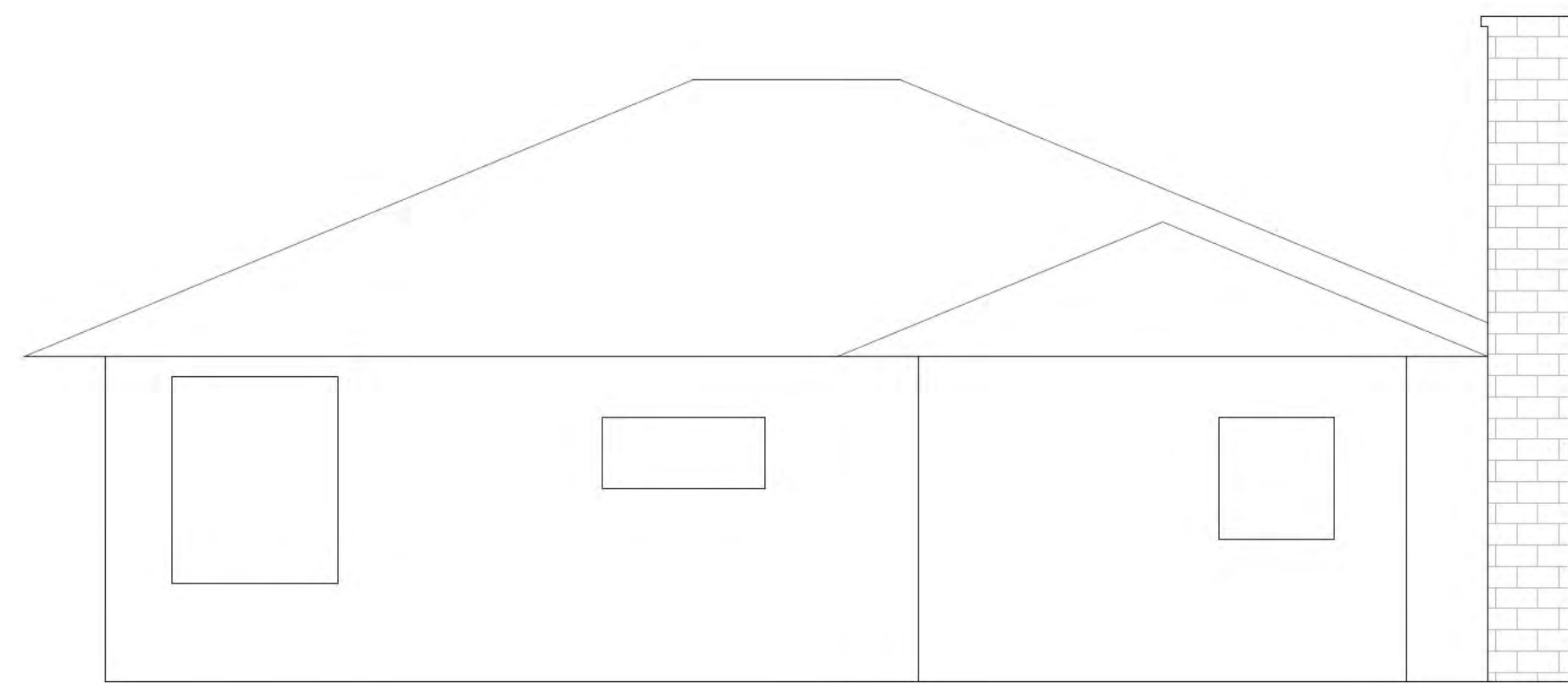
**WEST/RIGHT ELEVATION**



**SOUTH / LEFT**



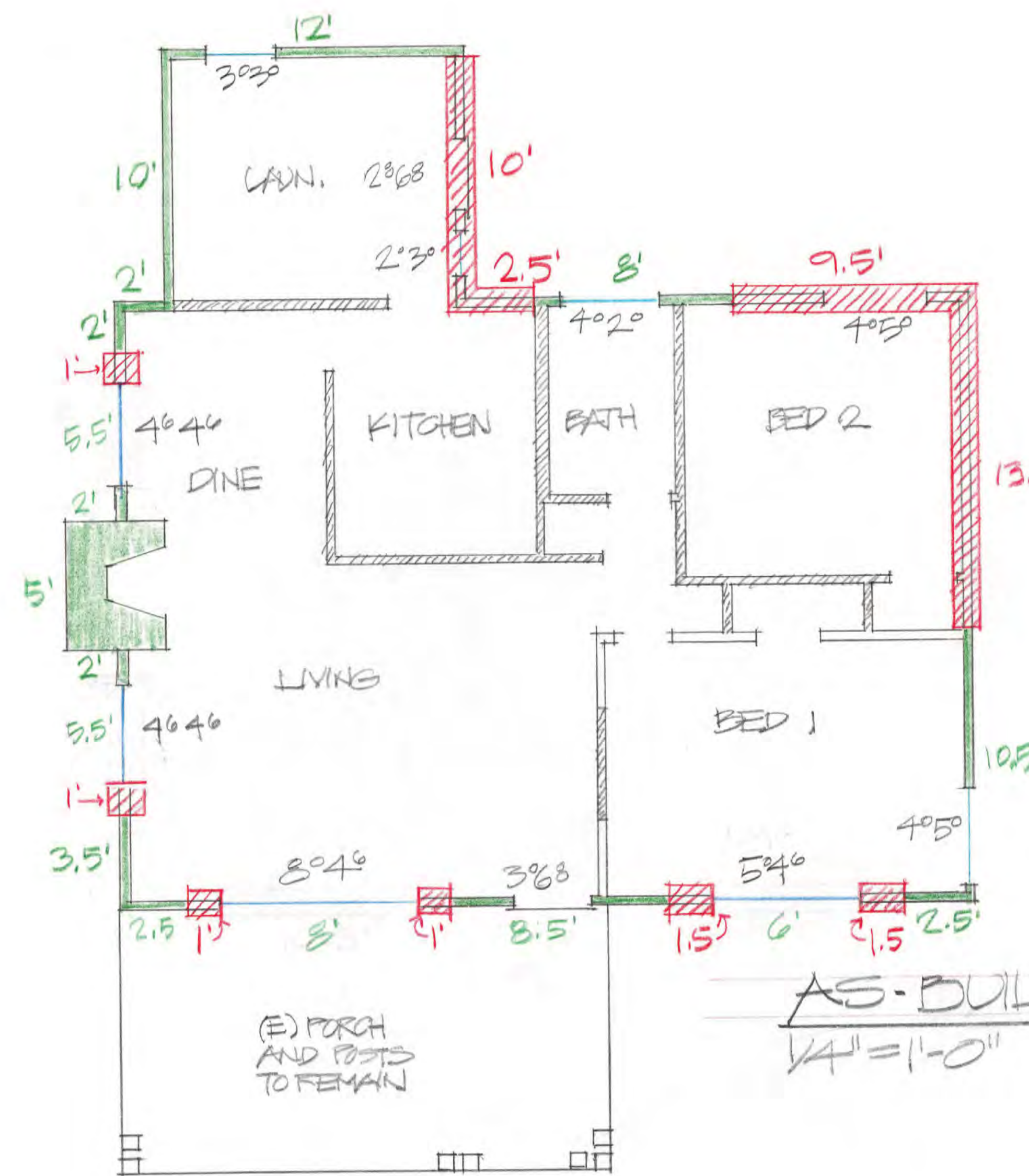
**NORTH / RIGHT**



**WEST / REAR**



**EAST / FRONT**



**LEGEND**  
— EXISTING EXTERIOR WALL TO REMAIN  
— EXISTING EXTERIOR WALL TO DEMO'D  
— INTERIOR WALL TO BE DEMO'D.

**DEMO SUMMARY**  
EXISTING EXTERIOR = 95.5 LF / 69% WALLS TO REMAIN  
EXISTING EXTERIOR = 42.5 LF / 31% WALLS TO DEMO'D

**AS-BUILT / DEMO PLAN**  
1/4" = 1'-0"

**AS-BUILT ELEVATIONS & DEMO PLAN**

SCALE: 1/4" = 1'

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**AB-D1**

01/19/24

JAY PLETT  
ARCHITECT

**MCMANIS RESIDENCE**  
**215 MASSOL AVENUE**

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Revisions :

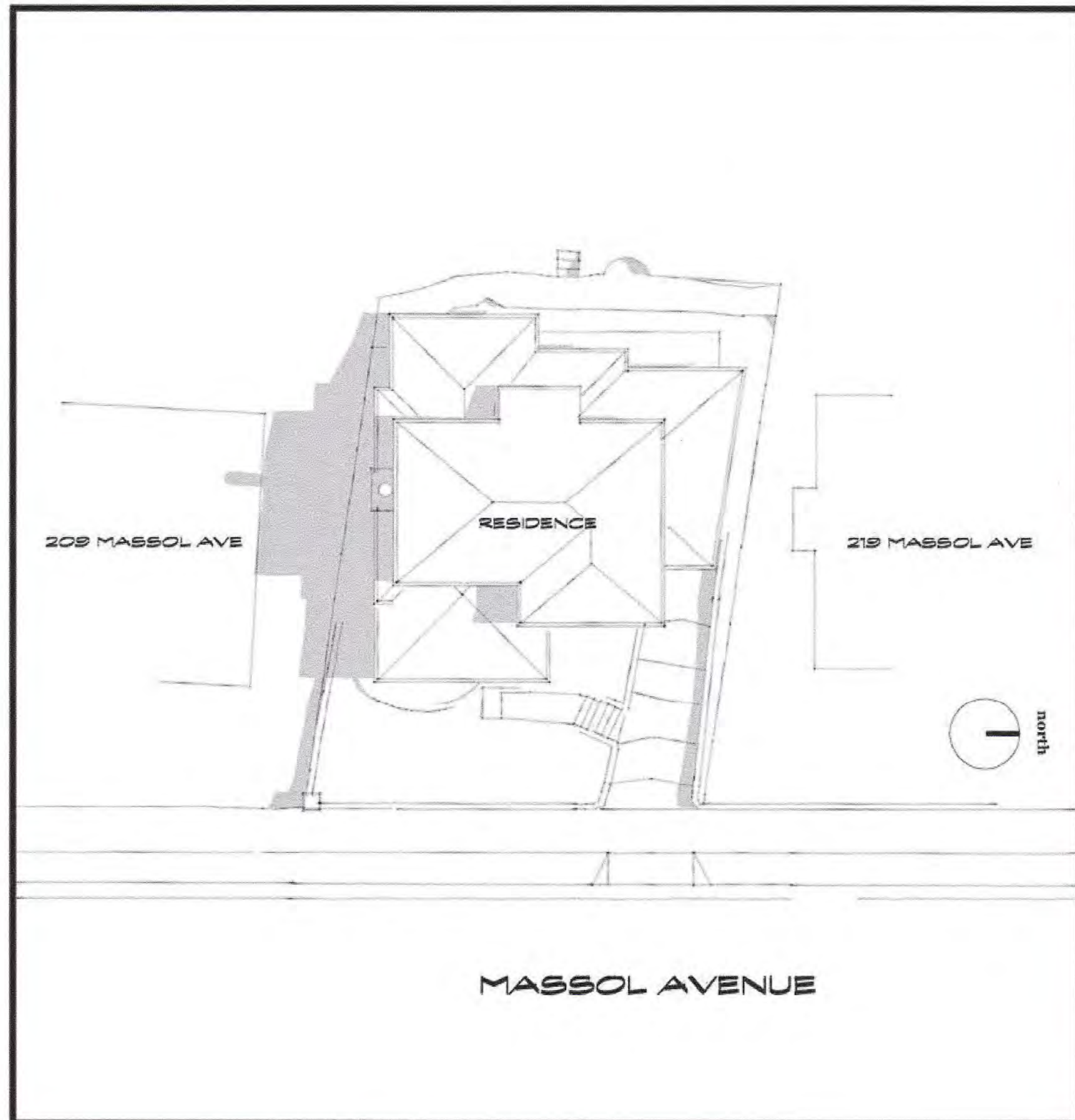
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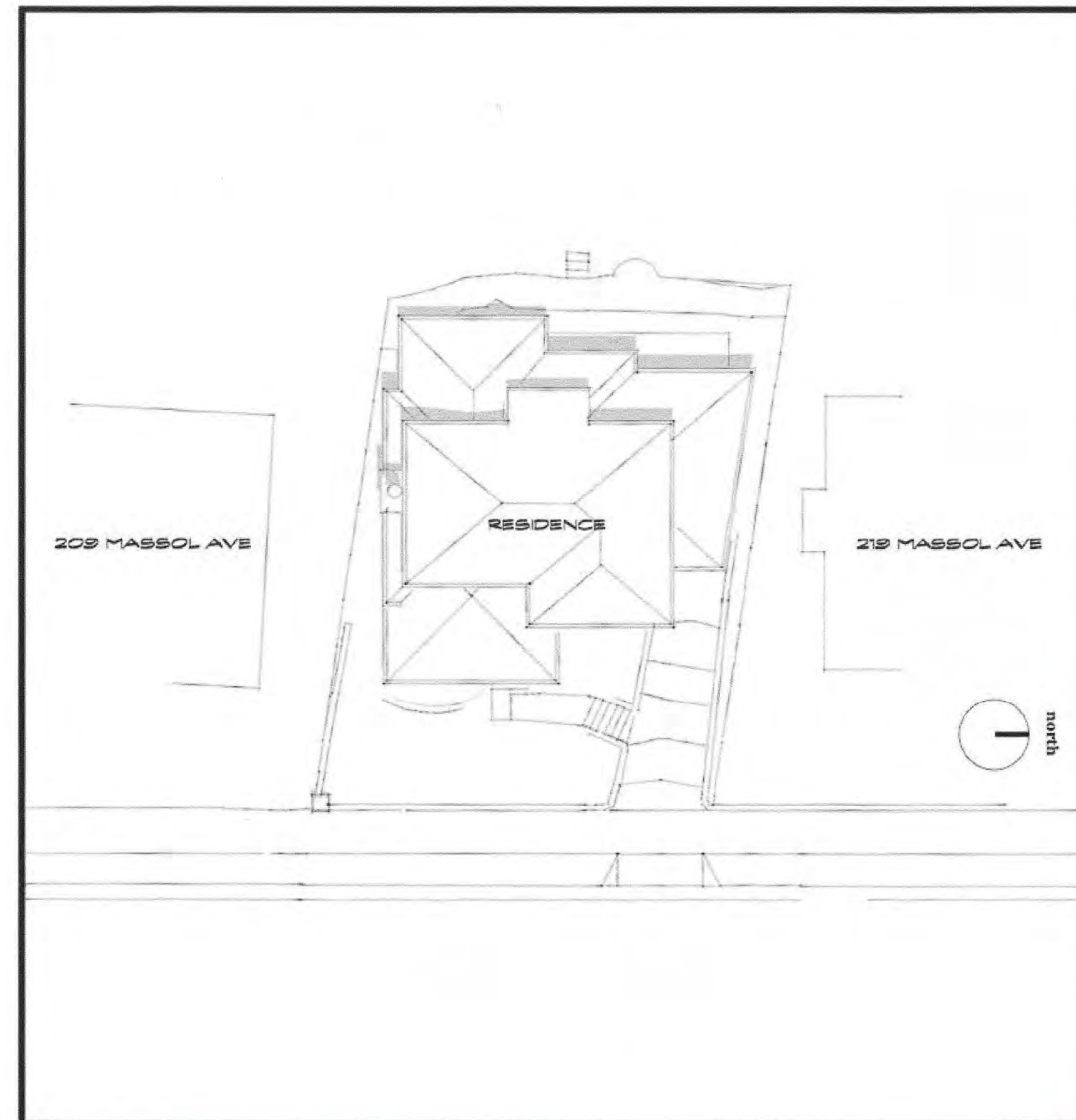
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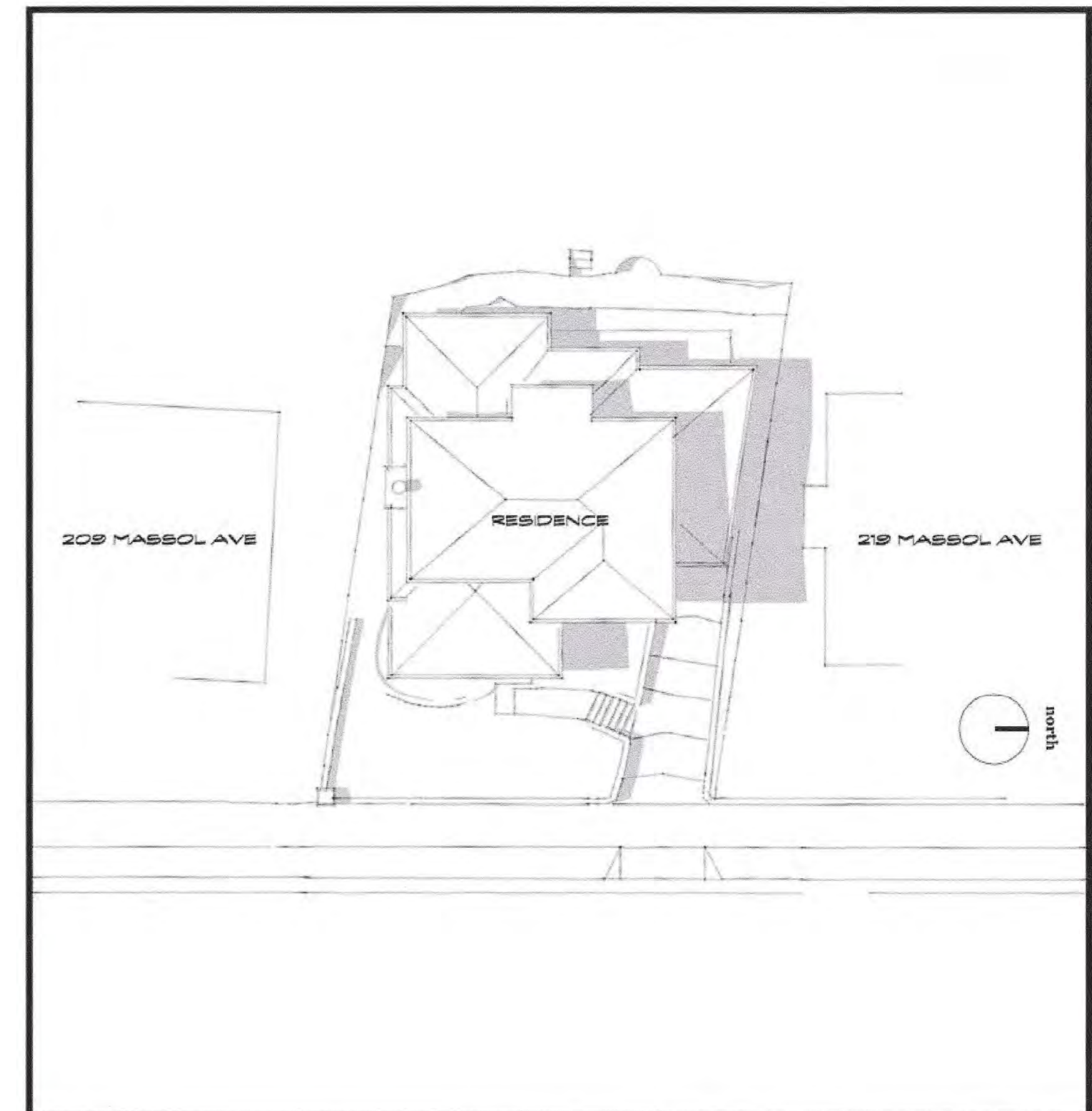
**SHW-1**



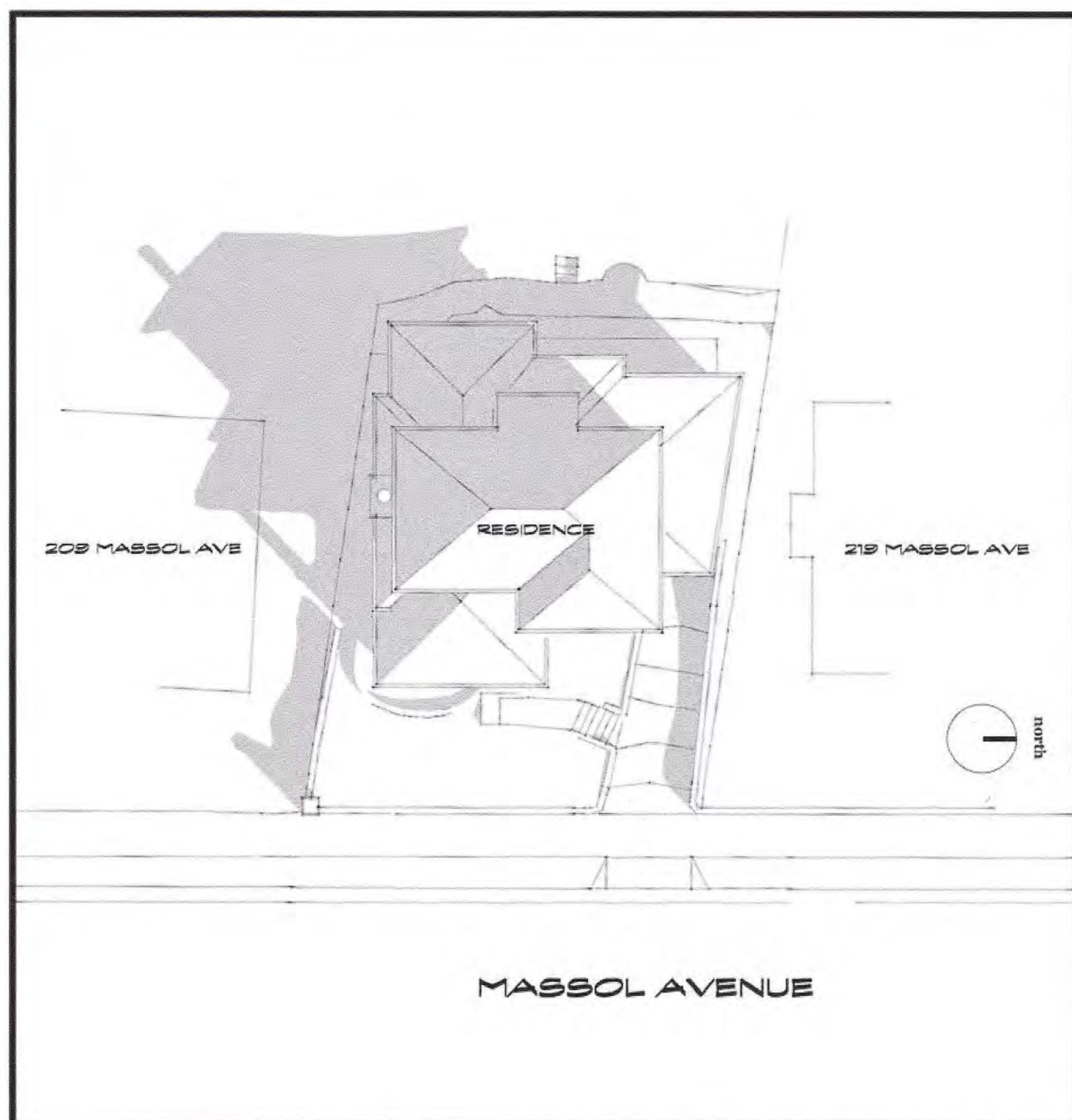
JUNE 21 @ 9AM



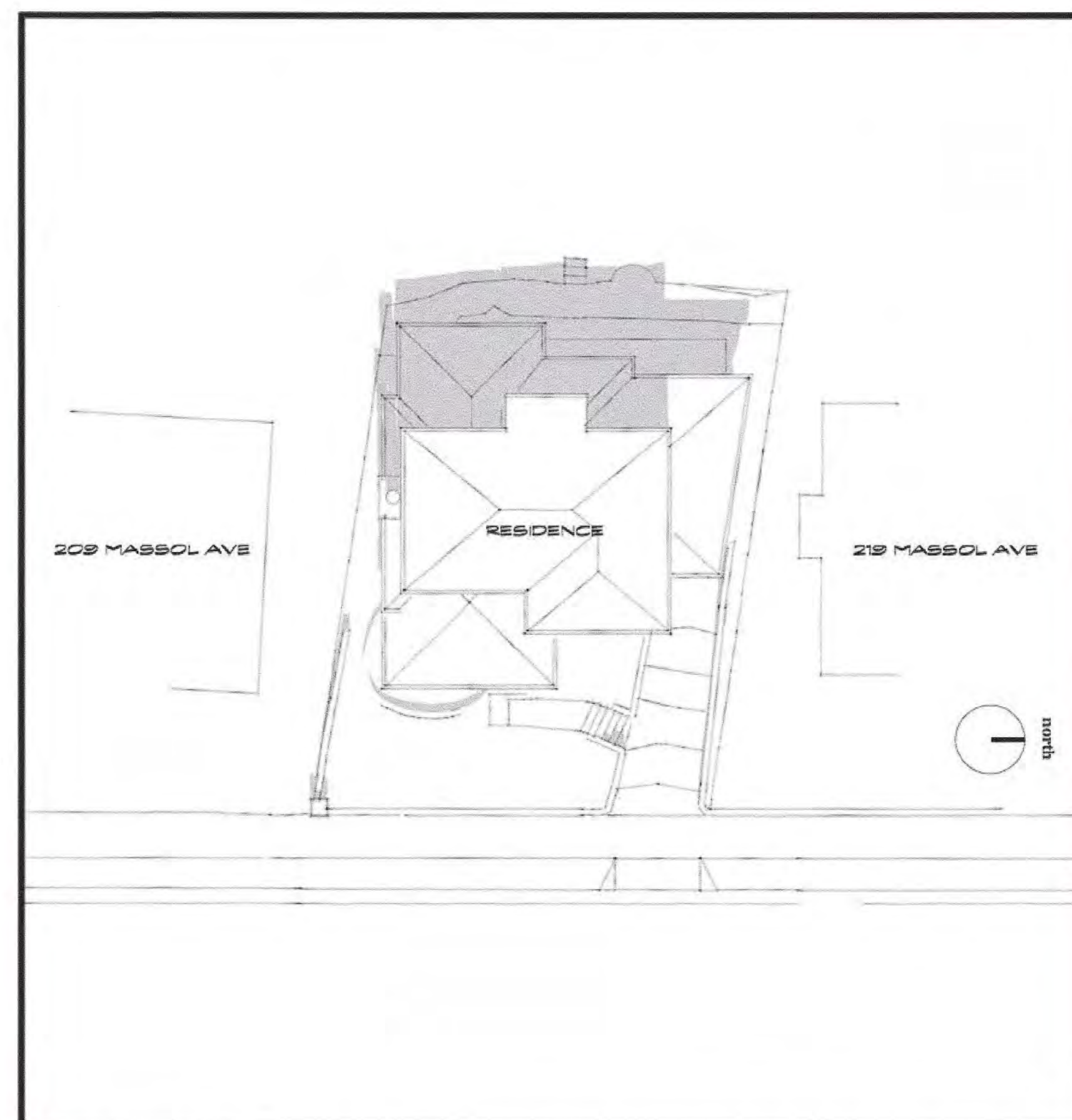
JUNE 21 @ 12PM



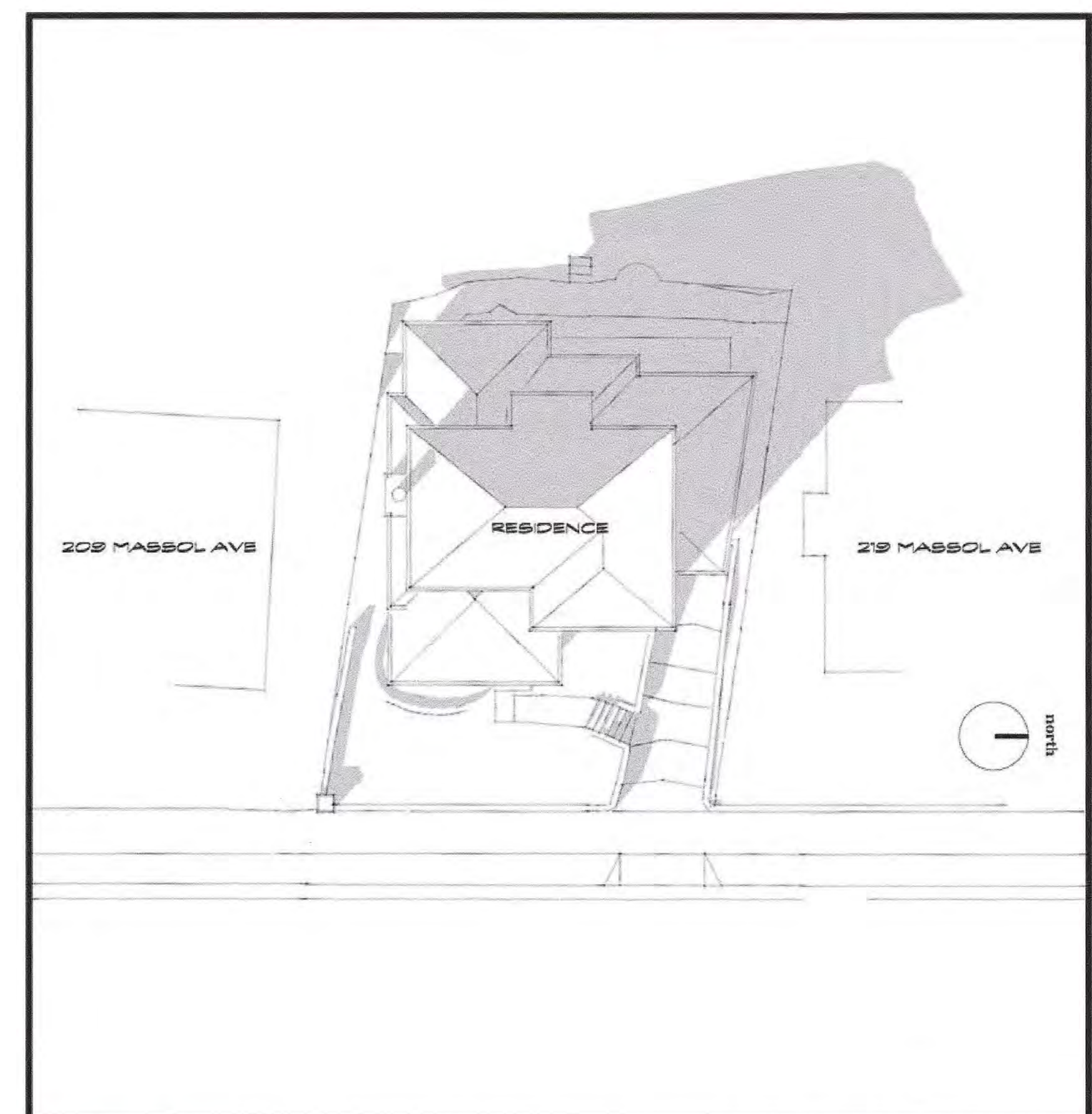
JUNE 21 @ 3PM



DECEMBER 21 @ 9AM



DECEMBER 21 @ 12PM



DECEMBER 21 @ 3PM

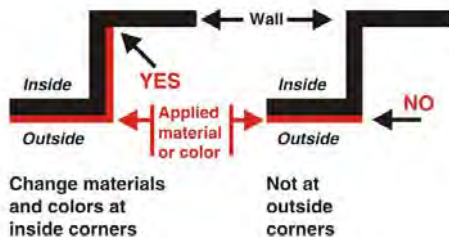
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**3.8.3 Use traditional detailing**

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

**3.8.4 Materials changes**

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



*Use stone or wood lintels over openings in stone walls*

**3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS**

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



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

## BUILDING DESIGN

## 3



*Original structure*



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



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

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

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





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

MEETING DATE: 02/28/2023

ITEM NO: 5

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DATE: February 23, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Requesting Approval for a Revision to the Approved Exterior Materials on an Existing Residence on Property Located in the University-Edelen Historic District Zoned R-1D:LHP. **Located at 202 University Avenue.** APN 529-04-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Minor Development in a Historic District Application HS-24-003. Property Owner: Tyler and Kristine Shewey. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for a revision to the approved exterior materials on an existing single-family residence on property located in the University-Edelen Historic District zoned R-1D:LHP located at 202 University Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1898 (effective year built 1930) per County Assessor's Database; 1870s per Bloomfield Survey
2. Town of Los Gatos Historic Status Code: +, historic and intact, worthy of special note
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, University-Edelen
5. If yes, is it a contributor? Yes
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

On April 28, 2021, the Committee conducted a preliminary review of a request for construction of a second-story addition to the residence to exceed floor area ratio standards and provided recommendations to the applicant for project revisions.

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

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BACKGROUND (continued):

An Architecture and Site application for the project was submitted to the Town on June 30, 2021. The development plans provided with the application were consistent with those presented during the preliminary review and the applicant responded to all recommendations of the Committee. The Committee recommended approval of the Architecture and Site application, which was subsequently approved by the Planning Commission on January 26, 2022. Building Permits for the project were issued on June 12, 2023, and the project is currently under construction.

DISCUSSION:

The applicant has returned to the Committee requesting approval for revisions to the approved exterior materials. Specifically, the applicant requests changing the new windows at the basement level from all wood windows to wood windows with an exterior fiberglass cladding (Attachment 1). No revisions are requested to the approved wood windows on the first and second floors. The applicant has indicated to staff that the fiberglass cladding material is paintable, will reduce the maintenance required for basement-level windows, and will match the approved windows on the first and second floors.

The applicant also requests approval for brick siding at the basement level as an alternative option to the approved horizontal wood siding (Attachment 2). The brick siding would be included only at the basement level and would be carried around all sides of the residence. The applicant indicates that installation of the brick siding is an option dependent on the project budget (Attachment 1).

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

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

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

**4.8.2 Building Materials**

- Composite, synthetic, metal, vinyl, plastic or fabricated/ imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision-making body

DISCUSSION (continued):

determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs, and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.

**4.8.4 Windows and Glass in doors**

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

The proposed fiberglass cladding material was not available when the Guidelines were written, and it is silent on its use. The Guidelines emphasize the use of wood windows but allows exceptions for alternative materials when they are not noticeably different from wood at a short distance, found to be consistent with the historic context, and consistent with the appearance of the original material where it would be unlikely to discern the difference. The applicant requests approval of the alternative window material and provided a Letter of Justification and photos of the proposed windows (Attachment 1).

CONCLUSION:

Should the Committee find merit in the proposed project, the Committee should approve the request, which can be accomplished with a revision to the pending Building Permits.

CONSIDERATIONS:

A. Considerations

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

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

\_\_\_\_\_ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely

PAGE 4 OF 4

SUBJECT: 202 University Avenue/HS-24-003

DATE: February 23, 2024

CONSIDERATIONS (continued):

affect the character, or the historical, architectural or aesthetic interest or value of the district.

ATTACHMENTS:

1. Letter of Justification
2. Development Plans

202 UNIVERSITY  
JAN 12.24

REQUEST TO:

USE PAINTABLE ANDERSON  
SERIES 'A' WINDOWS @  
BASEMENT LEVEL.  
WINDOW COLOR THRU-OUT  
HOUSE WILL MATCH.

USE BRICK SIDING BELOW  
WATER TABLE (@ BASEMENT LEVEL)  
AS ALTERNATE TO THE APPROVED  
WOOD. WE ARE REQUESTING THIS  
AS AN ALTERNATE - DECISION WILL  
BE BASED ON BUDGET.

BOTH OF THESE REQUESTS ARE  
WHOLLY COMPATIBLE W/ THE APPROVED  
HOUSE AND STYLE.

THANK YOU  
JAY PLETT ARCHITECT









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Revisions:  
 02.22.23  
 11.17.23

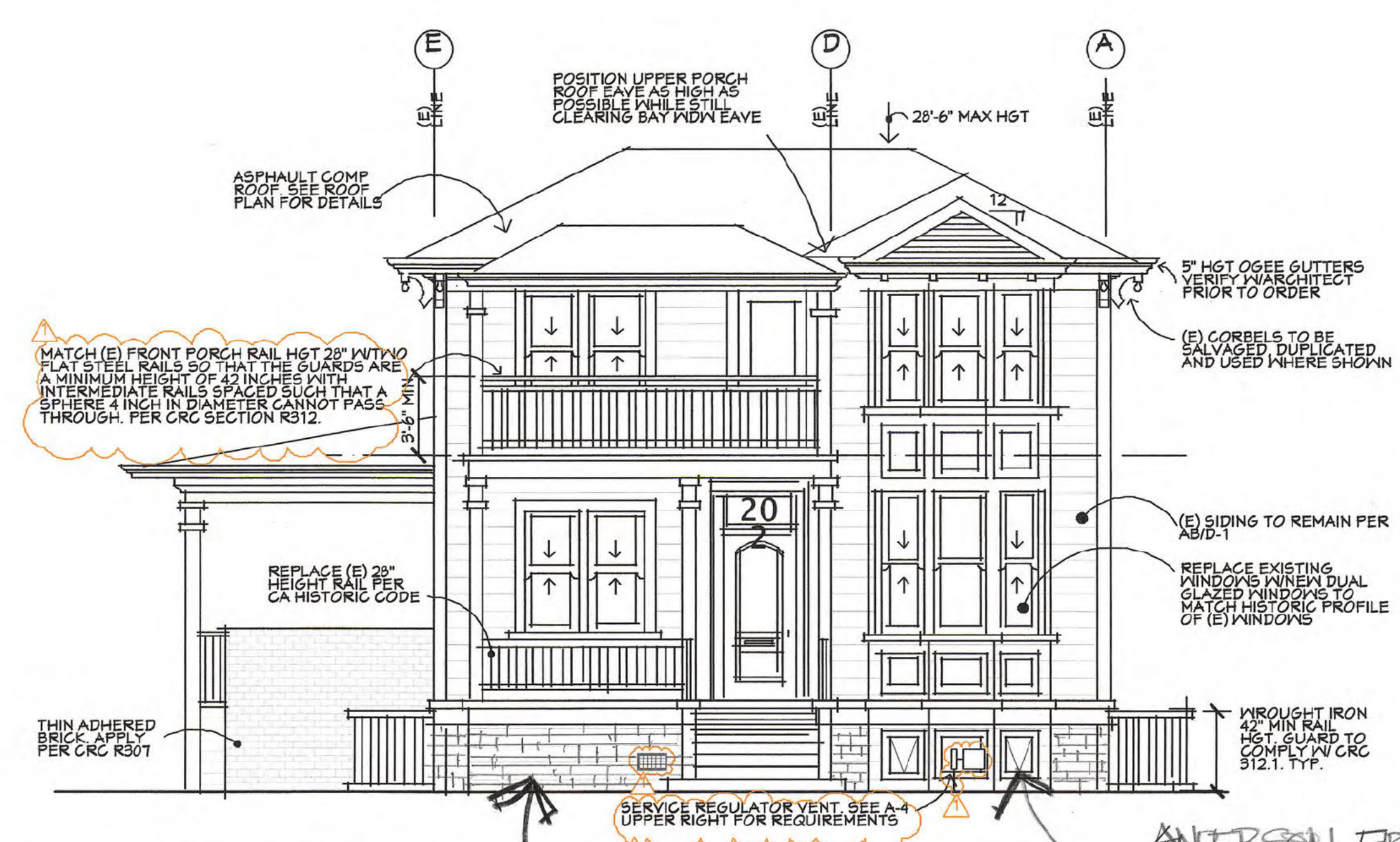
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**A-8**



**RIGHT / STREET SIDE**



**FRONT**

REQUESTED BRICK ALTERNATE MATERIAL  
 ANKERSON FIBERGLASS CLAD WOOD WINDOWS @ BASEMENT LEVEL PAINT TO MATCH OTHER HOUSE WINDOWS  
 ALL NEW EXTERIOR MATERIALS TO MATCH (E) MAT'L'S AND DIMENSIONS



**REAR**



**LEFT / NEIGHBOR SIDE**

**ELEVATIONS**

3/16" = 1'-0"

THE EXISTING STRUCTURE IS NOT PERMITTED TO BE DEMOLISHED. CONTRACTOR AND SUBCONTRACTORS MUST ACCOMPLISH ALL ASPECTS OF CONSTRUCTION WITHIN THE LIMITS PERMITTED BY THE TOWN, SHOWN ON AB/D-1,2

ALL WINDOWS TO BE REPLACED WITH WOOD WINDOWS WITH HISTORIC DETAILS. ARCHITECT TO COORDINATE WDW SELECTION

GRAVEL SPACE VENTING (PER CRC 408.2)  
 NEW UNDER FRONT PORCH GRAVEL SPACE = 100 SF  
 0.7 SF VENTING REQ'D (100 SF X 1 SF VENTING / 150 SF UNDER PORCH AREA)  
 1. PROVIDE QTY 2 MIN. 6" X 14" STANDARD FOUNDATION VENTS = 1.2 SF MIN OF NET FREE VENT AREA LOCATED IN FLOOR JOIST BAYS  
 2. BLOCK OUT CONCRETE STEM AS REQ'D PER STRUCTURAL  
 3. ONE VENTILATION OPENING SHALL BE LOCATED AS CLOSE TO EACH CORNER OF THE PORCH AS IS PRACTICAL

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

MEETING DATE: 02/28/2024

ITEM NO: 6

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DATE: February 23, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Construction of Exterior Alterations (Window Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 179 Loma Alta Avenue.** APN 532-29-037. Request for Review PHST-23-024. Property Owner: Linda Van Mouwerik. Applicant: Hilda Ramirez, Renewal by Andersen. Project Planner: Sean Mullin

RECOMMENDATION:

Consider a request for approval for construction of exterior alterations (window replacement) to an existing pre-1941 single-family residence located at 179 Loma Alta Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor; 19<sup>th</sup> century per Anne Bloomfield Survey
2. Town of Los Gatos Preliminary Historic Status Code: '+' – Historic and intact, worthy of special note
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? N/A
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the northeast side of Loma Alta Avenue, approximately 100 feet southeast of Alta Heights Court. The County Assessor indicates that the residence was constructed in 1900 and the 1990 Anne Bloomfield Survey indicates a construction date of the 19<sup>th</sup> century (Attachment 1). Town records indicate that the property was once the site of the

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

---

BACKGROUND (continued):

Market Street School from 1894 to 1917. Town records also indicate that a new foundation, new windows, and an addition were complete in 1990, and a second-story addition was completed in 1992.

DISCUSSION:

The applicant is requesting approval to replace one existing wood window with a wood composite window (Attachment 2). The window to be replaced is a fixed window located on the front elevation under the gable end to the right of the front entry (Attachment 3). The new window would be the same size, operation, location, and style as the existing window. The applicant indicates that the existing window is not original and has been replaced five times previously. The applicant also notes that the wood composite windows would preserve the architectural style and historic appearance of the home against what currently exists.

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

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

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

**4.8.2 Building Materials**

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

**4.8.4 Windows and Glass in doors**

- Windows should be constructed of real glass, and window frames should be constructed of real wood - not vinyl, metal, or plastic. Wood sashes may be vinyl or metal clad if the

DISCUSSION (continued):

window frame and dressing is designed consistent with the historic context of the building.

The proposed wood composite material was not available when the Guidelines were written, and it is silent on its use. The Guidelines emphasize the use of wood windows but allows exceptions for alternative materials when they are not noticeably different from wood at a short distance, found to be consistent with the historic context, and consistent with the appearance of the original material where it would be unlikely to discern the difference. The applicant requests approval of the alternative window materials and provided a Letter of Justification and details on the proposed windows (Attachments 2 and 4).

CONSIDERATIONS:

A. Considerations

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

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

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

CONCLUSION:

The applicant requests approval to replace one existing wood window with a wood composite window (Attachment 2). The new window would be the same size, operation, location, and style as the existing window. Should the Committee find merit in the request, the project would be completed with a Building Permit. The project would not return to the Committee.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Letter of Justification
3. Photos
4. Window Specifications

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*Market Street School*  
*Anne Bloomfield*

ARCHITECTURAL/CULTURAL SURVEY  
 LOS GATOS RESEARCH

447

File address 179 Loma Alta

PARCEL MAP INFORMATION

Parcel # 532-2A-038 Lot size: 43 front ft. x 150 ft. deep

Lot shape: Rectangle  L  Rectangle with small rear jog  Other

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

distance to cross st: 96 ft. N  S  E  W  from Alta Heights Ct

at NE  NW  SE  SW  corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Johnson Adn Old Block # 4 Old lot # 25

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 19<sup>th</sup> cent Style L-plan # stories     

Alterations 1 window alt.

Other     

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

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

National Register listed date     

County Inventory 1979     

Town of Los Gatos: Designation HD75 Recognition # 1

District Name     

Previous Survey     

Gebhard: page #      illustration page #     

Butler/Junior League     

PHOTOS: Roll/frame # 085/20 Date 1 Mar 90



The corner of Miles and Edelan Avenue has two beautifully preserved Queen Anne residences. The A. Skinkle, Jr., house at 129 Edelan has a fine carriage house, and the Miles home at 130 Edelan features a curved porch and a scallop-shingled tower.

Among several attractive homes on the east end of Main Street, going up Loma Alta, Johnson and Alpine, is another interesting restoration at 75 Alpine, the 1885 Moser house. Mrs. Moser was a friend of Sarah Winchester, a frequent visitor. The carriage house adjacent has become a separate residence. Nearby at 107 Foster Road is the Herman Sund home built by the Swedish immigrant in 1884. At 122 Los Gatos Boulevard is a nicely restored cottage, once the summer house of Alma Spreckels of San Francisco. Not far from here at 42 Central Avenue the well known Florentine Village has existed since 1887 as a home, winery, and more recently a restaurant.

Two 1870's "school cottages" were private homes where classes were held at 179 Loma Alta and 269 Los Gatos Boulevard.

The 1875 home of Peter Johnson remains at 49 Los Gatos Boulevard. A native of Denmark, Johnson arrived in the county in 1861 and was the chairman of Los Gatos' Board of Trustees in 1892-94, when the town had only 1645 residents.

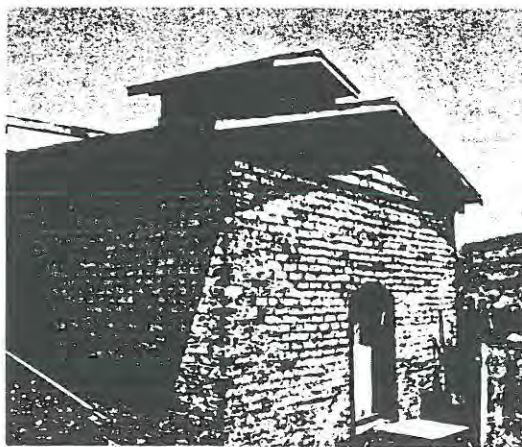
Unusual for Los Gatos is the Oriental-styled home built in 1909 at 16600 Cypress Way by Senator Sanborn Young and his wife, author and poet, Ruth Comfort Mitchell.

Also in East Los Gatos, the old tank house, guest house, and remodeled barn are all that remain of Colonel James Parker's ranch, now Hillbrook School at 16000 Marchmont.

A favorite landmark among the eucalyptus trees on the hill is the home at 17940 Saratoga-Los Gatos Road. Built by the Mitchells in 1890, it has come to be known as the Clarence Hamsher house, after Los Gatos' long-time historian who lived there after 1922. Restoration is under way on the house, carriage house, and tank house.



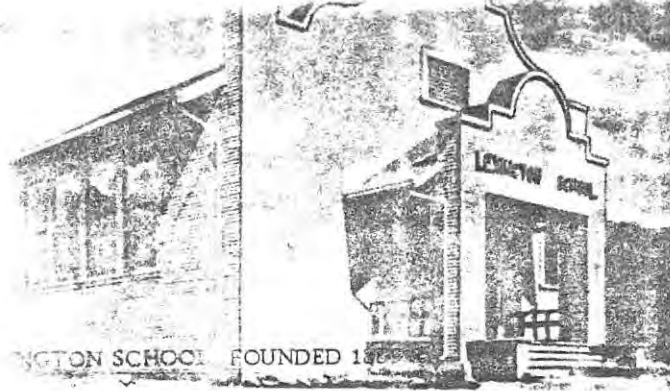
This Queen Anne structure built by Cogswell in 1895 owes its long life at 115 North Santa Cruz to E. E. Place, who bought the house in 1920 for his furniture, funeral and ambulance business. Additions have been made, but the integrity of its style remains.



At the top of College Avenue, the Sacred Heart Novitiate and winery have been in operation since 1886 when the Jesuits bought the Harvey Wilcox property. The old winery building was destroyed by fire in 1934, but the stone aging cellars have survived, though enveloped by new structures. The covered walkways in the cloister area and the slaughter house (see photo) date from the earliest years. The only other pre-1920 buildings are the chapel, modernized dining room, and the Juniors' wing, built in 1915.

see also  
LCo. HR in v.  
1975  
Filed w/110 Loma Alta





LEXINGTON SCHOOL FOUNDED 1859



2nd Gratitude School, built at corner of Americh and Hick

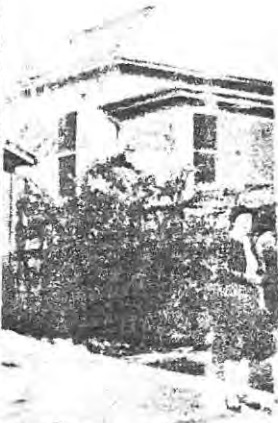
179 Loma Alta

PRECEDATING THE FOUNDING OF THE LOS GATOS SCHOOL DISTRICT WERE THE LEXINGTON and Gratitude. The Gratitude district, founded in 1860, held its first classes in a church. The school above and it was consolidated with Los Gatos in 1938. The addition of the VINELAND and GUADALUPE district was occasion for title of LOS GATOS UNION SCHOOL DISTRICT being given to the combined areas. An additional district was to be added when LEXINGTON school joined the Los Gatos group. LEXINGTON was one of the first districts in the state, having been organized in 1859. In 1933, when the Wright School District lapsed, then Mr. Joseph Hancock was our County Superintendent of Schools, the area was made a part of the Los Gatos district. Therefore, it was this combined area that was taken in when the LOS GATOS UNION DISTRICT boundaries in 1949, and consolidated with the Lexington District.

I wonder what ever happened to these beautiful things

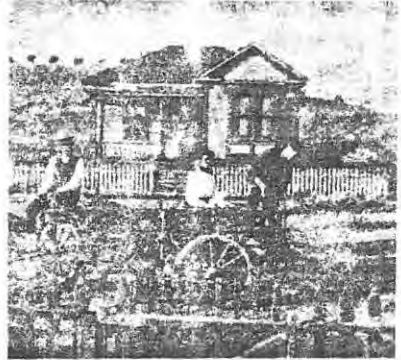


MARKET STREET SCHOOL 1895- Miss Rena B. Ott, Teacher



Mrs. Ella Case Ange the Market Street School Yearbook staff and Mrs. Ange's visit to her old school was a comfortable home at Market Street school she as it looked in 1895.

Miss Ott looked out on a dirt street and the surroundings when she posed with her class for this picture in 1895, as is shown on the right and above. Market Street is now known as Loma Alta Street. The new streets, sidewalks, new porch and a garage, fail to cloak the identity of the original building.



← This is for have people

SECTION 2.

The property listed is designated to be of historic, architectural, or aesthetic significance for the reasons listed below.

Property: Market Street School - 179 Loma Alta Avenue

Historic Designation No. HD-75-1

Classification (structure or landmark): Structure

Description of Item(s) Designated: The exterior of the wooden structure.

Description of the characteristics which justify the designation:

This Victorian-style wood frame one-story home containing five rooms and a basement is an historic home, which was converted into a one-room school house, and was known as the "Market Street School" from approximately 1894 to 1917. The first and second grades were taught here. One of Peter Johnson's sisters was an early teacher. There were a number of such primary schools in and about Los Gatos in the early days. The Vineland School at 269 Los Gatos Boulevard is the only other known structure of its type still in existence. The property is presently owned by the occupants, Mr. and Mrs. Robert J. Ray. Apparently, title was never in the School District, the one room being leased for school purposes. Loma Alta Avenue was formerly known as "Market Street".

Description of particular features that should be preserved in addition to items covered under Section 9-3.1 (site area, appurtenance, landscape feature, other). None

LOS GATOS HISTORIC RESOURCES INVENTORY

REVIEWERS' COMMENT SHEET

Building or District Name Loma Alta

Address(es) 179 Loma Alta

A. ARCHITECTURE

- 1. Building type \_\_\_\_\_ E VG G FP
- 2. Construction \_\_\_\_\_ E VG G FP
- 3. Style \_\_\_\_\_ E VG G FP
- 4. Architect \_\_\_\_\_ E VG G FP
- 5. Design \_\_\_\_\_ E VG G FP
- 6. Interior \_\_\_\_\_ E VG G FP

B. HISTORY

- 7. Age \_\_\_\_\_ E VG G F P
- 8. Person(s) \_\_\_\_\_ E VG G FP
- 9. Event(s) \_\_\_\_\_ E VG G FP
- 10. Patterns \_\_\_\_\_ E VG G FP

C. ENVIRONMENT

- 11. Scale/Massing \_\_\_\_\_ E VG G FP
- 12. Setting \_\_\_\_\_ E VG G FP
- 13. Landmark \_\_\_\_\_ E VG G FP

D. INTEGRITY

- 14. Alterations \_\_\_\_\_ E VG G FP

CUMULATIVE RATING \_\_\_\_\_

Reviewer K. Morgan Date 4/9/11

Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Reviewer \_\_\_\_\_ Date \_\_\_\_\_

*See enclosed info. from Town Historic designation*

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November 29, 2023

Historic Preservation Committee (HPC)  
Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95030

Re: Window Replacement at 179 Loma Alta Dr /

To Whom It May Concern,

We would like to kindly request the committee to grant us approval for the replacement of 1 retrofit window for the above referenced address. The one wood window to be replaced will be in the same location, operation and style. The window to be replaced is the only wood window in the home currently and not the original window to the home as mentioned window has been replaced 5 times in the past. The current window has issues with condensation, excessive heat exchange and UV causing fading in the home. The rest of the existing windows in the home are vinyl.

We, at Renewal by Andersen, acknowledge that the window replacement on this dwelling will meet the requirements for Residential Design Guidelines to improve and enhance the look of the residence, aside from the energy efficiency they will provide. We assure you our wood composite window will preserve the architectural style and historic appearance of the home against what currently exists. Please refer to our window specifications and window brochures for more information and details. Thank you in advance for your consideration. Please do not hesitate to contact me if you need additional clarification. Looking forward to hearing from you

Best regards,

Hilda Ramirez  
510.340.5238  
Permit and Compliance Department  
Renewal by Andersen of San Francisco

30806 Santana St., Hayward, CA 94544  
Phone: 866.420.4109

30806 Santana St., Hayward, CA 94544  
Phone: 866.420.4109

Linda Van Mouwerik  
179 Loma Alta Ave  
Los Gatos, CA 95030

Front of home



ATTACHMENT 3

Driveway view







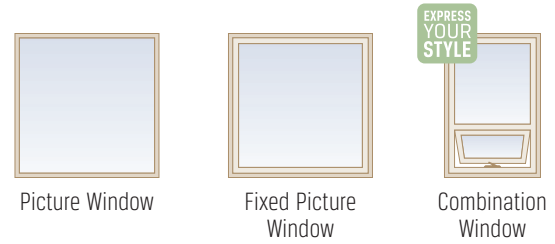
Window to be replaced



# Picture WINDOWS

Transform your home with picture windows that can stand alone beautifully or can be combined with other window styles for added curb appeal.

- ADAPTABLE**  
Match or change your home's appearance by combining picture windows with other windows.
- STRONG**  
Using strong Fibrex® material frames, our picture windows easily support the weight of the heavy glass commonly needed for large picture windows.
- VERSATILE**  
Like all of our windows, picture window glass is available tempered, tinted, or in a wide variety of decorative patterns.



“The new windows are gorgeous and receive rave reviews from our visitors.”  
ROBERT R.

Picture Windows / Pine Interior



Page 99  
Picture Windows / Terratone Exterior



Picture Window / White Interior

**Schedule Your  
FREE In-Home  
Consultation**

- Call your local Renewal by Andersen representative
- Click over to [RENEWALBYANDERSEN.COM](http://RENEWALBYANDERSEN.COM)
- Visit your local Renewal by Andersen showroom



Picture Window / White Interior



Picture and Specialty Equal Leg Arch Combination Window / Oak Interior

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

MEETING DATE: 02/28/2024

ITEM NO: 7

---

DATE: February 23, 2024  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 14335 La Rinconada Drive, Parcel 1.** APN 409-14-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review PHST-23-023. Property Owner: Nicholas Gera. Applicant: Greg Zierman. Project Planner: Erin Walters.

DISCUSSION:

On December 20, 2023, the Historic Preservation Committee met to consider the request to remove the subject pre-1941 property from the Historic Resources Inventory (Attachment 1). The Santa Clara County Assessor's Database lists a construction date of 1920. The property is not within a historic district or LHP overlay, is not included in the 1990 Anne Bloomfield Survey and not located on the Sanborn Fire Insurance maps.

The Committee discussion included the following comments:

- It seems clear that it is okay to take it off the inventory.
- It is typical of the older homes in that area when it was a farming community.
- There is no foundation, but one can be added.
- How do we honor the past?
- Have there been any major changes?
- The property meets the criteria to be removed.
- It was annexed from the County and there is no record of when it was annexed. It did not show on Town maps.
- It is an example of the cottage style.
- If on the inventory, it can still remodel but with more restrictions.
- Committee is split two to two and will need to continue when more members are present to vote.

PREPARED BY: Erin Walters  
Associate Planner

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DISCUSSION (continued):

On December 20, 2023, the Committee made a motion to continue the item to a date certain of January 24, 2024. The January 24, 2024, Historic Preservation Committee meeting was canceled due to lack of a quorum and so the item was placed on the February 28, 2024 agenda.

In response to the Committee discussion on December 20, 2023, the applicant has provided a letter of summarizing the justifications for each required findings to remove the subject pre-1941 property from the Historic Resources Inventory (Attachment 2).

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

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

ATTACHMENTS:

1. December 20, 2023 Historic Preservation Committee Staff Report
2. Letter of Justification



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

MEETING DATE: 12/20/2023

ITEM NO: 2

---

DATE: December 15, 2023  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 14335 La Rinconada Drive, Parcel 1.** APN 409-14-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review PHST-23-023. Property Owner: Nicholas Gera. Applicant: Greg Zierman. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8 located at 14335 La Rinconada Drive, Parcel, 1.

PROPERTY DETAILS:

1. Date primary structure was built: 1920 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 approval to remove the presumptive pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1920. The property is not within a historic district or LHP overlay, is not included in the 1990 Anne Bloomfield Survey and not located on the Sanborn Fire Insurance maps.

PREPARED BY: Erin Walters  
Associate Planner

---

DISCUSSION (continued):

The applicant has provided an informational packet with their application, which includes a summary of the history of the residence, and the research conducted as a part of this request (Attachment 1). Based on the summary letter provided, the estimated construction date based on the research conducted is 1920. The original 774-square foot residence was built with no foundation and single wall construction. The applicant states that the windows, front porch, front door, and rear laundry room addition do not appear to be original. The applicant believes that the required findings for removal from the Historic Resources Inventory can be made for this property as the residence is not in its original condition and there is nothing significant or remarkable about it. The applicant did not find that any significant persons lived on the site.

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

CONCLUSION:

Should the Committee find that the structure no longer has historic significance or architectural merit due to the loss of integrity, 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; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

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



Dear Committee Members,

We are requesting that 14335 La Rinconada Drive be removed from the Historic Resources Inventory List in the Town of Los Gatos. According to Santa Clara County the home of 744 sq ft was built in 1920. We have researched the following documents:

- 1) Sanborn Maps – Not Located
- 2) 1941 Tax Assessment – Not Located
- 3) 1989 Ann Bloomfield Historic Resource Survey Form – Not Located
- 4) Polk Directories – Was not found until 1952 P. Danforth, 1962 Albert Blake
- 5) Historic Property Collection and Tour Books – Not Located
- 6) Telephone Directories – Included with Polk Directories

The home was built with no foundation and primarily single wall construction. In viewing the home, it is apparent that the windows are not original. Also, the front porch and front door appear to be of a newer era than the 1920's. The rear laundry room with a shed roof looks to be an addition at one time. We feel the house does not have a defined architectural style, but would classify it close to a beach bungalow cottage. According to our research, no one of important significance has lived in the house. The interior of the house has very low ceilings of 7 feet in height. There are no redeeming qualities to keep this home on the Historic Resources Inventory List and we feel it should be removed. I have enclosed pictures of the home and the surrounding neighbors. Please feel free to reach out for questions if needed and thank you for your consideration in this matter.

Thank you,

Nicholas Gera

██████████

**TOWN OF LOS GATOS  
HISTORIC PRESERVATION COMMITTEE  
HISTORIC RESEARCH WORKSHEET**



Applicants shall provide written evidence and supporting documents to justify their request for a remodel, alteration, addition, determination of significance, or demolition of a designated or presumptive historic resource. This worksheet is intended to assist the applicant in gathering written evidence and supporting documents, and to assist the Historic Preservation Committee during evaluation of the request.

Applicants shall provide written evidence and supporting documents of the historical and architectural characteristics, regarding both structures (construction date, alteration dates, photographic documentation) and people (owner and/or resident names). If written evidence cannot fit on this worksheet, please attach separate sheets.

The Historic Preservation Committee reviews the application using the Town's Historic District Ordinance requirements. Copies of the ordinance(s) are available at Town Hall. The Committee meets the fourth Wednesday of every month. The filing deadline is 20 days prior to the meeting by 11:00 AM.

**The applicant shall research the following** (please check the box once you complete your research):

1. Los Gatos Public Library (see How to Research the History of a House in Los Gatos):
  - Sanborn Maps **No Record**
  - 1941 Tax Assessment **No Record**
  - 1989 Anne Bloomfield Historic Resource Survey forms **No Record**
  - Polk's Directories **Looked at 1939, 1944, 1952 Plainforth, 1962 Albert Blake, 1968, 1972 Vacant**
  - Telephone Directories **Included with Polk Directories**
  - Other **Historic Property Collection and Tour Books - No Record**
2. Santa Clara County Resources (especially helpful for properties previously located in the county's jurisdiction):
  - Santa Clara County Planning Department records **Viewed 11/13/23**
  - San Jose Public Library (California Room) **Viewed 11/13/23**
3. Community Development Department Resources:
  - Sanborn Maps
  - 1989 Anne Bloomfield Historic Resource Survey forms
  - Community Development Department property files (permit history)

Research was conducted on (please enter date): 11/6, 11/9, 11/13, 11/17

Records and Documents found (please attach copies): \_\_\_\_\_

\_\_\_\_\_



Marko Gera [redacted] >

**Fwd: Los Gatos Library - historic property research**

1 message

Marko Gera [redacted]  
To: Marko Gera [redacted]

Mon, Nov 27, 2023 at 3:44 PM

**From:** Shawnte Santos [redacted]  
**Subject:** Los Gatos Library - historic property research  
**Date:** [redacted]

Hi Nick,

It was nice to meet you yesterday! I heard back from Sean and Erin in our Planning department and they said that next steps for when we don't have a property listed in our Sanborn Maps or Bloomfield Architectural Surveys is to contact the County to review the property's permit history.

I think you said you were already working on this, so you're definitely on the right track!

Please let me know if you have any other questions.

All the best,



**Shawnte Santos (she/her) • Adult Collection & Services Librarian**  
Los Gatos Library • 100 Villa Avenue, 95030

[redacted] [redacted]  
I am in the office Tuesdays through Fridays and alternating Saturdays. I am not in the office on Sundays or Mondays.

Library hours: Sunday - Saturday 10 am - 6 pm

SANTA CLARA COUNTY RESIDENTIAL UNIT PROPERTY RECORD

RECORD DATA

ADDRESS → 1435 *Belmont St*  
 DISTRICT No. *100* TRACT No. *100* LOT *10* BLOCK *10*

20	MULTI-FAMILY
21	CONDO
22	TRACT NO.
23	AREA
24	SUB AREA
25	EMPLOYEE NO.

DESCRIPTION OF BUILDING

ROOM	FLOOR	FINISH	WALLS	Ceilings	Remarks
1	1	1	1	1	1

BUILDING DATA

27	APR	1988
28	COST DATE	
29	CONSTRUCTION DATE	
30	DESIGN	
31	EFFECTIVE YEAR	
32	LIFE TABLE	
33	DEPRIC TABLE	

KITCHEN DETAIL

FINISH	WALLS	Ceilings	Remarks
1	1	1	1

34	FUNCTIONAL PLAN	1	2	1
35	CONSTRUCTION	1	2	1
36	MECHANICAL	1	2	1
37	ELECTRICAL	1	2	1
38	PLUMBING	1	2	1
39	INSULATION	1	2	1
40	ROOFING	1	2	1
41	PAINTING	1	2	1
42	LANDSCAPING	1	2	1
43	EXTERIOR LIGHTING	1	2	1
44	EXTERIOR WALLS	1	2	1
45	EXTERIOR ROOF	1	2	1
46	EXTERIOR FLOORING	1	2	1
47	EXTERIOR PATIO	1	2	1
48	EXTERIOR PORCH	1	2	1
49	EXTERIOR STAIRS	1	2	1
50	EXTERIOR DRIVEWAY	1	2	1
51	EXTERIOR GARAGE	1	2	1
52	EXTERIOR FENCE	1	2	1
53	EXTERIOR SIGNAGE	1	2	1
54	EXTERIOR SECURITY	1	2	1
55	EXTERIOR UTILITY	1	2	1
56	EXTERIOR STORAGE	1	2	1
57	EXTERIOR REPAIRS	1	2	1
58	EXTERIOR MAINTENANCE	1	2	1
59	EXTERIOR ACCESSORIES	1	2	1
60	EXTERIOR FINISHES	1	2	1
61	EXTERIOR MATERIALS	1	2	1
62	EXTERIOR TOOLS	1	2	1
63	EXTERIOR EQUIPMENT	1	2	1
64	EXTERIOR SUPPLIES	1	2	1
65	EXTERIOR SERVICES	1	2	1
66	EXTERIOR CONTRACTORS	1	2	1
67	EXTERIOR PERMITS	1	2	1
68	EXTERIOR INSURANCE	1	2	1
69	EXTERIOR TAXES	1	2	1
70	EXTERIOR RECORDS	1	2	1
71	EXTERIOR REFERENCES	1	2	1
72	EXTERIOR NOTES	1	2	1
73	EXTERIOR COMMENTS	1	2	1
74	EXTERIOR OBSERVATIONS	1	2	1
75	EXTERIOR RECOMMENDATIONS	1	2	1
76	EXTERIOR SUGGESTIONS	1	2	1
77	EXTERIOR ALTERNATIVES	1	2	1
78	EXTERIOR CONCLUSIONS	1	2	1
79	EXTERIOR SUMMARY	1	2	1
80	EXTERIOR INDEX	1	2	1

MISCELLANEOUS STRUCTURES

STRUCTURE	AREA	COST	UNIT COST	REMARKS
1	1	1	1	1

43	CENTRAL HEAT	NO	YES
44	CENTRAL COOLING	NO	YES
45	GAR ADJUTABLE	NO	YES
46	GARABLE CARPORT	GAR	MIN
47	GARABLE ATTACHED	NO	YES
48	GAR		
49	GAR		
50	GAR		
51	GAR		
52	GAR		
53	GAR		
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100	GAR		

COST DATA SUMMARY

FOUNDATION	APPRaiser AND DATE	AREA	UNIT COST	COST	UNIT COST	REMARKS
1	1	1	1	1	1	1

COST FACTORS

34	COST LEVEL BASH YR	1.14
35	QUALITY CLASS	2.00
36	AREA OR WOOD	7.14
37	1ST FLOOR AREA	7.14
38	2ND FLOOR AREA	0
39	2ND FLOOR FACTOR	0
40	3RD FLOOR AREA	0
41	3RD FLOOR FACTOR	0
42	ATTIC AREA	0
43	ATTIC FACTOR	0
44	FLOOR SERV. AREA	0
45	FLOOR SERV. FACTOR	0
46	UNFIN. SERV. AREA	0
47	UNFIN. SERV. FACTOR	0
48	ACCESSION AREA	0
49	ACCESSION FACTOR	0
50	GARAGE AREA	4.00
51	GARAGE FACTOR	0.00
52	PORCH TOTAL COST	0
53	COVERED PATIO COST	0
54	UNCOVERED PATIO COST	0
55	FIREPLACE COST	0
56	AIR CONDITION COST	1.00
57	EXTRA KITCHEN COST	0
58	EXTRA P. BL. COST	0
59	FLATWORK WFR	0
60	FLATWORK COST	0
61	MISC COST	1.40
62	POOR COST	0
63	MILLIEST. CONTR. COST	0
64		0
65		0
66		0
67		0
68		0
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98		0
99		0
100		0

WINDOWS

WINDOW	AREA	COST	UNIT COST	REMARKS
1	1	1	1	1

BUILDINGS

FOUNDATION	APPRaiser AND DATE	AREA	UNIT COST	COST	UNIT COST	REMARKS
1	1	1	1	1	1	1

BUILDING PERMIT ACTIVITY

PERMIT NO.	DATE	CONTRACTOR	DESCRIPTION OF WORK	AMOUNT
1	1	1	1	1

REMARKS

1. *Normal construction*

SHEET 1409  
 14  
 020



APPLICANT: BEAR DOWN, CARBON COPY MUST BE LEGIBLE.  
DO NOT WRITE IN SHADED AREAS.

DATE: 9/12/66  
ASSESSOR'S MAP NO. 4677  
P. C. NO. 4677  
4.50

CHECK HERE IF YOU NEED A COPY OF THIS APPLICATION IN ADDITION TO YOUR PERMIT AND RECEIPT   
PERMIT REQ'D UNDER FLOOD CONTROL DIST. ORD 59-1  
 YES  NO

P. C. FEE (1) 7.50 SEP-12-66 53011 • • 4677 (5) - A  
SEP. TR. FEE (211) \_\_\_\_\_  
PERMIT FEE (11) 9.00 SEP-12-66 53012 • • 06024 (1) - A 9.00  
EXCEPTIONS AS NOTED

In conformity with the provisions of Section 7031.5 of the Business and Professions Code and Section 3800 of the Labor Code of the State of California, applicant shall file with the Building Inspector the certificates, designated in (1) and (2) below and/or shall indicate item (3), (4), (5) or (6) whichever is applicable.  
(1) Certificate of Consent of Self Insured by the Director of Industrial Relations  
(2) Certificate for exact duplicate copy of Workmen's Compensation Insurance issued by an admitted insurer.  
 (3) The cost of the work to be performed is \$100 or less.  
 (4) I certify that in the performance of the work for which this permit is issued that I shall not employ any person in any manner so as to become subject to the Workmen's Compensation laws of California.  
 (5) I certify that the applicant is licensed under the provisions of Chapter 9 commencing at Section 7000 of division 3 of the Business and Professions Code and said applicant's California State Contractor's License No. \_\_\_\_\_ Classification is in full force and effect.  
 (6) Applicant is exempt from (5) above under the applicable provisions of Section 7040 through 7052 of the Contractor's License Law. (State basis for exemption.)

APPLICANT'S SIGNATURE: X C.E. O'Connell

ADDRESS: [Redacted]

BLDG. INSP.	BY
HEALTH DEPT.	DATE
ENG. SERVICES	BY
PLANNING DEPT.	DATE
FIRE MARSHAL	BY
OTHER	DATE

O.K. AS SHOWN. NO SEWAGE DISPOSAL.  
109  
As per statute  
314  
STORAGE BLDG.  
9/12/66  
9/12/66  
9-12-66

**PLUMBING, GAS AND ELECTRIC NOT INCLUDED**

NUMBER 06024  
APPLICANT: DO NOT WRITE IN SHADED AREAS - BEAR DOWN  
PRINT OR TYPE - THE 2ND COPY IS YOURS

APPLICATION FOR BUILDING PERMIT  
COUNTY OF SANTA CLARA

BUILDING INSPECTION DIVISION  
20 WEST HEDDING ST. • SAN JOSE, CALIF. 95110 • TELEPHONE 299-2351

LOCATION  
LOT BLOCK TRACT  
STREET & ADDRESS: 14335 CARINCOURDA  
NEAREST CROSS STREET: Wedgewood  
POST OFFICE CITY: Los Gatos  
OWNER: O. H. Hayes  
ADDRESS: [Redacted]

ARCHITECT OR ENGINEER CONTRACTOR: [Redacted] LIC NO.  
USE OF STRUCTURE: Storage - Bldg 1000 sq ft  
NET BACKS FEET: FRONT SIDE SIDE REAR ZONE: R-1.5.DG  
TYPE OF IMPROVEMENT:  BUILD  REMODEL  ADD TO  REPAIR  MOVE  CONVERT  DEMOLISH  
NO. OF STORIES: 1 NO. OF FAMILIES: 1  
OTHER STRUCTURE: OCCUPANCY

SEPTIC TANK PERMIT: NONE  
VALUATION: 2000  
DATE: 9/12/66  
OFFICER: [Redacted]

INSPECTION RECORD			
	DATE	INSPECTOR	REMARKS
1. FOUNDATION FORMS	9-16-66	778	
POUR NO CONCRETE UNTIL THE ABOVE HAS BEEN SIGNED			
2. FORMS			
3. HEATING - DUCTS			
4. COMFORT COOLING			
5. GIRDERS			
DO NOT COVER FLOORS UNTIL THE ABOVE HAS BEEN SIGNED			
6. BOND BEAMS (CONC. BLK.)			
7. PARTIAL ROUGH PLBG COMPLETE			
8. SEWER INSPECT.			
9. GAS PRESSURE ROUGH - INCLUDING ROOF FRAME - PLUGS AND SIDING			
DO NOT WIRE UNTIL THE ABOVE HAS BEEN SIGNED			
11. ROUGH ELECTRIC WIRING			
COVER NO WALLS UNTIL THE ABOVE HAS BEEN SIGNED			
12. STUCCO WIRE & LATH			
13. PLUMBING FINALS (FIXTURES)			
14. GAS APPLIANCES			
15. ELECTRICAL FINALS (FIXTURES)			
16. PLAN DEPT. A.S.A. INSPECTION			
17. ENCROACHMENT - L.D. FIRE MARSHAL			
18. CLEARANCE REQUIRED			
19. BUILDING COMPLETE			
NO UTILITIES WILL BE CLEARED UNTIL "BUILDING COMPLETE" HAS BEEN SIGNED			
20. SEWER NO. HEALTH DEPT.	9/12/66	2178	
21. SEPTIC TANK NO.			



# TOWN OF LOS GATOS

PLANNING DEPARTMENT  
(408) 354-6872

CIVIC CENTER  
110 E. MAIN STREET  
P.O. Box 949  
LOS GATOS, CA 95031

## NOTICE

November 14, 1997

Resident  
14335 La Rinconada  
Los Gatos, CA 95032

RE: 14335 La Rinconada  
Home Occupation Permit

The Town has received a complaint that a business is being operated at the above mentioned address. Martin Alkire, the Town's Code Compliance Officer, conducted a drive-by inspection on November 12, 1997, but was unable to determine if a business is being operated.

This property is located in a residential zone. Only residential uses are allowed unless a home occupation permit has been obtained. Enclosed is a copy of a home occupation permit application. If you find that you are able to fulfill the conditions of the home occupation permit, you must apply for a home occupation permit. If you cannot fulfill the conditions of the home occupation permit, you must cease operating your business at the above mentioned site.

Please contact Martin Alkire, Code Compliance Officer, at (408) 354-6874 at your earliest convenience. If you do not contact the Town by November 21, 1997, the Town will assume that a business is being operated and will perform further enforcement action.

Very Truly Yours,

  
Lee E. Bowman  
Planning Director

LEB:MA

Enclosure

cc: 

*Sorted  
L-R*



TOWN of LOS GATOS  
PLANNING DEPARTMENT  
(408) 354-6872

### NOTICE OF VIOLATION

January 13, 1993

VL-93-024

Occupant  
14335 La Rinconada Drive  
Los Gatos, CA 95030

RE: 14335 La Rinconada Drive  
Dog Feces

The Town has received complaints that dog feces is being allowed to accumulate at the above mentioned address. The Los Gatos Town Code requires that animal feces must be regularly removed to keep yards "in a clean and wholesome condition" (Section 4.10.060).

Please resolve this issue by January 21, 1993, to avoid further enforcement action. If you have any questions regarding this matter, please contact Christine Arrulza, Code Compliance Officer of this office, at (408) 354-6807.

Leo E. Bowman  
Planning Director

LEB:CA

cc: [REDACTED]

CA75V10L931JAN1024





TOWN OF LOS GATOS

BUILDING AND ENGINEERING DEPARTMENT

(408) 354-8881  
FAX 354-7593

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

NOTICE OF EXPIRATION  
ON PLAN REVIEW APPLICATION

February 3, 1998

Mr. and Mrs. [REDACTED]

Expired

Dear Mr. and Mrs. Gara:

JOB ADDRESS: 14335 La Rinconada Drive  
APPLICATION NUMBER: B97-000593 & P97-000281  
APPLICATION DATE: July 21, 1997  
EXPIRATION DATE: January 19, 1998

We are concerned about the status of your permit application. Your plan review application shall expire if a permit is not issued within 180 days following the date of application (Section 304(d) of the Uniform Building Code). One extension may be granted by the Director of Building and Engineering Services upon written request.

If you wish to extend your application, please complete the attached form and return it to the Building Department. Your request for extension must be received by this department prior to the EXPIRATION DATE indicated above. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

The department policy is to dispose of plans and submittals 30 days after the application is voided. If you are interested in the return of your material or do not wish to pursue the project, please contact Cherie Strand, Counter Technician (354-8881) of this office within the specified time period to make the appropriate arrangements.

Very truly yours,

Bill Bruckart

BILL BRUCKART  
Senior Building Inspector

BB:Cher

11/24/97 10:00 AM

INCORPORATED AUGUST 10, 1857





# TOWN OF LOS GATOS

COMMUNITY SERVICES DEPARTMENT  
BUILDING DIVISION  
(408) 354-8881 FAX (408) 354-7593

CIVIC CENTER  
110 E. MAIN STREET  
P.O. Box 949  
LOS GATOS, CA 95031

TO: Pacific Gas & Electric Company  
Attention: Service Planning Department - Cupertino  
FAX: (408) 725-3342 PHONE: (408) 725-3325

FROM: TOWN OF LOS GATOS - BUILDING INSPECTION DEPARTMENT

SUBJECT: REQUEST FOR GAS/ELECTRIC RELEASE(S)

### PROPERTY INFORMATION:

Building Address: 14335 La Rinconada Dr  
Name of Customer: [REDACTED]  
Building Use: Residence Units Released: \_\_\_\_\_  
Meter(s) Location: \_\_\_\_\_

### ELECTRICAL RELEASE:

Service Change: \_\_\_\_\_ Amps: \_\_\_\_\_ Other: \_\_\_\_\_  
 New Service: \_\_\_\_\_ Amps: \_\_\_\_\_ Other: \_\_\_\_\_  
 Temporary Power <sup>at Perm Location</sup> Amps: New 220 Drop Other: \_\_\_\_\_  
 REVOKE METER RELEASE

### GAS RELEASE:

Service Change: \_\_\_\_\_ Meters: \_\_\_\_\_ No. of BTU: \_\_\_\_\_  
 New Service: \_\_\_\_\_ Meters: \_\_\_\_\_ No. of BTU: \_\_\_\_\_  
 REVOKE METER RELEASE

### BUILDING INSPECTION DEPARTMENT:

Permit No. E01-000035  
Inspector Initials: CM  
Fax Date/Time: 2/20/01 10:45 AM



CHRISTOPHER MANSFIELD  
BUILDING/NOISE SOURCE INSPECTOR  
COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION

CIVIC CENTER • 110 E. MAIN STREET

TOWN OF LOS GATOS  
COMMUNITY DEVELOPMENT DEPARTMENT  
ELECTRICAL PERMIT

Permit Number: E01-000035

Work Description: UPGRADE SERVICE EQUIPMENT TO 100AMPS

Building Address: 14335 LA RINCONADA DR  
 Owner: [REDACTED]  
 Address: [REDACTED]  
 City: [REDACTED]  
 Zip: 95070  
 Contractor: [REDACTED] NC  
 License: [REDACTED]  
 Address: [REDACTED]  
 City: [REDACTED]  
 Zip: 95070  
 Business Lic.: 97070095

Status.: ISSUED  
 Applied.: 01/22/2001  
 Approved:  
 Issued.: 01/22/2001  
 Expires.: 07/21/2001

--Square Footage--

New Residence:	Remodel:	Cominercial:
***** PERMIT FEES *****		
	Permit Issuance.....:	25.00
	Plan Check Fee.....:	.00
	New Resident.....:	.00
	Remodel.....:	.00
	Commercial.....:	.00
	Detail Electrical Fee:	30.00
*****		
	Total Calculated Fees:	55.00
	Total Additional Fees:	.00
	Total Fees Due.....:	55.00
	Total Payments.....:	.00
	BALANCE DUE.....:	55.00

LICENSED CONTRACTOR'S DECLARATION  
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Signature X Harry Just for George Gera  
 COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION  
 A I hereby affirm under penalty of perjury I have and will maintain Workers' Compensation insurance, as required by Section 1700 of the Labor Code, for the performance of the work for which this permit is issued.  
 Signature X Harry Just for George Gera  
 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 California, and agree that, if I should become subject to the workers' compensation provisions of Section 1700 of the Labor Code, I shall forthwith comply with those provisions.  
 Signature X \_\_\_\_\_

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 1706 OF THE LABOR CODE

CERTIFICATION OF OWNER/BUILDER DECLARATION  
 I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached in 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 that above mentioned property for inspections.  
 Signature X \_\_\_\_\_

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



1) Street View



2) Front of House



3) Front of House



4) Front of House



5) Front Porch



6) Left Side of House



7) Left Side of House



8) Right Side of House





9) Right Side of House



10) Back of House



11) Front of Garage



12) Right Side of Garage



13) Left Side of Garage



14) Back of Garage



15) La Rinconada Neighbor



16) La Rinconada Neighbor



17) La Rinconada Neighbor



18) La Rinconada Neighbor



19) La Rinconada Neighbor

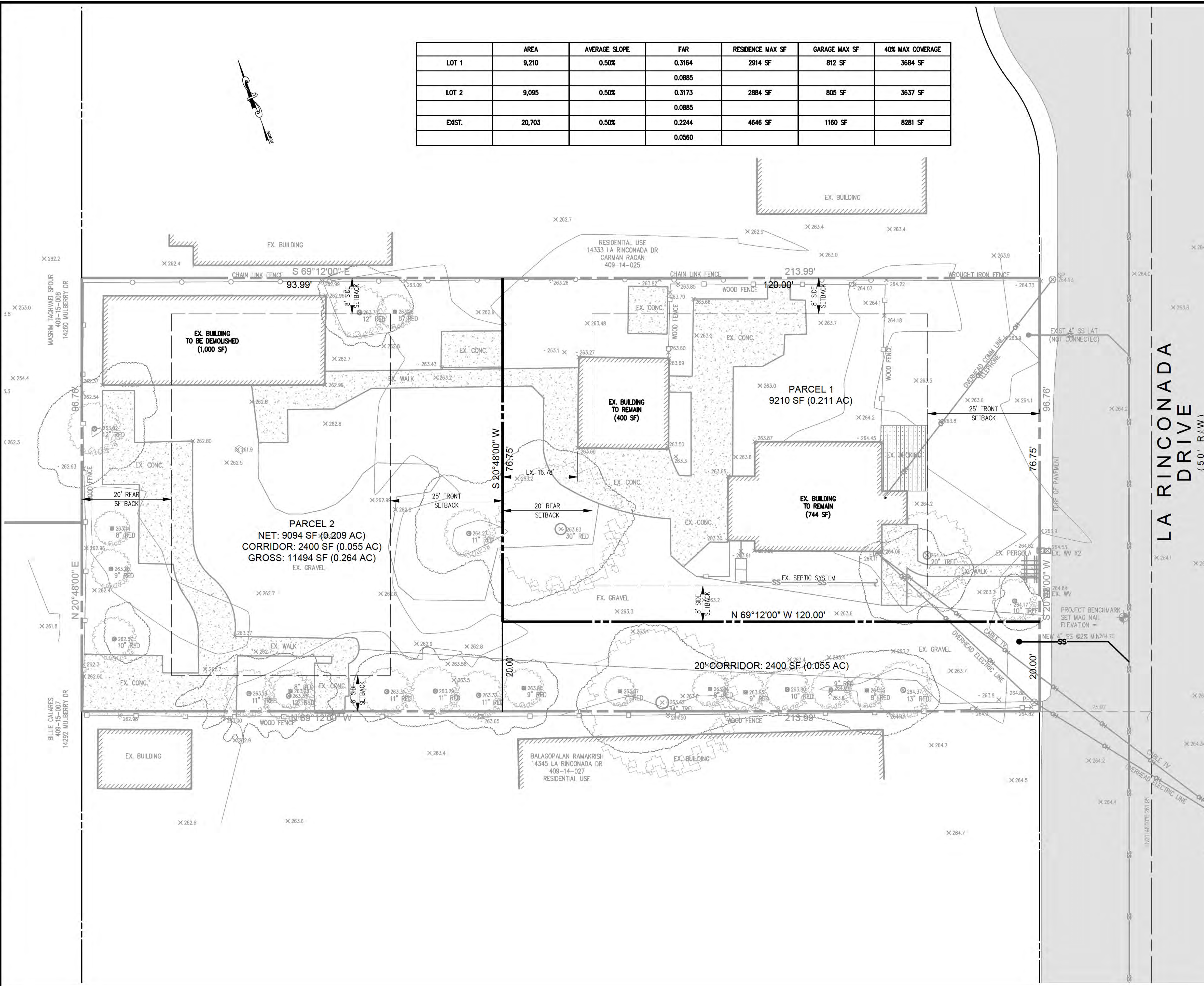


20) La Rinconada Neighbor



DISCLAIMER: TS CIVIL ENGINEERING, INC. ONLY ACKNOWLEDGES ORIGINAL SIGNED AND STAMPED PLANS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS.

LOT	AREA	AVERAGE SLOPE	FAR	RESIDENCE MAX SF	GARAGE MAX SF	40% MAX COVERAGE
LOT 1	9,210	0.50%	0.3164	2914 SF	812 SF	3684 SF
LOT 2	9,095	0.50%	0.3173	2884 SF	805 SF	3637 SF
EXIST.	20,703	0.50%	0.2244	4646 SF	1160 SF	8281 SF
			0.0560			



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- BUILDING SETBACK LINES
- EX. EASEMENT
- EX. DIRT ROAD
- EX. ROAD/PAVEMENT
- EX. CURB
- EX. CURB AND GUTTER
- EX. CONCRETE
- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- EX. BLOCK RETAINING WALL
- EX. ROCK RETAINING WALL
- EX. DRIVEWAY
- EX. BUILDING
- EX. AC BERM
- EX. TOP OF BANK
- EX. TOE OF BANK
- EX. CREEK FLOWLINE
- EX. WIRE FENCE
- EX. CHAIN LINK FENCE
- EX. WOOD FENCE
- EX. SANITARY SEWER LINE
- EX. PERFORATED SEPTIC LINE
- EX. ELECTRIC LINE
- EX. GAS LINE
- EX. JOINT TRENCH
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. OVERHEAD WIRE

**TENTATIVE MAP NOTES**

TRACT NAME: LA RINCONADA SUBDIVISION  
14335 LA RINCONADA DR  
LOS GATOS CA 95032

OWNER: NICHOLAS GERA

CIVIL ENGINEER: TERENCE J. SZEWCZYK  
TS/CIVIL ENGINEERING, INC.  
1776 TECHNOLOGY DRIVE  
SAN JOSE, CA 95110

APN: 409-14-026

GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL  
0-5 DU/AC

EXISTING ZONING: R-1.8 SINGLE FAMILY  
RESIDENTIAL

PROPOSED ZONING: R-1.8 (NO CHANGE)

PUBLIC AREAS: NONE

WATER SUPPLY: SAN JOSE WATER COMPANY

SEWAGE DISPOSAL: WEST VALLEY SAN. DISTRICT

GAS/ELECTRIC: PG&E

TELEPHONE: AT&T

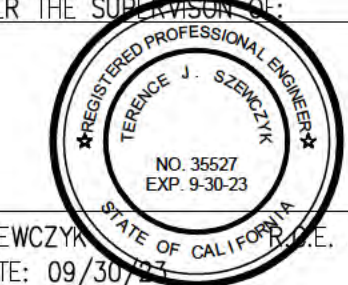
CABLE/INTERNET: FRONTIER COMMUNICATIONS

STORM DRAINAGE: TOWN OF LOS GATOS

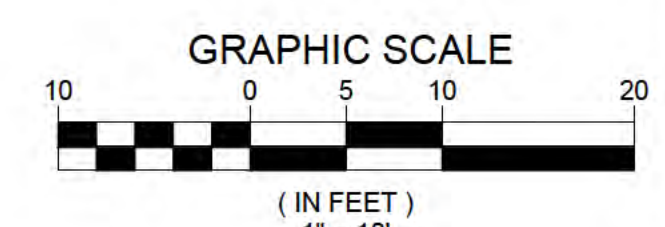
ARVERAGE SLOPE: 0.5%

LOT AREA: 20,703 SF (0.47 AC)

DESIGNED UNDER THE SUPERVISION OF



TERENCE J. SZEWCZYK  
7-14-22  
EXPIRATION DATE: 09/30/23



**TENTATIVE PARCEL MAP**  
14335 LA RINCONADA DR  
LOS GATOS, CA 95032  
APN 409-14-026

NO.	REVISIONS	DATE
6		
5		
4		
3		
2		
1		

DATE: 7-14-22  
SCALE: 1"=10'  
DRAWN BY: DKH  
SURVEYED BY:  
PROJ ENGR: TJS  
CHECK BY: TJS

SHEET NO.  
**T-1**  
OF 1 SHEETS  
JOB NO.  
21-276

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Town of Los Gatos  
Historic Preservation Committee

RE: 14335 Rinconada Drive

February 2, 2024

Dear Committee Members,

In addition to our presentation in December 2023, this letter is to reiterate our research findings regarding the existing home located at 14335 La Rinconada Drive. As outlined in the Historic Research Worksheet, the required research was conducted and the following documents reviewed:

- Sanborn Maps – Not Located
- 1941 Tax Assessment – Not Located
- 1989 Ann Bloomfield Historic Resource Survey Form – Not Located
- Polk Directories – Not Located until 1952 (P. Danforth) and 1962 (Albert Blake)
- Historic Property Collection and Tour Books – Not Located
- Telephone Directories – Included with Polk Directories

Our research has determined that the structure has no historic significance nor architectural merit:

- It is believed that the home may have been built in 1920.
  - The home was not constructed with any defined architectural style and has been modified from the original design.
    - The home was built with no foundation and portions incorporate single wall construction (2 inch thick walls)
    - The majority of the interior of the house has very low ceilings of 7 feet in height
    - There is a laundry room with a shed roof that appears to be an addition.
    - The vinyl windows are not original to the home, and all may not be in their original locations.
    - The entry door is not original and has been replaced with a contemporary style door.
    - The front porch has clearly been modified.
    - The windows and front door do not reflect the architectural style nor materials used in the era of the 1920s.
- Our research indicates that no one of any significant importance nor anyone associated with the Town's founding or history has ever owned the property.
- While the home was built prior to 1941, it is not included in historical records, is not located within any historic district, and has no redeeming architectural qualities.
- In its current condition under modern codes, it may be deemed uninhabitable.

The above details, along with the specifics on documentation previously provided, demonstrate that all five required findings have been proven:

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 the 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.

Based on the evidence provided above, we strongly believe that this structure should be removed from any historic list.

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

MEETING DATE: 02/28/2024

ITEM NO: 8

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DATE: February 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Preliminary Review for Construction of Exterior Alterations and a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 80 Cleland Avenue.** APN 529-33-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review PHST-23-021. Property Owner: Dinesh Mishra. Applicant: Davide Giannella, Acadia Architecture. Project Planner: Erin Walters.

DISCUSSION:

On November 15, 2023, the Committee made a determination that the subject residence is a historic home and considered proposed exterior alterations and additions (Attachment 1). The Committee provided the following feedback:

- 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; and
- Addition should maintain the historic look of the original house.

The applicant submitted revised plans and a letter summarizing their response to the Committee's direction (Attachment 2). The revised plans include the following modifications:

- Composition shingles to match existing;
- Door and window trim to match existing;
- Modified window shape and layout;
- Wood siding shiplap to match existing dimensions;

PREPARED BY: Erin Walters  
Associate Planner

---

DISCUSSION (continued):

- Extended wood trellis to match existing;
- Wood railings to match existing with an added metal mesh for Code compliance;
- New first floor left hip roof to match the existing roof hip on the right side of the house; and
- Removed one of the large, proposed skylights that was facing the street on East Elevation.

CONSIDERATIONS:

A. Considerations

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

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

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

B. Residential Design Guidelines

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5 of Attachment 1, November 11, 2024, Historic Preservation Committee Staff Report).

CONCLUSION:

The applicant is requesting the Committee to provide preliminary feedback on the first and second story additions with exterior modifications (Attachment 3). A new second-story addition, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a formal recommendation to the deciding body.

ATTACHMENTS:

1. November 11, 2023 Historic Preservation Committee Staff Report
2. Response Letter
3. Revised Development Plans



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

MEETING DATE: 11/15/2023

ITEM NO: 5

---

DATE: November 10, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Preliminary Review for Construction of Exterior Alterations and a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence and Determination of Significance on Property Zoned R-1D. **Located at 80 Cleland Avenue.** APN 529-33-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review PHST-23-021. Property Owner: Dinesh Mishra. Applicant: Davide Giannella, Acadia Architecture. Project Planner: Erin Walters.

RECOMMENDATION:

Preliminary review for construction of exterior alterations and a new second-story addition to an existing pre-1941 single-family residence and determination of historic significance of the residence located at 80 Cleland Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database; 1900s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: ✓ or R, historic and some altered but still contributor to district if there is one and historic but grossly altered.
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? N/A
7. Considerations required? Yes

PREPARED BY: Erin Walters  
Associate Planner

---

BACKGROUND:

The County Assessor indicates that the American Foursquare style residence located at 80 Cleland Avenue was constructed in 1900 and the Bloomfield Survey estimates the construction date as the 1900's (Attachment 1 and 2). The 1991 Anne Bloomfield Survey rates the residence as historic and some altered but still contributor to district if there is one, this property is not located in a district (Attachment 1). The American Foursquare style building type generally refers to a two-story house with a square floor plan that was popular from the mid-1880s to late 1930s. The Bloomfield Survey also notes that the residence is historic but grossly altered. This rating suggests modifications have been made to the residence over time, which is reflected in the brief permit history contained in the Town's records.

On May 27, 1998, a Minor Residential Development application was approved by the Community Development Director to construct a new second story addition to the subject pre-1941 single-family residence with conditions of approval (Attachment 3). On August 11, 1998, a building permit was issued for a 576-square foot second story addition to the residence, and building final was received on March 17, 2000. In 2014, a building permit was issued to demolish the existing garage and reconstruct a new detached garage. Note the detached garage is not part of the review of this preliminary application.

The Sanborn Fire Insurance Maps show that the footprint of the residence remained consistent between 1904 and 1956 (Attachment 4).

DISCUSSION:

The property is located south side of Cleland Avenue, between Kimble Avenue and Reservoir Road. The applicant is requesting a preliminary review by the Committee to provide feedback on the first floor addition on the eastern side of the existing house, second story addition to the rear of the house, other exterior modifications, and a determination of the historic significance (Attachment 6).

The development plans propose a 321-square foot addition to the first floor of the eastern side of the existing house and a 358-square foot second story addition with a covered porch to the rear of the house which transitions to the rear sloped grade. The applicant proposes to match the existing horizontal wood siding and wood trim details. The existing composition roof shingles are proposed to be replaced with a standing seam metal roof.

Proposed changes to the existing front elevation include the following:

- Enlarging and replacing the windows on the first and second floors;
- Removing the divided-light window detail for solid glass;
- Introducing double front entry doors on the first floor;
- Introducing double doors at the second story balcony;

DISCUSSION (continued):

- Adding a skylight to the proposed second story standing seam metal roof;
- Removing the character defining feature pattern of the existing wood porch railing; and
- Modifying the orientation of the front entry porch stairs.

Proposed changes to the proposed first story addition include the following:

- Introducing a new shed style roof form adjacent to the existing residences hip roof form;
- Adding trapezoid shaped clearstory windows at the front and rear elevations;
- Extending the existing trellis to the front of the new addition;
- Adding a standing seam metal roof with custom geometric roof windows;
- Adding multiple paneled sliding doors on the east elevation; and
- Adding a modern trellis element to the east elevation.

The type of new and replacement windows, doors, trellis, porch railings and posts have not been specified in the plans.

The Committee should consider the Sections 3.9 of the Town's Residential Design Guidelines which provides recommendations for construction of additions to existing residences (Attachment 5). Including but not limited to the following recommendations:

- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape, and location as the original, and should utilize the same materials as the existing protected exterior elements.

As part of this preliminary review the applicant has not provided a full demolition plan but has indicated that the proposed project will fall below Town's demolition thresholds for historic residences. A demolition plan will be provided the applicant once a formal application is made.

CONSIDERATIONS:

A. Considerations

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

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

CONSIDERATIONS (continued):

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

B. Residential Design Guidelines

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5).

CONCLUSION:

The applicant is requesting the Committee to provide preliminary feedback on a determination of the historic significance of the pre-1941 property and the first and second story additions with exterior modifications (Attachment 6). A new second-story addition, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a formal recommendation to the deciding body.

ATTACHMENTS:

1. Research
2. Bloomfield Survey
3. Minor Residential Development Application Approval Letter, 1998
4. Sanborn Map Exhibits
5. Section 3.9, Residential Design Guidelines
6. Development Plans



10/24/2023

We are requesting the HRC to review our proposed addition to this historical house on 80 Cleland Ave.

The house started its life as a single story house and much later on received a second story addition.

Please review the attached historical documentation we were able to find.

We couldn't find particular notes about the history around this house, except for the fact that at a certain point it was inhabited by the Los Gatos Fire Marshall.

The second floor addition and the side smaller one on the East side, have considerably altered the original design intent.

We are proposing to add to the eastern side (the only flat portion of the lot) and thus extending the current kitchen area.

The new owners would like to expand the house as currently had three bedrooms of modest size and a small kitchen/living area.

The other addition would happen at the rear of the house, not very visible at all from Cleland Ave.

This is at the second floor, spanning over the flat area behind the house and landing on the natural grade. The existing house overall height will not be changed.

We will keep the same wood siding and trim details preserving the house character.

The only changes to the front elevation will be aligning the front windows on the two levels and centering a new entry door. We will keep the trellis elements.

Only for the roofing we would propose a standing seam metal roofing replacing the existing shingles.

Our exterior walls demolition calculations (see existing elevations sheet) show that we are not close to demolishing the house.

We would like to know whether this addition is suitable and if at all this residence still has historical value considering the significant alterations it has received.

Thank you

Davide Giannella

Acadia Architecture

CL

Anne Bloomfield

85 p

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

ARCHITECTURAL/CULTURAL SURVEY  
LOS GATOS RESEARCH

File address C 80 Cleland

PARCEL MAP INFORMATION

Parcel # 529-33-026 Lot size: c130 front ft. x c100 ft. deep

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

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

distance to cross st: roughly 400 ft. N S E W from Reservoir Rd

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

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

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ✓or R Estimated age 1900s? Style 4 Square # stories 1 1/2

Alterations porch addn - pergolas - nasty porch rail

Other

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

APN 529-33-026	ADDRESS 80 CLELAND	AV LG 95030	972 TOT ROOMS	7 DINING ROOM	1 POOL
SINGLE FAMILY	TRA 3-001	120 SQ. FEET	BEDROOMS	3 FAMILY ROOM	GARAGE S/F
USE CODE	01 DEPTH	112 ADDN S/F	1 BATHS	1.0 UTILITY RM	FIN BSMT
YR BUILT	ACRES .30	NO. FLOORS			286

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation Recognition

District Name

Previous Survey

Gebhard: page # illustration page #

Butler/Junior League

PHOTOS: Roll/frame # 022-21 Date 11 Jan 90





W H B TRANTHAM -1st HOUSE  
56 Cleland Parcel: 529-33-025 Style: Vernacular 058/1  
Built 1885 (Newspaper)  
Alt: Addition Own/Res: publisher LGWN  
1st house built; later he moved to Glen Ridge area. Large addn's; 1940s windo



COX/SULLIVAN HOUSE  
80 Cleland Parcel: 529-33-026 Style: Vernacular 058/3  
Built 1883 (Newspaper)  
Alt: Porch/pillars/columns altered Own/Res: Thos Cox-early miller  
House passed to son-in-law Jack Sullivan-Fire Chief. Porch add'n; pergolas;p

✓ Mrs. Partridge  
198 Broadway (p-1901)

II ✓ Richard, Marlene Wright  
42 Central Avenue (1890)

✓ John, Nora Hellingsen  
64 Central Avenue (1895)

✓ Mrs. Niall Tabor  
16 Chestnut (1895)

II ✓ Patrick O'Laughlin, Maggie Kilkenny  
54 Chestnut (1894)

✓ Robert, Mrs. Brouwer  
56 Cleland (1896)

✓ Robert H. Schumacher  
90 Cleland (1886)

II ✓ Gary, Susan Griffiths  
120 Cleland (1891)

✓ Jack B., Mrs. Wytman  
126 Cleland (1886)

✓ Robert, Mrs. Brusca  
216 Glenridge (1896)

✓ Richard, Mrs. Kline  
19 Hernandez (1895)

✓ Gerald W. Clark  
124 Hernandez (p-1900)

✓ Gordon H., Lita Langlois  
130 Hernandez (1895)

✓ James, Annie Lawrie  
145 Johnson (1891)

✓ Tal, Marguerita Lloyd  
200 Johnson (p-1901)

II ✓ Dan, Naidine Clark  
202 Johnson (p-1901)

✓ Anthony Olivas  
301 Johnson (1895)

✓ Robert W., Jeanette Allen  
333 Johnson (1891)

25

50

*Las Vegas Project Billinger 1976-1987*

- |    |   |   |
|----|---|---|
| I  | Melvin, Gloria Besutti<br>16351 Alameda/Los Gatos Road (p-1901) | George, Mitzi Baltes<br>59 College (1891)               |
|    | Thomas, Ann Atkinson<br>75 Alpine (1887)                        | James, Mrs. Farwell<br>113 Edelen (1889)                |
|    | Spencer, Eleanor Anderson<br>256 Bachman (1880)                 | Galen, Marjorie Mittersbach<br>118 Edelen (p-1901)      |
|    | Thomas J., Mrs. Pashos<br>328 Bachman (1885)                    | Mrs. Eva Small<br>121 Edelen (p-1901)                   |
|    | Joseph M., Mrs. Mayer<br>212 Bella Vista Avenue (1881)          | Mrs. Jeanne, Miss Jacquie Wilson<br>259 Edelen (1892)   |
|    | Thomas R., Mrs. Conklin<br>316 Bella Vista Avenue (1891)        | Elmer, Mrs. Rhoads<br>255 Edelen (1900)                 |
| II | Dan, Linda Sylvester<br>37 Broadway (1896)                      | Gary, Lita Ruble<br>52 Fairview Plaza (1890)            |
|    | Peter Carter<br>45 Broadway (1886)                              | Ronald, Marilyn Plescia<br>63 Fairview Plaza (1890)     |
|    | Raymond Macabee<br>62 Broadway (1885)                           | Ms. Jane Hinchliffe<br>87 Fairview Plaza (1885)         |
|    | Daniel, Mrs. Krag<br>64 Broadway (1891)                         | William, Maria Steen, Hoeft<br>16780 Farley Road (1887) |
| IV | Michael, Kim Wasserman<br>72 Broadway (1887)                    | William, Mrs. Cotton<br>14 Glenridge (1895)             |
|    | Patrick, Mrs. Boner<br>81 Broadway (1893)                       | J. Phillip DiNapoli<br>19 Glenridge (1885)              |
|    | Mrs. Bruce Berryman<br>89 Broadway (1871)                       | Gary, Marilyn Hart<br>20 Glenridge (1885)               |
| IV | Lynn, Pam Brandhorst<br>97 Broadway (1887)                      | Steven, Mrs. Sporecar<br>22 Glenridge (1885)            |
|    | Bernard, Mrs. La Casse<br>107 Broadway (1891)                   | A.P., Mrs. Rodrigues<br>25 Glenridge (1895)             |
|    | Mrs. Stanley Swanson<br>131 Broadway (p-1901)                   | Andre, Jean Libente<br>33 Glenridge (1885)              |
|    | Harold, Mrs. Partridge<br>198 Broadway (p-1901)                 | Robert, Mrs. Brusca<br>216 Glenridge (1896)             |
| II | Richard, Marlene Wright<br>42 Central Avenue (1890)             | Richard, Mrs. Kline<br>19 Hernandez (1895)              |
|    | John, Nora Hollingsan<br>64 Central Avenue (1895)               | Gerald W. Clerk<br>124 Hernandez (p-1900)               |
|    | Mrs. Matt Tabor<br>16 Chestnut (1895)                           | Gordon H., Lita Langlois<br>130 Hernandez (1895)        |
| II | Patrick O'Laughlin, Maggie Kilkenny<br>54 Chestnut (1894)       | James, Annie Lawrie<br>145 Johnson (1891)               |
|    | Robert, Mrs. Brouwer<br>56 Cleland (1896)                       | Tal, Marguerite Lloyd<br>200 Johnson (p-1901)           |
|    | Robert H. Schumacher<br>90 Cleland (1886)                       | Dan, Naidine Clerk<br>202 Johnson (p-1901)              |
| II | Gary, Susan Griffiths<br>120 Cleland (1891)                     | Anthony Olivax<br>301 Johnson (1895)                    |
|    | Jack B., Mrs. Wytman<br>126 Cleland (1886)                      | Robert W., Jeanette Allen<br>333 Johnson (1891)         |

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CL

Anne Bloomfield

85 p

ARCHITECTURAL/CULTURAL SURVEY  
LOS GATOS RESEARCH

File address C 80 Cleland

PARCEL MAP INFORMATION

Parcel # 529-33-026 Lot size: c130 front ft. x c100 ft. deep

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

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

distance to cross st: roughly 400 ft. N S E W from Reservoir Rd

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

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

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ✓or R Estimated age 1900s? Style 4 Square # stories 1 1/2

Alterations porch add'n - pergolas - nasty porch rail

Other

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

APN 529-33-026	ADDRESS	80 CLELAND	AV LG 95030	972	107 ROOMS	7	DINING ROOM	1	POOL	
SINGLE FAMILY	TRA	3-001	120	972	BEDROOMS	3	FAMILY ROOM		GARAGE S/F	286
	USE CODE	01	112	1	BATHS	1.0	UTILITY RM		FIN BSMT	
	YR BUILT		.30							

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation  Recognition

District Name

Previous Survey

Gebhard: page #  illustration page #

Butler/Junior League

PHOTOS: Roll/frame # 022-21 Date 11 Jan 90



LOS GATOS HISTORIC RESOURCES INVENTORY  
EVALUATION SHEET

Building or District Name Cox/Sullivan House

Address(es) 80 Cleland

Criterion	This Building	Ratings
<b>A. ARCHITECTURE</b>		
1. Building type	<u>1 story single family res.</u>	<input checked="" type="radio"/> E VG <input checked="" type="radio"/> G FP
2. Construction	<u><del>rustic r/w</del> wood frame</u>	E VG <input checked="" type="radio"/> G FP
3. Style	<u>FS -</u>	E <input checked="" type="radio"/> VG G FP
4. Architect	<u>unk</u>	E VG G <input checked="" type="radio"/> FP
5. Design	<u>clean-</u>	E VG <input checked="" type="radio"/> G FP
6. Interior	<u><del>not rated</del> (all new)</u>	E VG G <input checked="" type="radio"/> FP <i>NR</i>
<b>B. HISTORY</b>		
7. Age	<u>ca 1883</u> Deed 1883	<input checked="" type="radio"/> E VG G F P
8. Person(s)	<u>Thos. Cox <sup>Miller,</sup> early settler/Jack Sullivan Fire Chief</u> (Cox son-in-law)	<input checked="" type="radio"/> E VG G FP
9. Event	<u><del>one of earliest houses on street</del> not an event</u>	<input type="radio"/> F VG G <input checked="" type="radio"/> FP
10. Patterns	<u>early(1880s) settler; continuity of family to 1980s</u>	<input checked="" type="radio"/> E VG G FP
<b>C. ENVIRONMENT</b>		
11. Scale/Massing	<u><del>impressive setting</del></u> <u>similar to others on streetscape</u>	E <input checked="" type="radio"/> VG <input checked="" type="radio"/> G FP
12. Setting	<u>well situated on hill</u>	E <input checked="" type="radio"/> VG G FP
13. Landmark	<u>Visible from Civic Center; prominent</u>	E <input checked="" type="radio"/> VG G FP ?
<b>D. INTEGRITY</b>		
14. Alterations	<u>add'ns - some by Cox</u>	E VG <input checked="" type="radio"/> G FP

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

**R. H. SCHUMACHER**  
90 CLELAND AVENUE  
LOS GATOS, CA 95032

Evaluated by: \_\_\_\_\_ Date 7/90

Reviewed by: B \_\_\_\_\_ Date 22-8-90

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

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





Miss Cecelia Sullivan  
Lg-41. 1883

[PLEASE PRINT]



Street: Cleland Informant: Holden

House number: 80 Phone: \_\_\_\_\_

Present owners: Miss Celia Sullivan Phone: \_\_\_\_\_

Estimated construction date: 1883 IGTR  
Builder: \_\_\_\_\_

Ownership: *Cox*

Original:	<u>John &amp; Jessie Sullivan</u>	Occupation:	<u>IG Fire Chief</u>
19__:	<u>Colby</u>	" "	_____
(year of purchase)	19__:	" "	_____
	19__:	" "	_____
	19__:	" "	_____
(Present owner)	19 <u>73</u> :	" "	<u>Celia Sullivan</u>

Occupants:

19__:	Occupation:
19__:	" "
19__:	" "
19__:	" "

History: (Please identify information source.)

i.s. Celia Sullivan: John and Jessie Sullivan originally came from New York  
John Sullivan was Fire Chief in IG and close friend of John Erickson. John Sullivan  
full name was John Martin (Jack) Sullivan. Miss Sullivan's grandmother was a friend  
and follower of Susan B. Anthony and her grandfather was a Receiver at the old  
Forbes Mill.

Return to:  
8 Alpine Ave.  
Los Gatos, Ca.

Remodeling: (Please identify information source and year of change.)

No cement foundation. Outside of home is unchanged.

Miss Sullivan could prove to be a valuable info source, however it is almost impossible to get her to talk to you and when she does she becomes so upset that I wonder if it is really worth it to have her suffer for it later. She does not want to be mentioned in the book coming out next year.

mb

LOS GATOS HISTORIC RESOURCES INVENTORY  
EVALUATION SHEET

Building or District Name Cox/Sullivan House

Address(es) 80 Cleland

Criterion	This Building	Ratings
<b>A. ARCHITECTURE</b>		
1. Building type	<u>1 story single family res.</u>	<del>E</del> VG <u>G</u> FP
2. Construction	<u><del>rustic</del> w/ wood frame</u>	E VG <u>G</u> FP
3. Style	<u>FS - Folk Victorian</u>	E <u>VG</u> G FP
4. Architect	<u>unk</u>	E VG G <u>FP</u>
5. Design	<u>clean-</u>	E VG <u>G</u> FP
6. Interior	<u><del>not rated</del> (all new)</u>	E VG G <u>FP</u> NR
<b>B. HISTORY</b>		
7. Age	<u>ca 1883</u> Deed 1883	<u>E</u> VG G F P
8. Person(s)	<u>Thos. Cox<sup>Miller</sup>, early settler/Jack Sullivan Fire Chief</u> (Cox son-in-law)	<u>E</u> VG G FP
9. Event	<u><del>one of earliest houses on street</del> not an event</u>	<del>E</del> VG G <u>FP</u>
10. Patterns	<u>early(1880s) settler; continuity of family to 1980s</u>	<u>E</u> VG G FP
<b>C. ENVIRONMENT</b>		
11. Scale/Massing	<u><del>impressive setting</del></u> <u>similar to others on streetscape</u>	E <u>VG</u> <u>G</u> FP
12. Setting	<u>well situated on hill</u>	E <u>VG</u> G FP
13. Landmark	<u>Visible from Civic Center; prominent</u>	E <u>VG</u> G FP ?
<b>D. INTEGRITY</b>		
14. Alterations	<u>add'ns-some by Cox</u> <i>compatible east + west side additions</i> <i>incompatible porch addition/replacement</i>	E VG <u>G</u> FP

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

Evaluated by: R. H. SCHUMACHER  
90 CLELAND AVENUE  
LOS GATOS, CA 95032

Reviewed by: B Date 7/90  
 Reviewed by: mb Date 2-2-90  
 Date 3/25/91  
 Date \_\_\_\_\_



The "Selective Research Record" for any given address is displayed in the form

```
-----  
Line 1 Probable address      Occupant      If owner  
Line 2 Ref. Year Est Yr Built Ref. Source Address Occupation Ref. dt/pg  
Line 3 Remark 1  
Line 4 Remark 2  
-----
```

The "Est Yr Built" is usually blank; if shown, it is still preliminary and to be ignored.

The "Ref. dt/pg" refers back to the Source record, e.g., if the Source is LGWN then the Ref dt. refers to the publication date; if the Source is TA then the Ref pg is the folio page number, the Remarks contain the detail entry. The most common "Ref. Source" are abbreviated as follows.

BR	Bell Ringer Survey
Brunt	Geo. Bruntz, "History of Los Gatos"
CD	City Directory
Deed	Recorded Land Deed
FC	Federal Census
Forbe	Forbes Mill 1891 Map
HRI	Historical Resources Inventory (Bell Ringer II)
LG Lib or HC	Log Gatos Library Clipping file/Hamshire Collection
LGWN	Los Gatos Weekly News
Map	Maps at LG Library
Note	Personal miscellaneous note
Obit	Obituary
Sanbo	Sanborn Maps
TA	Tax Record
Walk	Physical walk through area
Wulf	Comment by Bill Wulf
1941	1941 Tax Survey

Bob Schumacher Jan 1991

85 Cleland W Spencer  
Deed OWNER Deed Index W  
Deed-McMillan & McMurry to W. Spencer; Book 40-Page 537 (See Cleland 1878 Tax net  
card)

90 Cleland Thos Cox  
1880 FC Gristmill worker  
Age 34 b. Ireland; Father, Eng. Mother, Scot. Wife Margaret (30-b. NY); Son Horace (6  
-b. Cal.)

90 Cleland Cox  
1883 Deed Clela  
Book 70 page 6 - (copy made May 15 1990 Spencer to Cox)

90 Cleland Thos Cox  
1885 LGWN Clela  
Add'n to residence

90 Cleland Thos Cox  
1885 LGWN Clela 1 Jan 1886  
1885 Improvements on Cleland- 'addition to residence.'

90 Cleland Thos W Cox  
1886 Clela Miller-LG Mfg Co  
re-str-ann-pwn

90 Cleland Thos Cox  
1886 LGWN Clela  
Re side curbing in front of lot

90 Cleland Thos Cox  
1886 LGWN Clela  
Adding improvements

90 Cleland Thos Cox  
1886 LGWN Clela  
New porch & steps

90 Cleland Thos Cox  
1886 LGWN 26 Mar 1886  
...has put curbing on the south side of Cleland Street the entire width of his  
lot. This is a good improvement

-----  
 80 Cleveland Thomas Cox  
 1886 LGWN  
 26 Mar 1886  
 ...has put curbing on the south side of Cleveland Street the entire width of his lot. This is a good improvement  
 -----

80 Cleveland Thomas Cox  
 1886 LGWN Clela  
 30 Jul 1886  
 ...is getting the material on the ground to rustic the front of his residence and add other improvements.  
 -----

80 Cleveland Thomas Cox  
 1886 LGWN Clela  
 20 Aug 1886  
 ...is continuing to improve his property...He is having a neat porch built and steps made to the street.  
 -----

80 Cleveland Thomas W Cox  
 1886 Deed Clela  
 Book 85 PAGE 506-Read MAY 15 1890-To Geo Seanor 84 foot N. side Cleveland Ave  
 -----

80 Cleveland Cox  
 1887 LGWN  
 28 Jan 1887  
 Re fire at Cox house; insured in the Oakland Home Insurance Co. by Cleveland & Mc Muntry. (CK if article on detail of fire-I think I saw one earlier, 6/90 I have  
 -----

80 Cleveland T W Cox Owner  
 8 TA Clela  
 110' on Cleveland Ave.; by 180' deep E. Tysdale; S. Kimble & Wilcox; W. Ellis & Seanor  
 L \$350 I \$200  
 -----

80 Cleveland Cox  
 1891 1883- Forbe 80 Clela  
 Lot 23  
 -----

80 Cleveland Cox Owner  
 1892 TA Clela  
 E. Wise; S Wilcox; W Ellis L\$350 I \$200  
 -----

80 Cleveland Cox Owner  
 1893 TA Clela 1887-Miller; 1895-Lab  
 L \$350; I \$250; Bnd S. Cleveland St; E Wise; S Wilcox; W Ellis. Worked for LG Mfg Co. & LG Ice Co.  
 -----

80 Cleveland Thomas Cox  
 1895 CD Clela Lab-LG Ice  
 -----

80 Cleveland Thomas Cox Owner  
 TA Clela Lab. LG Ice Co -1895  
 N. side Cl St. N. E Stewart S. Ryland W. Ellis L\$350 I \$250  
 -----

-----  
 1076 Cleland Thos Cox Owner  
 TA Clela Lab. LG Ice Co -1895  
 N. side Cl St. N. E Stewart S. Ryland W. Ellis L#350 I #250

-----  
 30 Cleland Thos Cox  
 1900 FC Clela W  
 Dwl 438

-----  
 80 Cleland Thomas Cox Owner  
 1900 FC Dwl # Day laborer  
 Widow; B. 1837 (62); Son Walter B1877(22)-US Navy; Dau. Jessie M. B 1878 (22). Th  
 is a fix on 80 Cleland.

-----  
 80 Cleland Thos Cox  
 1902 CD Clela Engr-LGI&F Co  
 Also listed TW and MW Cox-same addr

-----  
 30 Cleland John M Sullivan  
 1911 CD Clell Painter  
 Also in 1912

-----  
 80 Cleland John M Sullivan  
 1913 CD Clela Painter

-----  
 80 Cleland Mrs J M Sullivan Owner  
 1912 TA 80 Clela  
 L#350 I#350; 1911 also; not in 1910

-----  
 80 Cleland Mrs J M Sullivan Owner  
 1916 TA Clela  
 124; So. Cleland Ave S Ryland E Jeter W Ellis; L.#350 I.#350

-----  
 80 Cleland John M Sullivan  
 1924 CD 80 Clela Town Fire Chief  
 Wife Jessie. [later also Building Inspector]

-----  
 80 Cleland Sullivan  
 1925 CD 80 Clela

-----  
 80 Cleland Charles M Sullivan Prom Cit 'A'  
 LG LI  
 Dwl. dies 28 July 1932, age 78 from New Brunswick; Son is John M. - Fire Chief [  
 longer dwt]

CLELAND DISTRICT RESEARCH RECORD- Selective Record - Page 4

-----  
 1932 Cleland Charles M Sullivan Prom Cit (A)  
 LB LI  
 Obit. dies 25 July 1932, age 78 from New Brunswick; Son is John M. - Fire Chief (longer obit)  
 -----

80 Cleland J M Sullivan  
 1934 CD 80 Clela

-----  
 90 Cleland Mrs J M Sullivan Owner  
 1941 1941 80 Clela  
 Age 55; 996 sq ft; mudsill; medium condition  
 -----

90 Cleland J M Sullivan  
 1947 CD 80 Clela

-----  
 90 Cleland Mrs Jessie M Sullivan  
 1958 CD 80 Clela

-----  
 90 Cleland John Anoto Owner  
 Walk 80 Clela

Bot in 198\_ from Sullivan estate. Major internal renovation; concrete found'n dug under house.  
 -----

90 Cleland Celia Sullivan Owner  
 1883 BR 80 Clela Museum Surv

Est 1883. Says Sullivan original [Cox was] - see detail sheet - shows grandfathers at Mill.  
 -----

-----  
 ----- END OF RECORD -----  
 -----



LOS GATOS HISTORIC RESOURCES INVENTORY

TALLY SHEET

Building or District Name \_\_\_\_\_

Address(es) 80 Cleland

<u>E</u>	<u>VG</u>	<u>G</u>	<u>F/P</u>	<u>Criteria</u>	<u>Total</u>	<u>Adjusted Total</u>
10	5	2	0	Type		
10	5	2	0	Construction		
10	5	2	0	Style		
8	4	2	0	Architect		
25	12	6	0	Design		
<u>8</u>	<u>4</u>	<u>2</u>	<u>0</u>	Interior	—	<u>15</u>
ARCHITECTURE						(Max. 50)
<u>10</u>	5	2	1/0	Age		
<u>15</u>	8	4	0	Person		
10	5	2	0	Event		
<u>15</u>	<u>8</u>	<u>4</u>	<u>0</u>	Patterns	—	<u>25</u>
HISTORY						(Max. 25)
25	12	6	0	Scale/Massing		
8	4	2	0	Setting		
<u>25</u>	<u>12</u>	<u>6</u>	<u>0</u>	Landmark	—	<u>22</u>
ENVIRONMENT						(Max. 25)
0	-6	-12	125	INTEGRITY	—	<u>-6</u>

Cumulative Rating: CUMULATIVE TOTAL 56

- 60+ = 3 (appears eligible for National Register)
- 40-59 = 5 (appears eligible for local listing)
- 20-59 = D (contributor to district rated one of the above)
- 22- = 6 or 7 (ineligible) or non-contributor

80  
Cleland

on Saturday, resulting in injuries received on Wednesday night of last week. J. H. Hill's testimony was a repetition of his statement at the coroner's inquest. The defendant was held to answer without bail. He was taken back to the County Jail by Sheriff Sweigert and placed in the little tank.

The Fire.

Last Saturday morning about 10 o'clock, Mr. Thos. Cox's house caught fire from the stove pipe. The alarm was given, and in a few minutes men were on the ground. The faucet back of the house had a piece of loose coupling fast on it and water could only be had by carrying it up in buckets. Water was also brought from neighbor's hydrants and finally buckets enough were brought to form a line from the winery tank to the house. At times it seemed that the whole house must go but after a hard fought battle the fire was subdued. Mr. E. E. Dow and Mr. W. B. Stulley deserve much credit for their extra exertions on the roof. The contents of the house were carried out. The house was insured in the Oakland Home Insurance Company by Cleland & McMurtry. On Tuesday the special agent came up from San Francisco and the loss was adjusted in cash. Mr. Herman Sand has the contract to repair the damages.

where they were in the auspices of Garden

Los Gatos

In front of the residence of F. Knowles, of Los Gatos, a beautiful orange tree of golden for three years this winter than ever before a crop of about 225 bushels cannot be surpassed in quantity and quality in the county.

The tree is eleven years old and promises to exceed former portions next year from 400 to 500 bushels. It is kindly presented as a testimonial with two apples which are on exhibition.

Dr. McMurtry has several trees in front of his residence with ripening oranges. The lot are several lines of the most delicate of oranges, the branches bending with the weight of palatable acidity.

The numerous oranges borne fruit in the county when properly planted can be grown with success.

A literary society meeting was organized last week, was organized in the Union Church. Mr. McCarty was elected president.

SUND  
See 1890 TA  
File 2

28 Jan 1887  
Los Gatos News

2  
1



# TOWN OF LOS GATOS

CIVIC CENTER  
110 E. MAIN STREET  
P.O. Box 949  
LOS GATOS, CA 95031

## PLANNING DEPARTMENT (408) 364-8872

June 8, 1998

██████████  
80 Cleland Avenue  
Los Gatos, CA 95030

RE: 80 Cleland Avenue  
Project Application PRJ-98-007

Requesting approval of a Minor Residential Development Application to construct a new second story addition to a pre-1941 single family residence on property zoned R-1:D.  
PROPERTY OWNER/APPLICANT: ██████████

Your application for the above referenced project was approved on May 27, 1998. Please submit your architecture and construction drawings to the Building Department for the building permit.

The project was approved subject to the following conditions which must be incorporated in the building plans:

1. Windows and trim shall be made of wood.
2. The siding of the chimney shall be brick veneer and shall be tapered with shoulders at the second floor plate window.
3. The porch column pediments and capitals shall match existing. The new frieze shall match existing. The star element on the new railing shall match existing. The horizontal rail at the bottom of the new banisters shall match existing. The belly band shall remain as existing and die into the roofs of the existing wings.
4. The height shall not exceed 30 feet above existing grade.
5. The siding shall match existing.
6. The pergolas shall remain.

Zoning approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code.

If you have any questions in this matter, please contact Sandy Baily at 354-6873.

Very truly yours,

  
Lee E. Bowman  
Planning Director

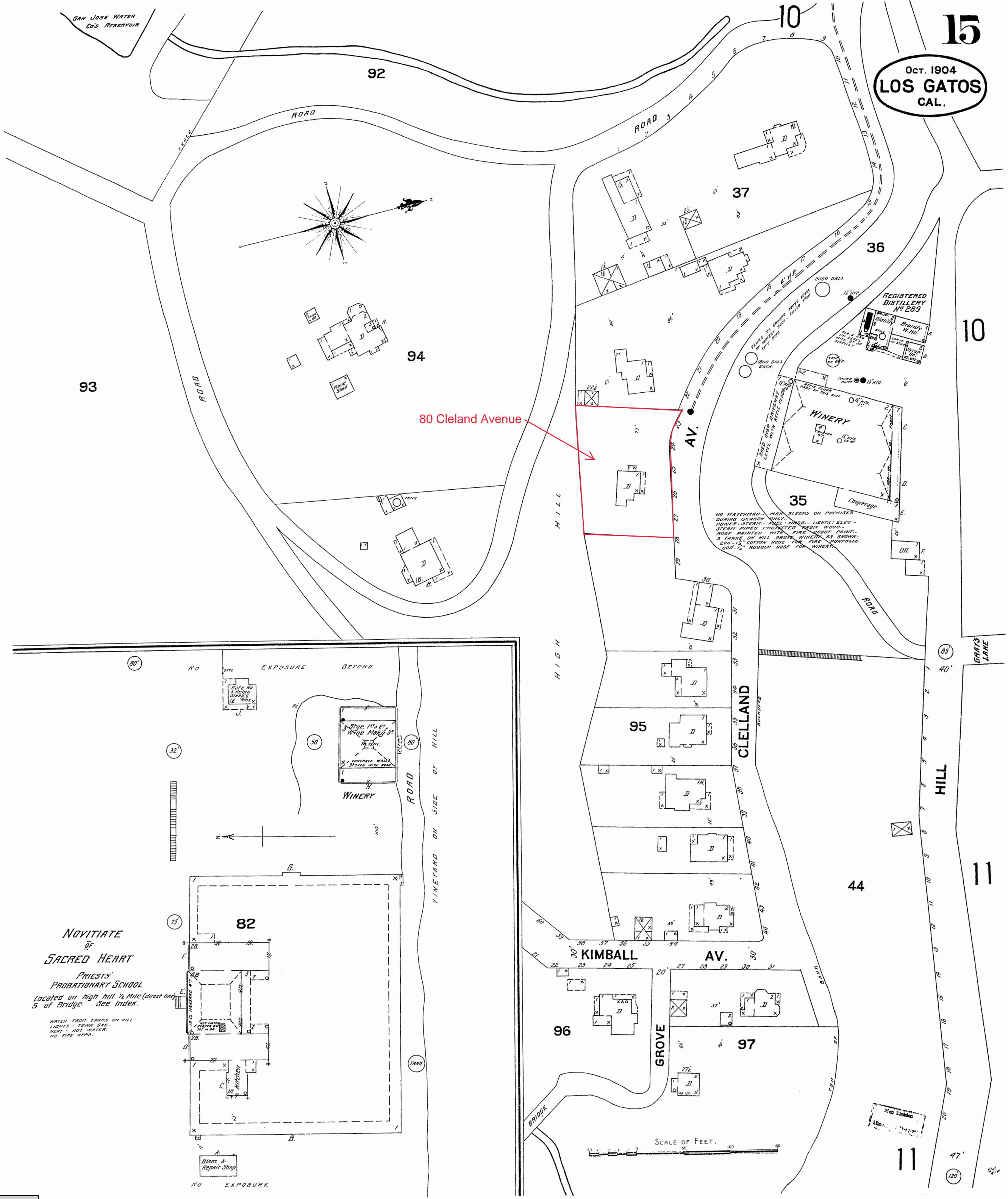
LEB:slb

SLB12\letters\80cle.1



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OCT. 1904  
LOS GATOS  
CAL.



80 Cleland Avenue

AV.

NO WATCHMAN - MAN SLEEPS ON PREMISES DURING SEASON ONLY. FUEL: WOOD - LIGHTS: ELEC. - STEAM PIPES PROTECTED WITH WOOD. - ROOF PAINTED WITH FIRE PROOF PAINT. - 3 TANKS ON HILL ABOVE WINERY AS SHOWN. - 200' 12" COTTON ROPE FOR FIRE PURPOSES. - 200' 12" RUBBER HOSE FOR WINERY.

REGISTERED DISTILLERY No 289

WINERY

NOVIATE OF SACRED HEART PRIESTS PROBATIONARY SCHOOL  
Located on high hill 1/4 mile (direct line) S of Bridge. See Index.

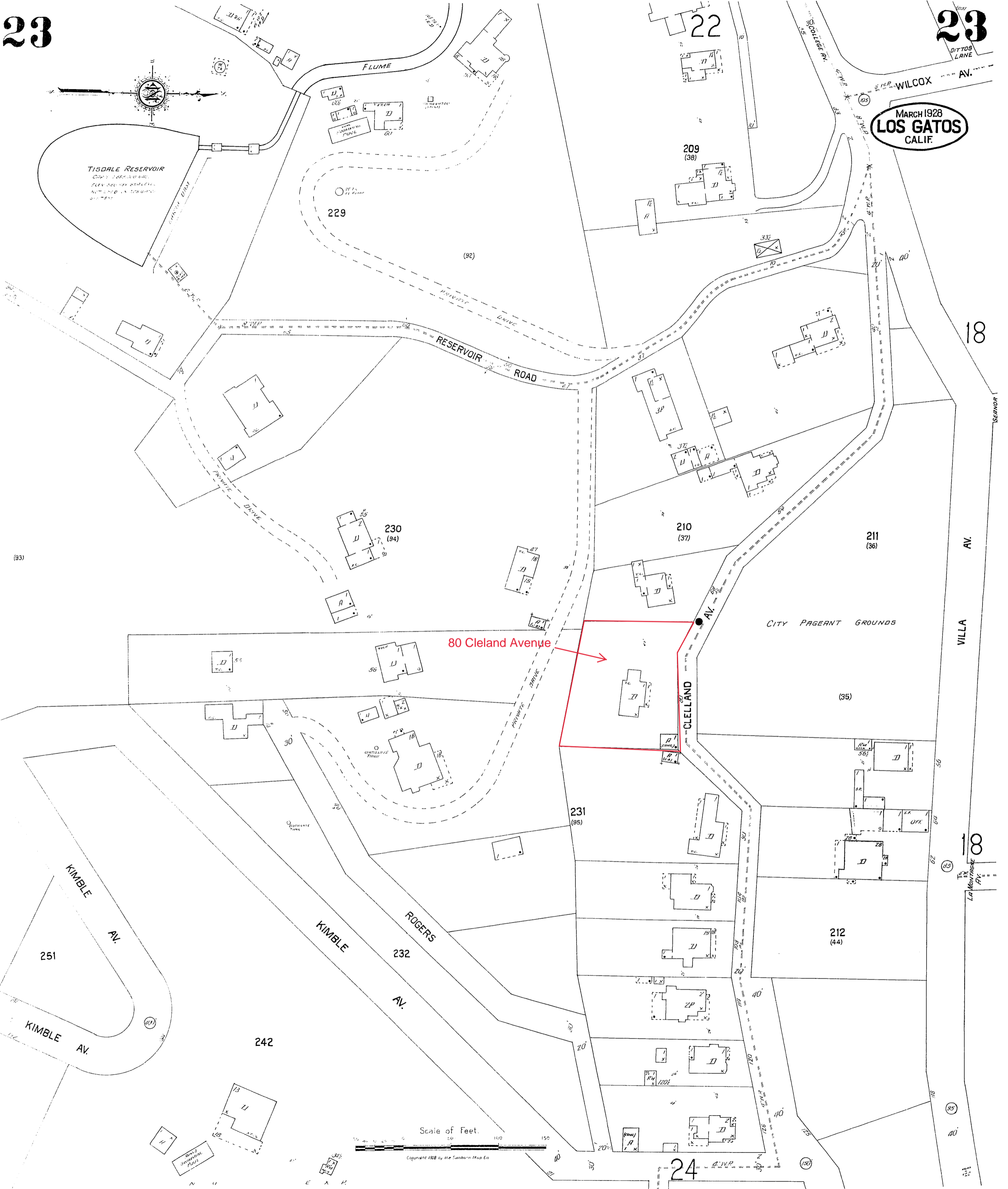
WATER FROM TANKS ON HILL  
LIGHTS: FURN. GAS.  
HEAT: HOT WATER.  
NO FIRE APPS.

SCALE OF FEET.

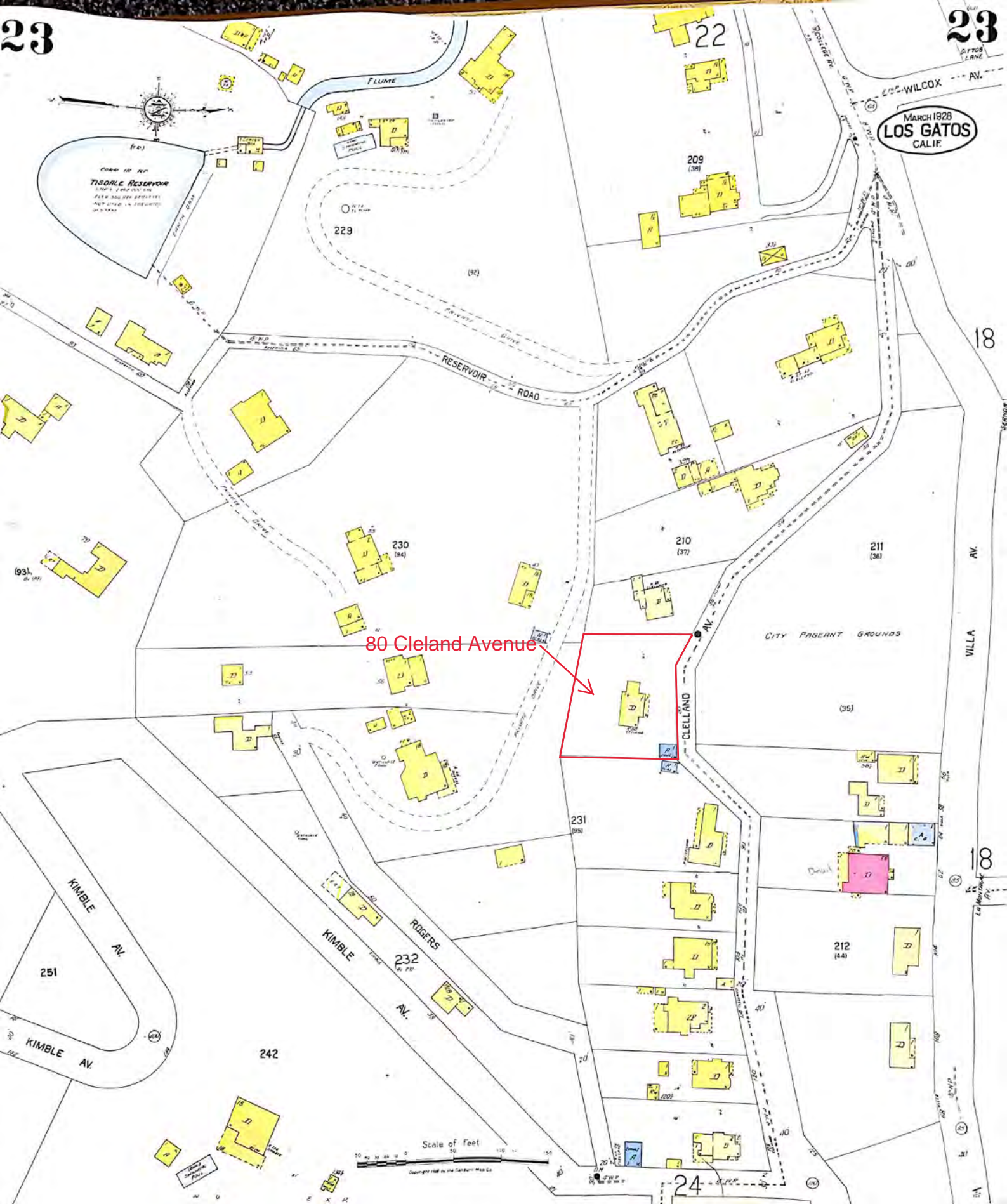
23

23

MARCH 1928  
LOS GATOS  
CALIF.



MARCH 1928  
LOS GATOS  
CALIF.



80 Clelland Avenue

Scale of Feet

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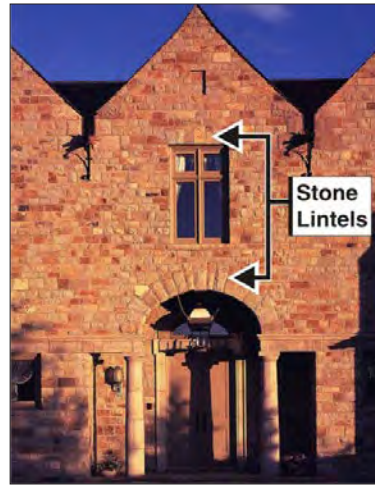
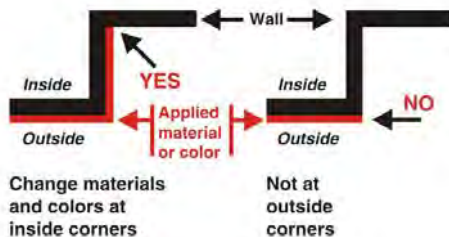


**3.8.3 Use traditional detailing**

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

**3.8.4 Materials changes**

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



*Use stone or wood lintels over openings in stone walls*

**3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS**

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



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

## BUILDING DESIGN

## 3



*Original structure*



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



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

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

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





Revision	
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<b>MISHRA RESIDENCE</b>	
80 CLELAND RD. LOS GATOS CA 95030	
SITE PHOTOS	
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Reviewed By DG	
10/23/2023	



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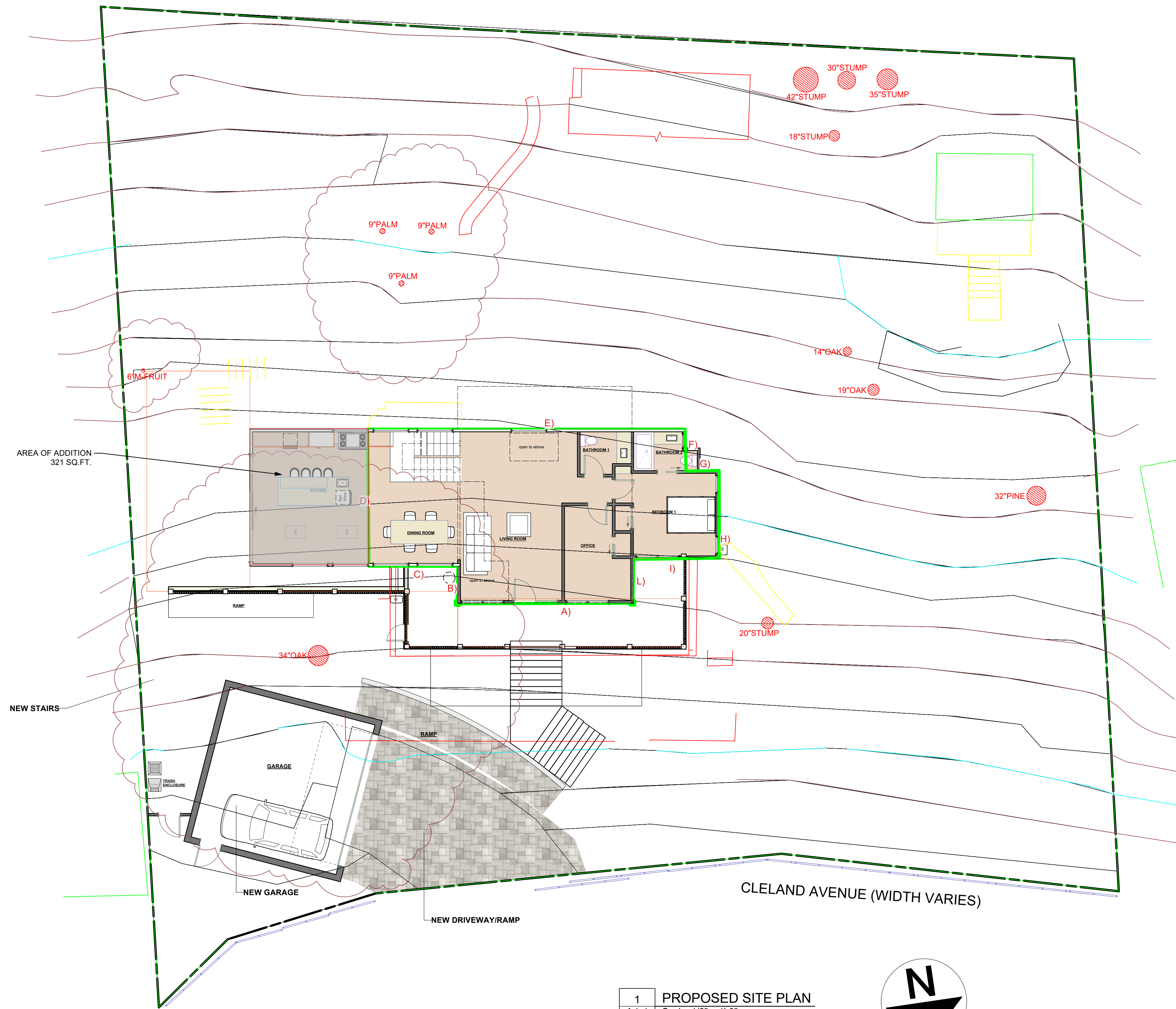
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**A-P**

Site Photos



AREA OF ADDITION  
321 SQ.FT.

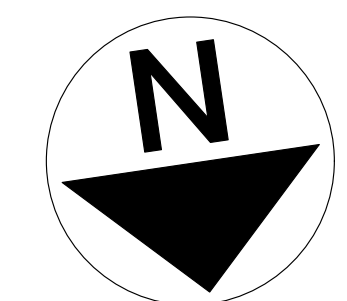
NEW STAIRS

NEW GARAGE

NEW DRIVEWAY/RAMP

CLELAND AVENUE (WIDTH VARIES)

1 PROPOSED SITE PLAN  
A1.1 Scale: 1/8" = 1'-0"



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**MISHRA RESIDENCE**  
80 CLELAND RD. LOS GATOS  
CA 95030

SITE PLAN

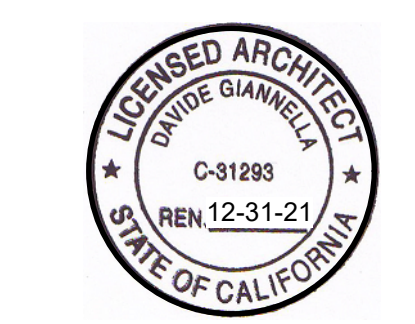
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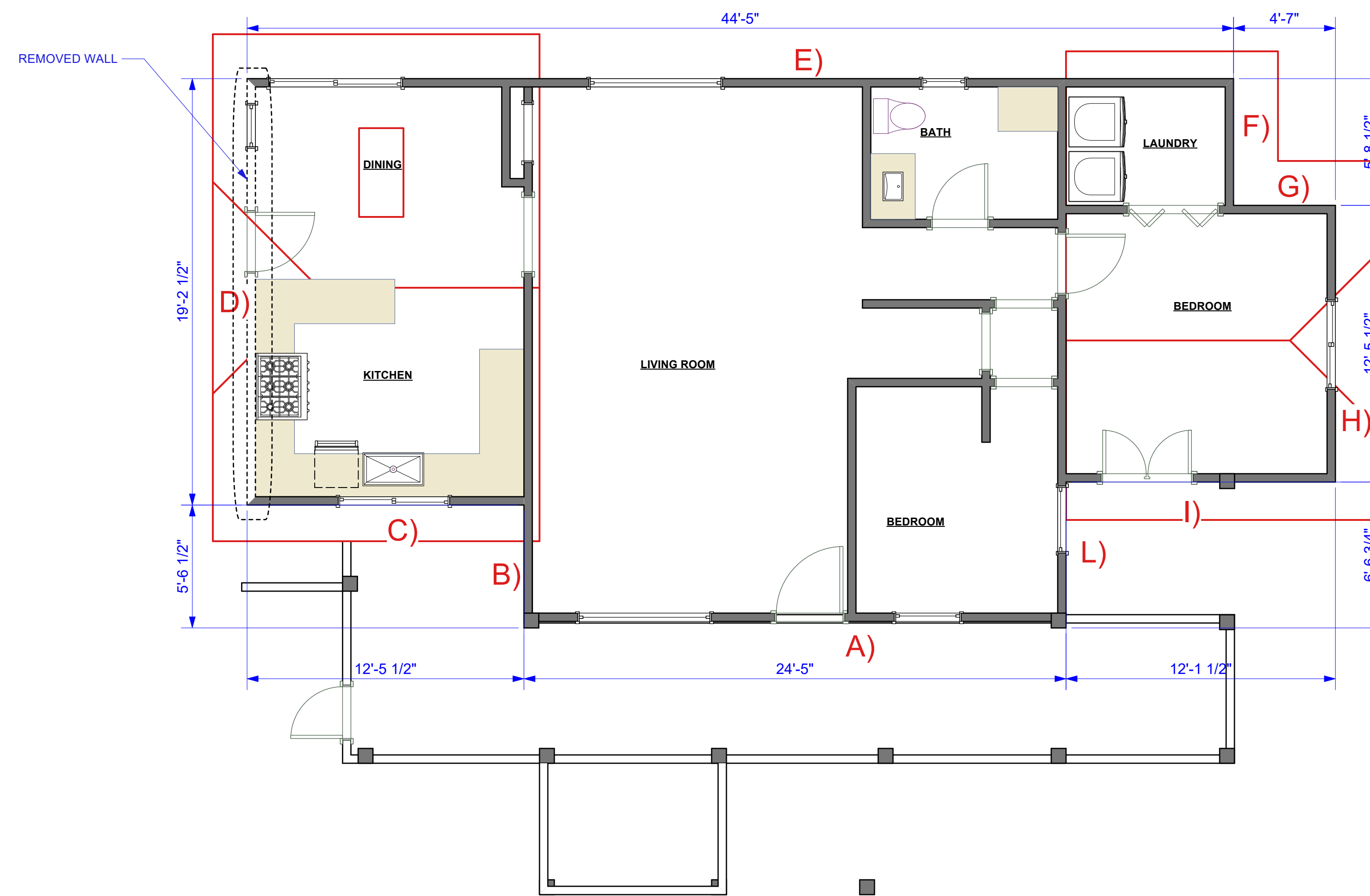
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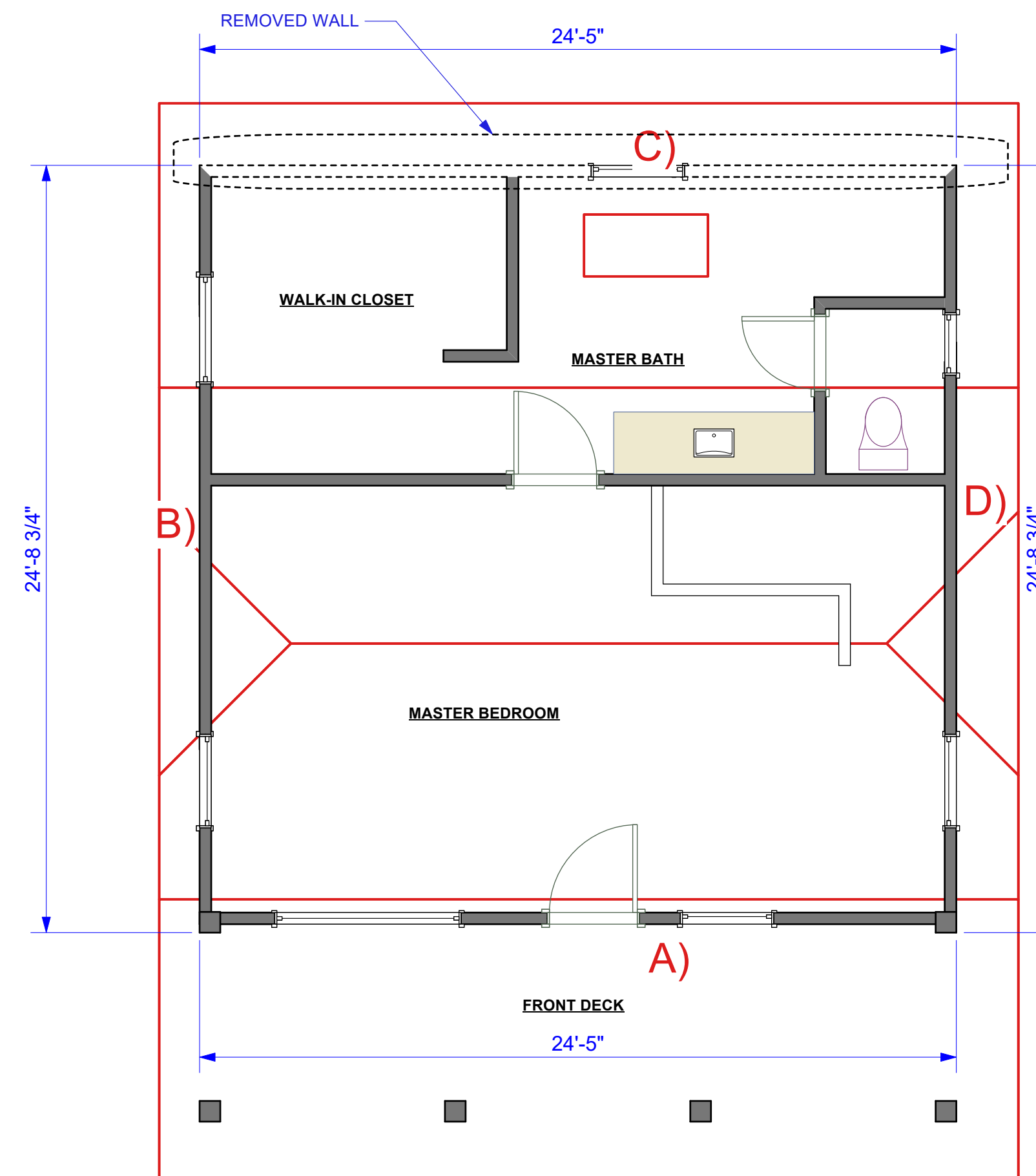
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**A1.1**



1 EXISTING FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

EXISTING FIRST FLOOR EXTERIOR WALLS:

- A) : 24'-5"
- B) : 5'-6 1/2"
- C) : 12'-5 1/2"
- D) : 19'-2 1/2" (REMOVED)
- E) : 44'-5"
- F) : 5'-8 1/2"
- G) : 4'-7"
- H) : 12'-5 1/2"
- I) : 12'-1 1/2"
- L) : 6'-6 3/4"

TOTAL LENGTH FIRST FLOOR 159'11 1/4"  
(159.94')

EXISTING SECOND FLOOR EXTERIOR WALLS:

- A) : 24'-5"
- B) : 24'-8 3/4"
- C) : 24'-5" (REMOVED)
- D) : 24'-8 3/4"

TOTAL LENGTH SECOND FLOOR 98'-3 1/2"  
(98.29')

TOTAL HOUSE EXTERIOR WALLS:

159.94'+98.29'=258.23'

TOTAL REMOVED WALLS: (19'-2 1/2") + (24'-5") = 43'-7 1/2" (43.63')

43.63'/258.23' = 0.17 = 17%

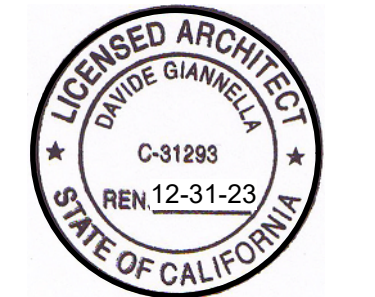
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EXISTING HOUSE FLOOR PLANS			
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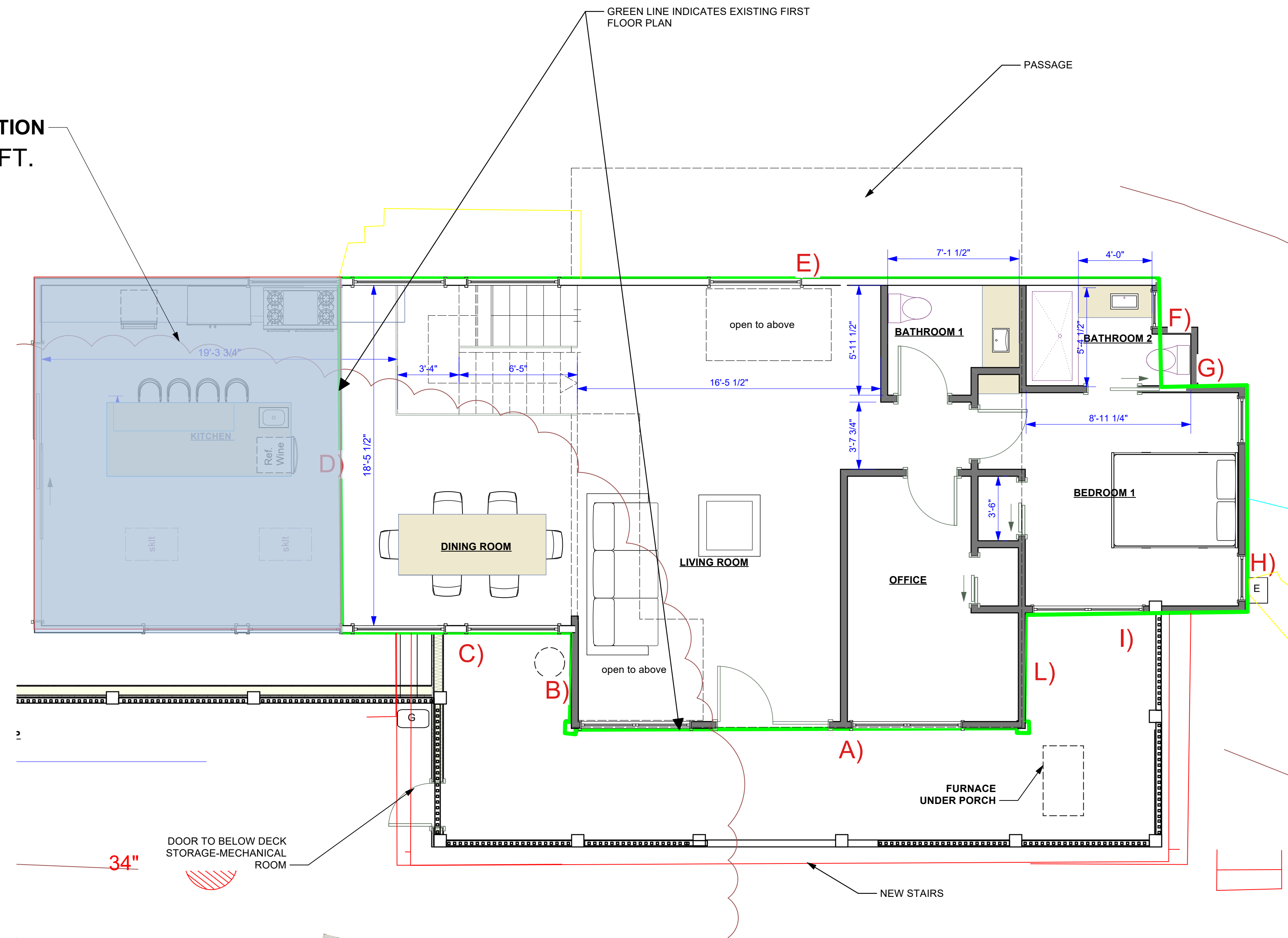
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**A2.0**

AREA OF ADDITION  
321 SQ.FT.



1 PROPOSED FIRST FLOOR PLAN  
A2.1 Scale: 1/4" = 1'-0"

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<b>MISHRA RESIDENCE</b>	
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FIRST FLOOR	
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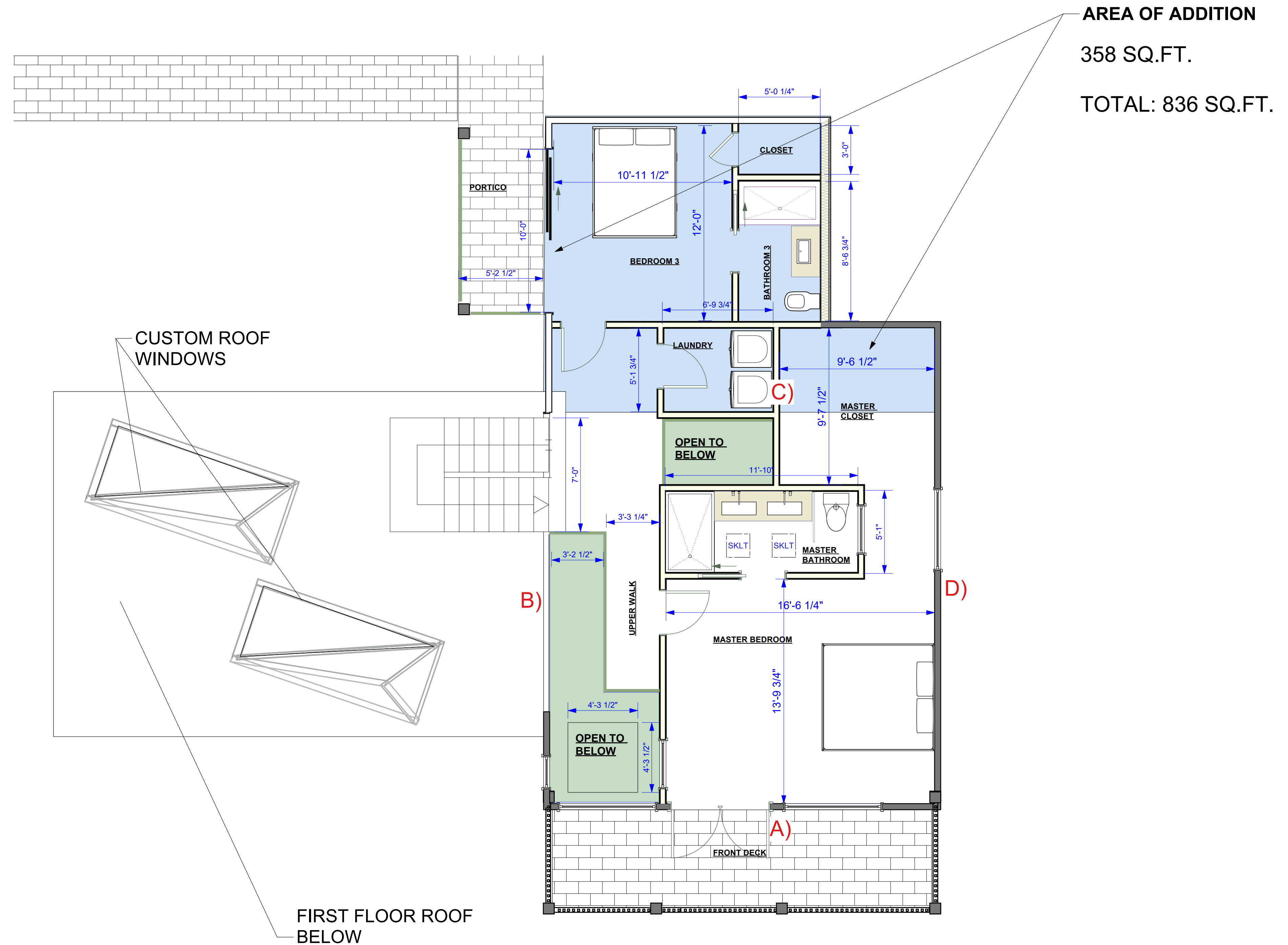
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A2.1



AREA OF ADDITION  
358 SQ.FT.  
TOTAL: 836 SQ.FT.

CUSTOM ROOF  
WINDOWS

FIRST FLOOR ROOF  
BELOW

1 PROPOSED SECOND FLOOR PLAN  
A2.2 Scale: 1/4" = 1'-0"

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<b>SECOND FLOOR</b>	
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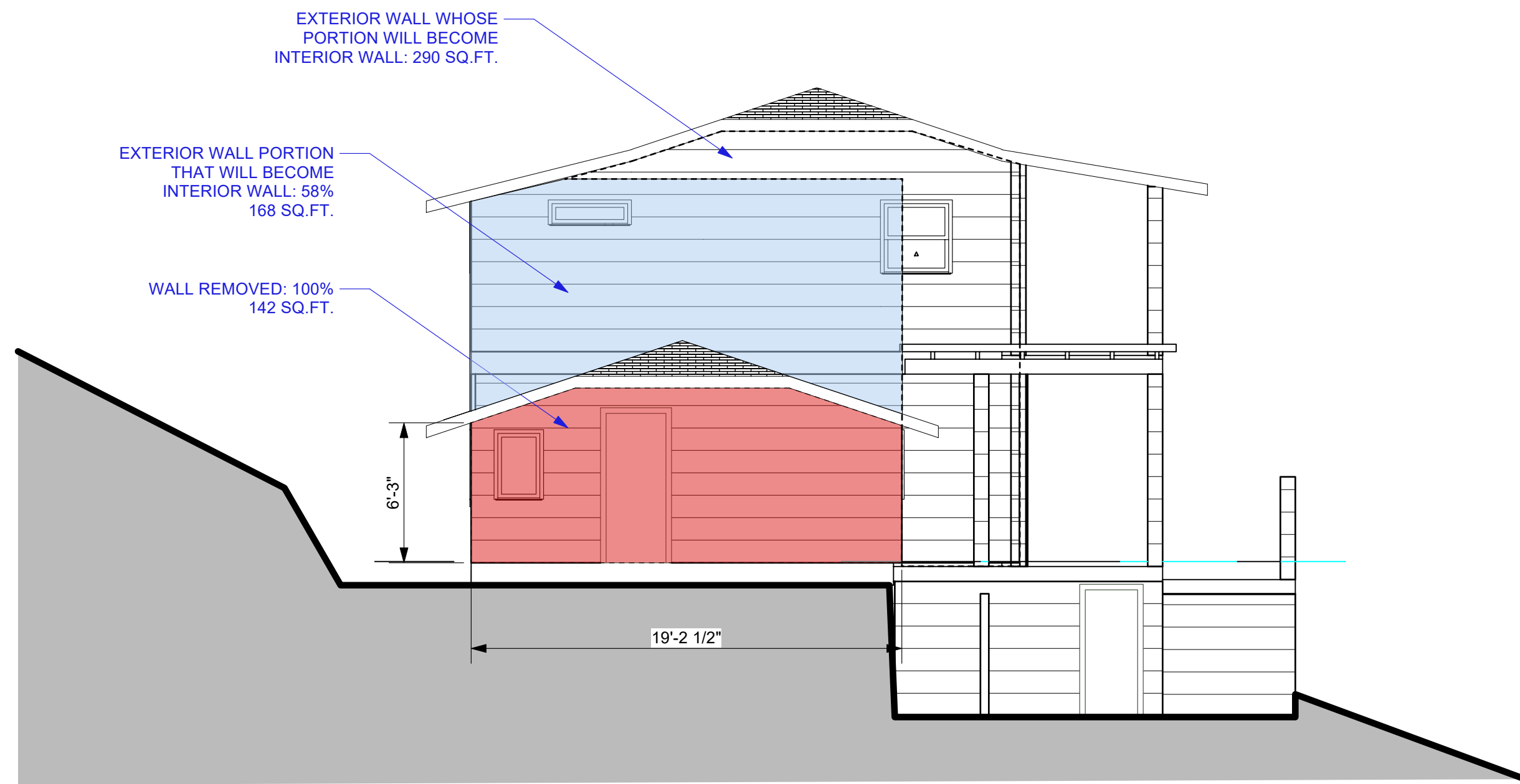
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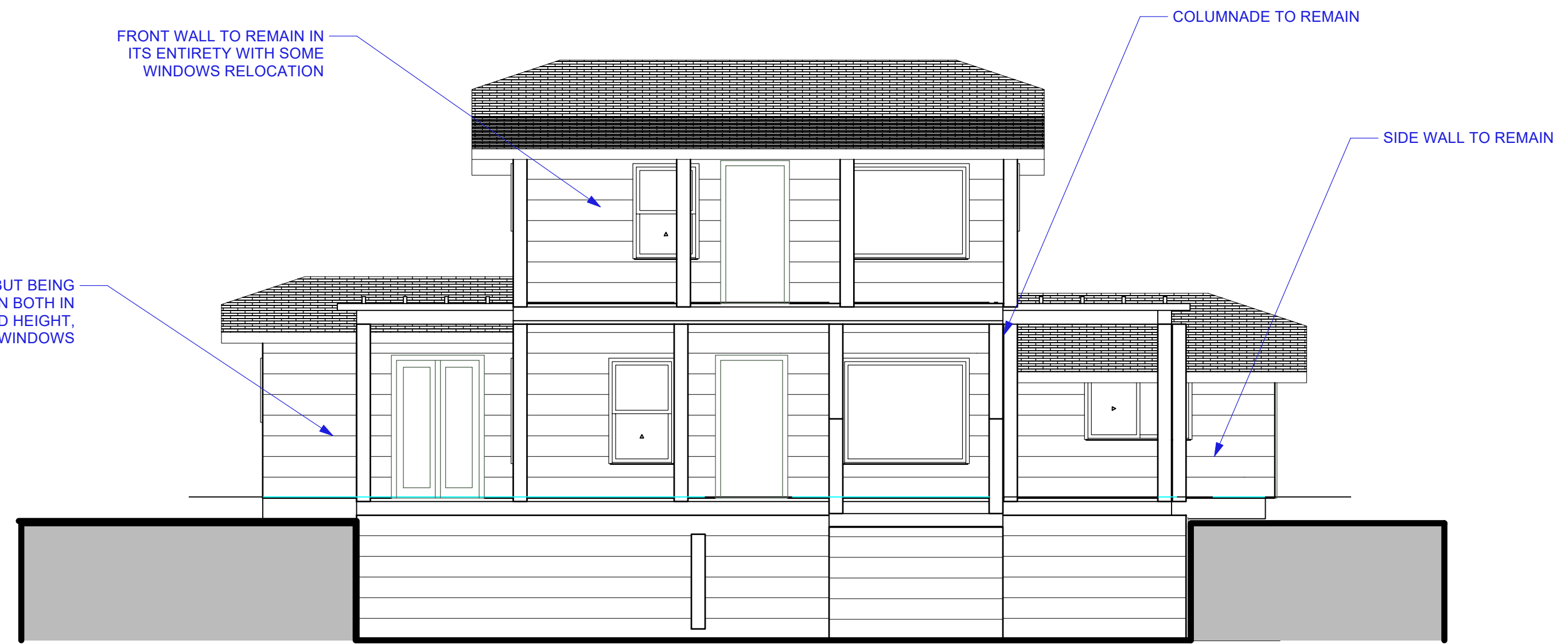


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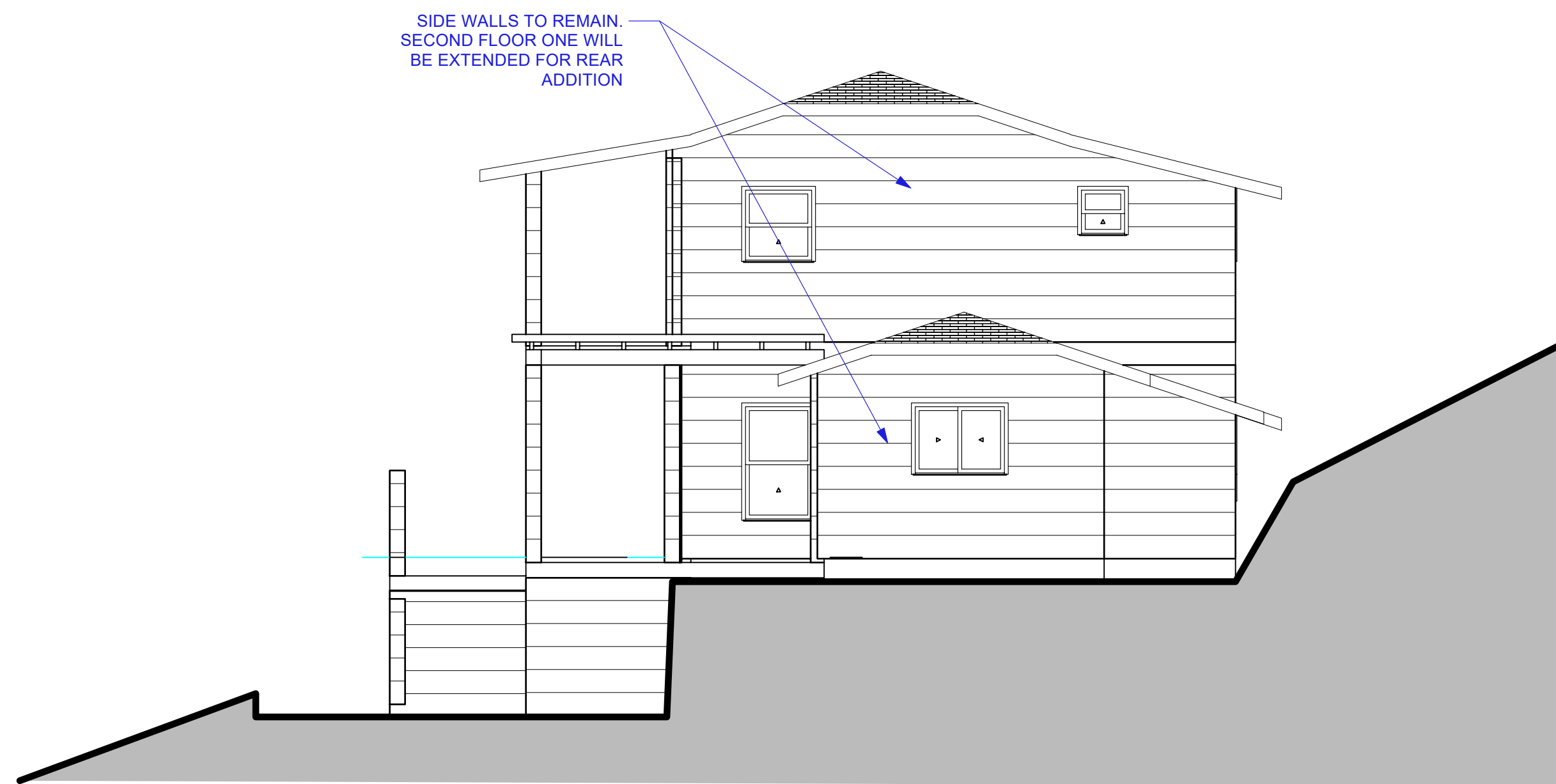




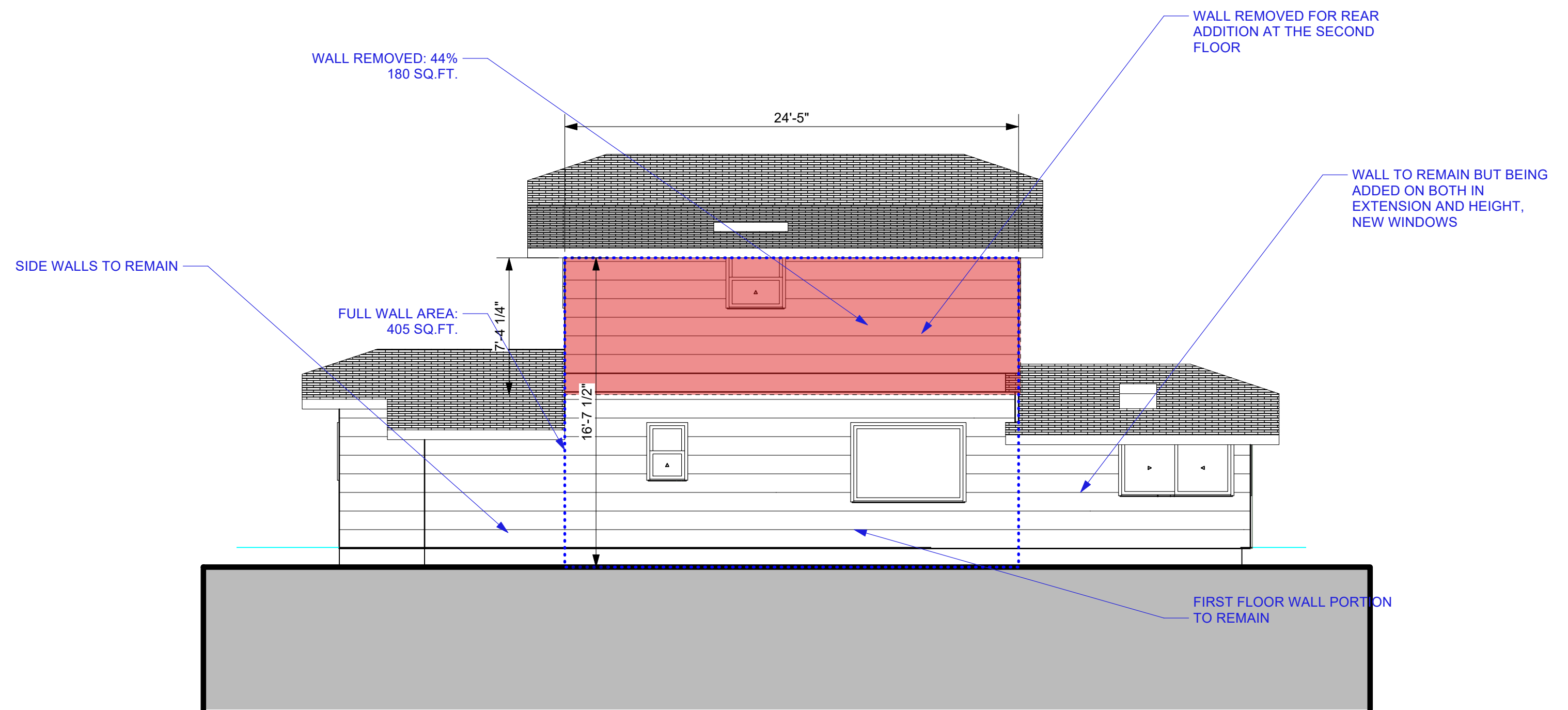
2 SIDE ELEVATION (EAST)  
A3.0 Scale: 3/16" = 1'-0"



1 FRONT ELEVATION (NORTH)  
A3.0 Scale: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)  
A3.0 Scale: 3/16" = 1'-0"



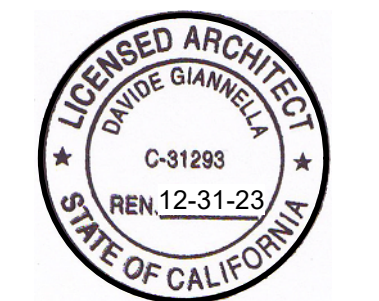
3 REAR ELEVATION (SOUTH)  
A3.0 Scale: 3/16" = 1'-0"

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<b>MISHRA RESIDENCE</b> 80 CLELAND RD. LOS GATOS CA 95030			
EXISTING EXTERIOR ELEVATIONS			
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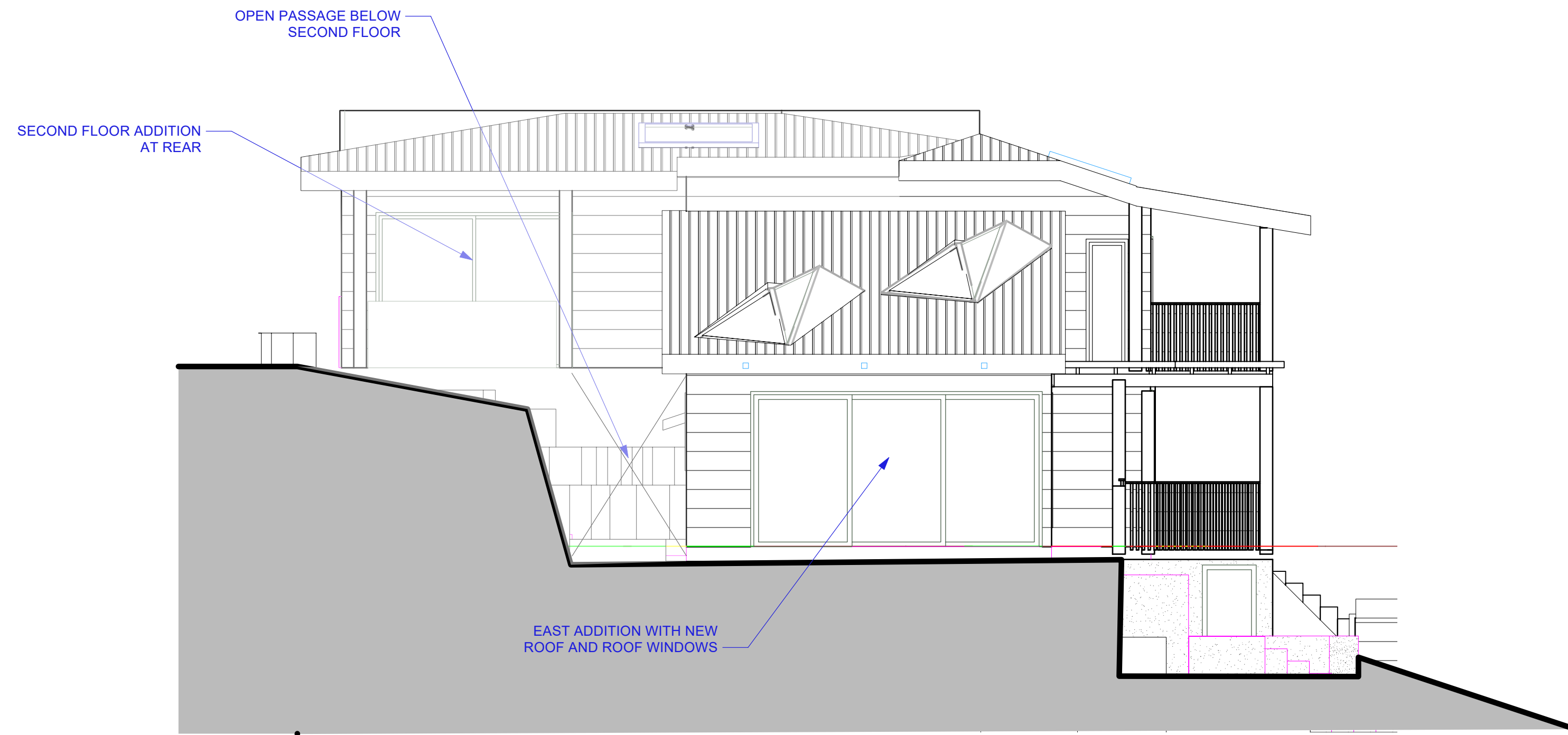


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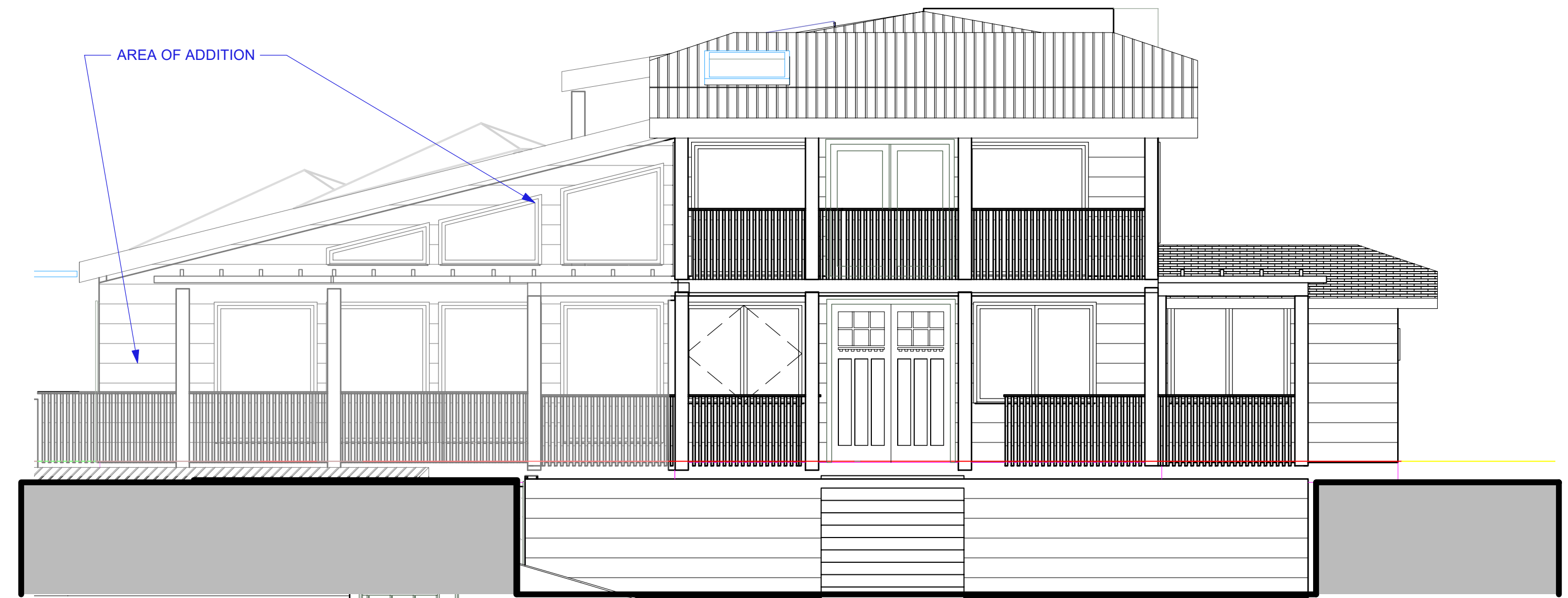
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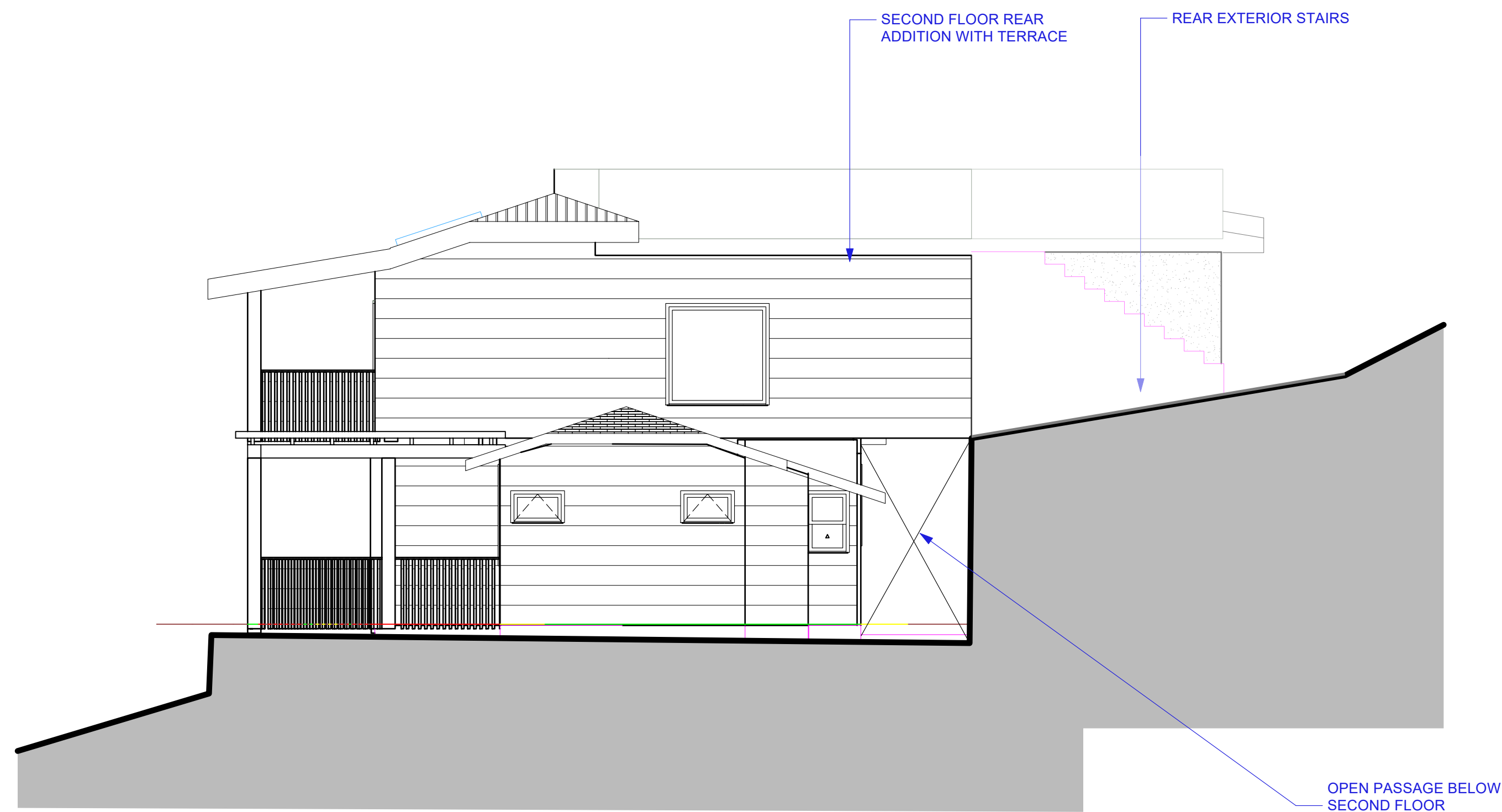
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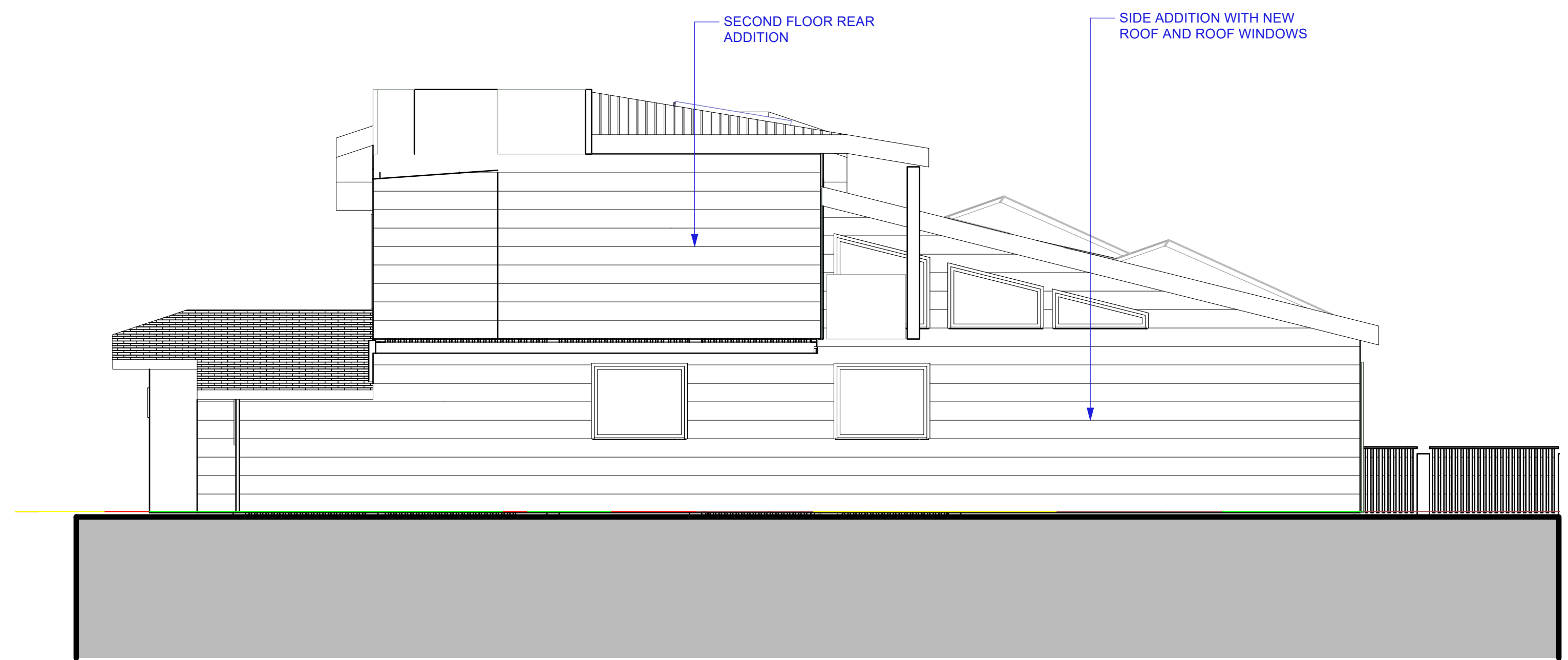
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A3.1 Scale: 3/16" = 1'-0"



1 FRONT ELEVATION (NORTH)  
A3.1 Scale: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)  
A3.1 Scale: 3/16" = 1'-0"



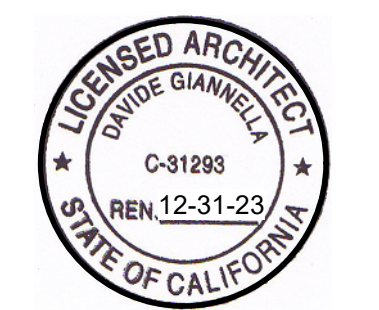
3 REAR ELEVATION (SOUTH)  
A3.1 Scale: 3/16" = 1'-0"

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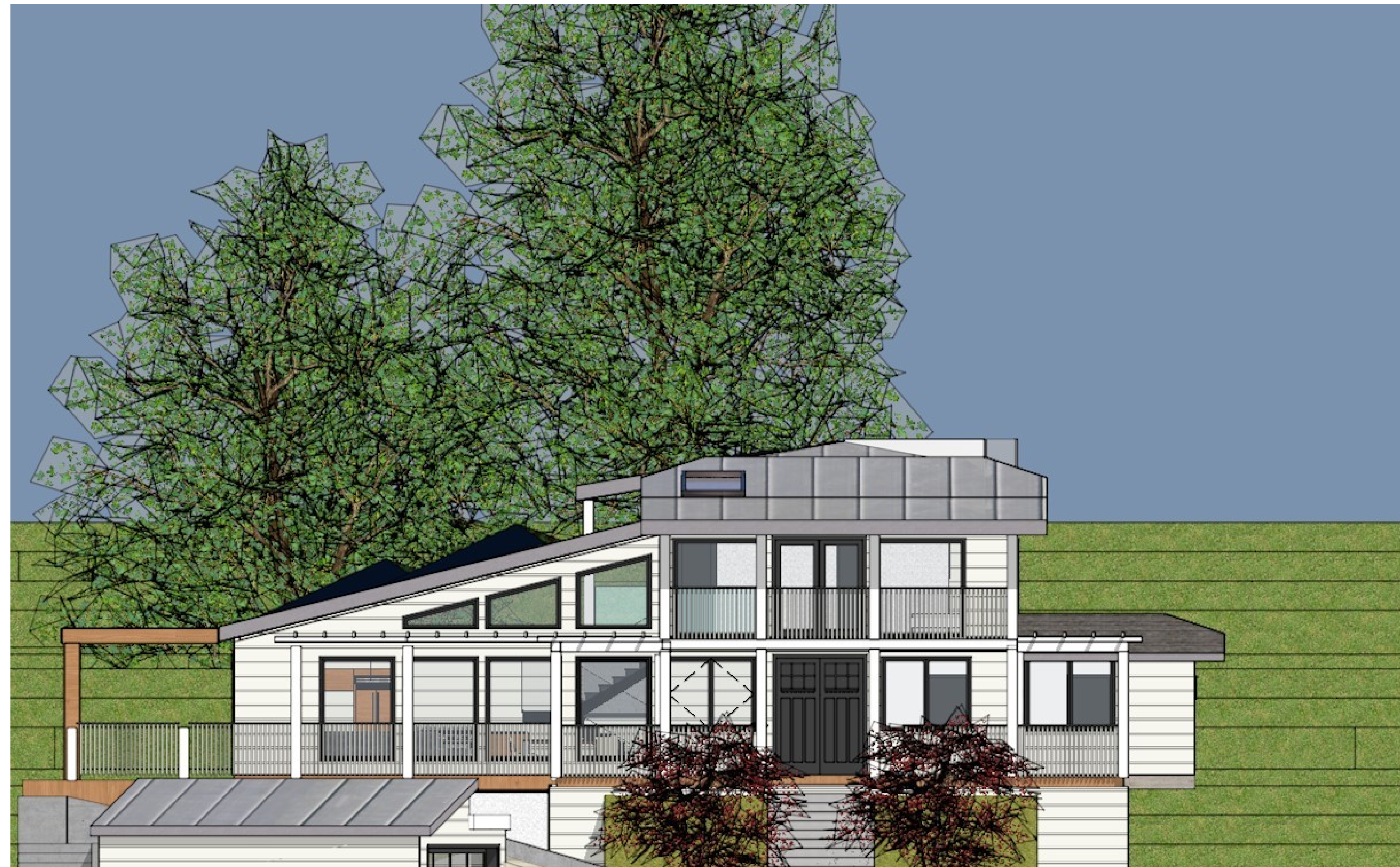


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**A3.1**



Front Elevation



Front Isometric Elevation

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<b>MISHRA RESIDENCE</b> 80 CLELAND RD. LOS GATOS CA 95030		<b>3D VIEWS AND MATERIALS</b>	
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Davide Giannella



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**A3.3**

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December 19, 2023

Davide Giannella, Acadia-Architecture  
644 N. Santa Cruz Avenue  
Los Gatos, CA 95030

RE: **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**

To the Attention of the Los Gatos Planning Department and the Los Gatos Historic Preservation Committee.

Dear Committee members,

These below are the changes that were made to the design to better comply with your suggestions and requirements:

1- We changed the roof shape of the first floor addition to mimic the existing opposite single story roof shape (a hip roof termination) and stepped it into two heights so to reduce the mass of the addition.

2-We completely modified the patterns of windows openings facing the front so as to match the existing openings proportions and rhythm (opening-solid wall-opening).

Now the windows are narrower and more vertical, more spaced away and with grids.

3-The new railings all match the existing ones.

4-The new trellis matches the existing one.

5-The roofing material is composition shingles to match the existing one.

6- Exterior siding color matches the existing one.

7-Windows and exterior doors will have trims to match existing ones.

8- We removed one of the large skylights that was facing the street from the East first floor addition.

Thank you for your review,

Davide Giannella

ATTACHMENT 2

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**A-P**

Site Photos





1 PROPOSED SITE PLAN  
 A1.1 Scale: 1/8" = 1'-0"

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<b>MISHRA RESIDENCE</b>	
80 CLELAND RD. LOS GATOS CA 95030	
SITE PLAN	
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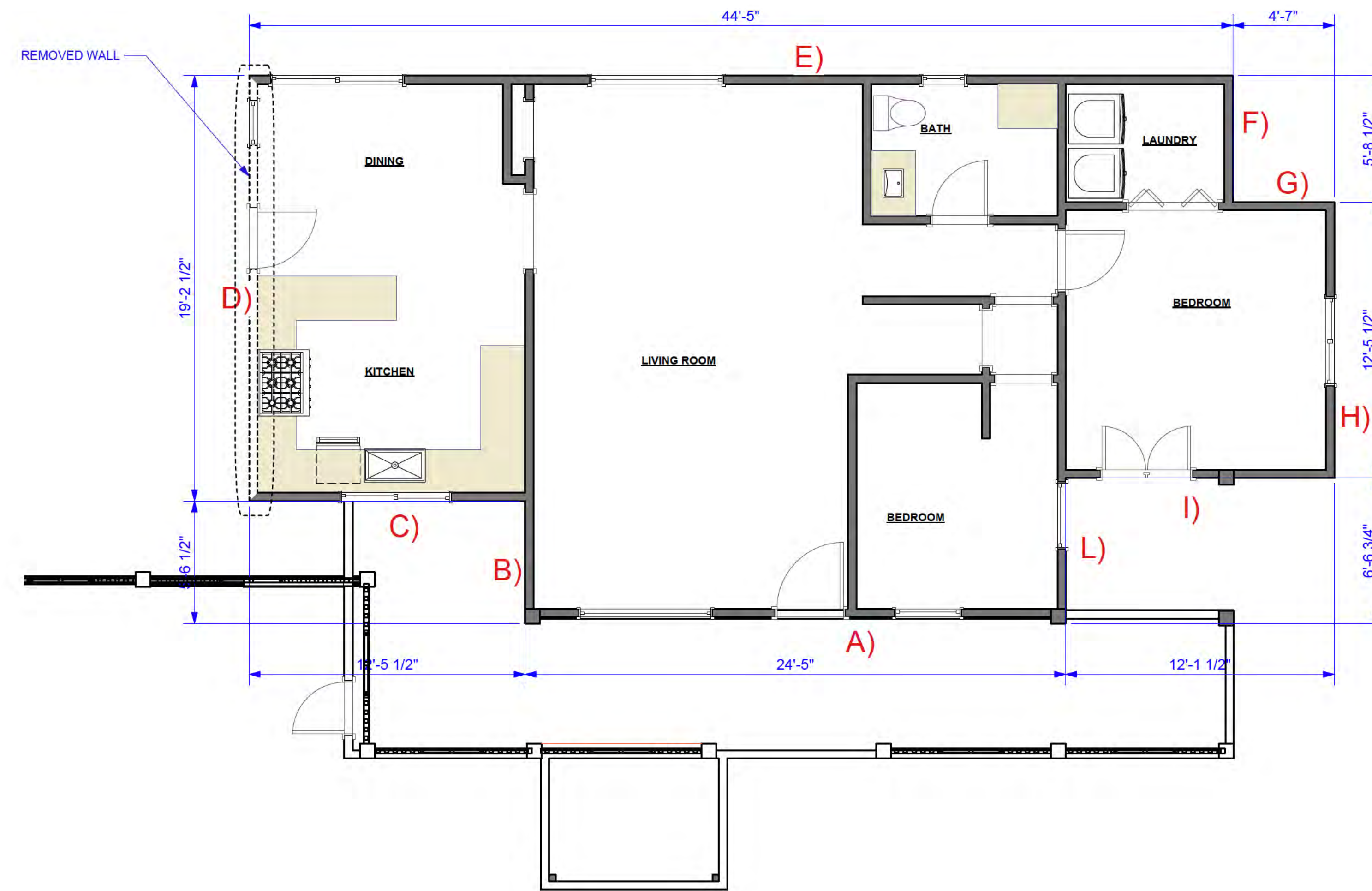


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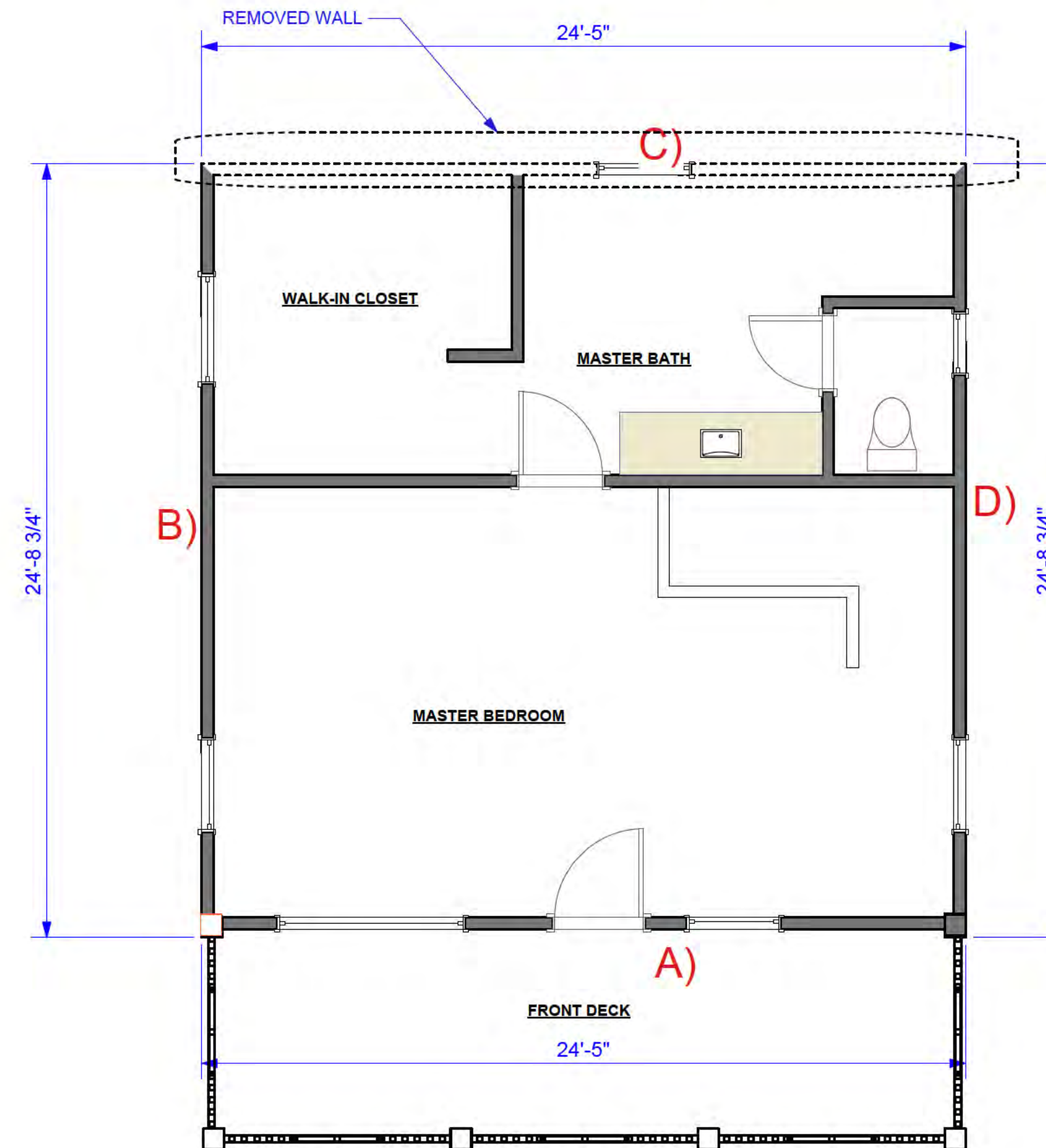
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A1.1



1 EXISTING AND DEMOLITION FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 EXISTING AND DEMOLITION SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

EXISTING FIRST FLOOR EXTERIOR WALLS:

- A) : 24'-5"
- B) : 5'-6 1/2"
- C) : 12'-5 1/2"
- D) : 19'-2 1/2" (REMOVED)
- E) : 44'-5"
- F) : 5'-8 1/2"
- G) : 4'-7"
- H) : 12'-5 1/2"
- I) : 12'-1 1/2"
- L) : 6'-6 3/4"

TOTAL LENGTH FIRST FLOOR 159'11 1/4"  
(159.94')

EXISTING SECOND FLOOR EXTERIOR WALLS:

- A) : 24'-5"
- B) : 24'-8 3/4"
- C) : 24'-5" (REMOVED)
- D) : 24'-8 3/4"

TOTAL LENGTH SECOND FLOOR 98'-3 1/2"  
(98.29')

TOTAL HOUSE EXTERIOR WALLS:

159.94'+98.29'=258.23'

TOTAL REMOVED WALLS: (19'-2 1/2") + (24'-5") = 43'-7 1/2" (43.63')

43.63'/258.23' = 0.17 = 17%

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EXISTING AND DEMOLITION FLOOR PLANS			
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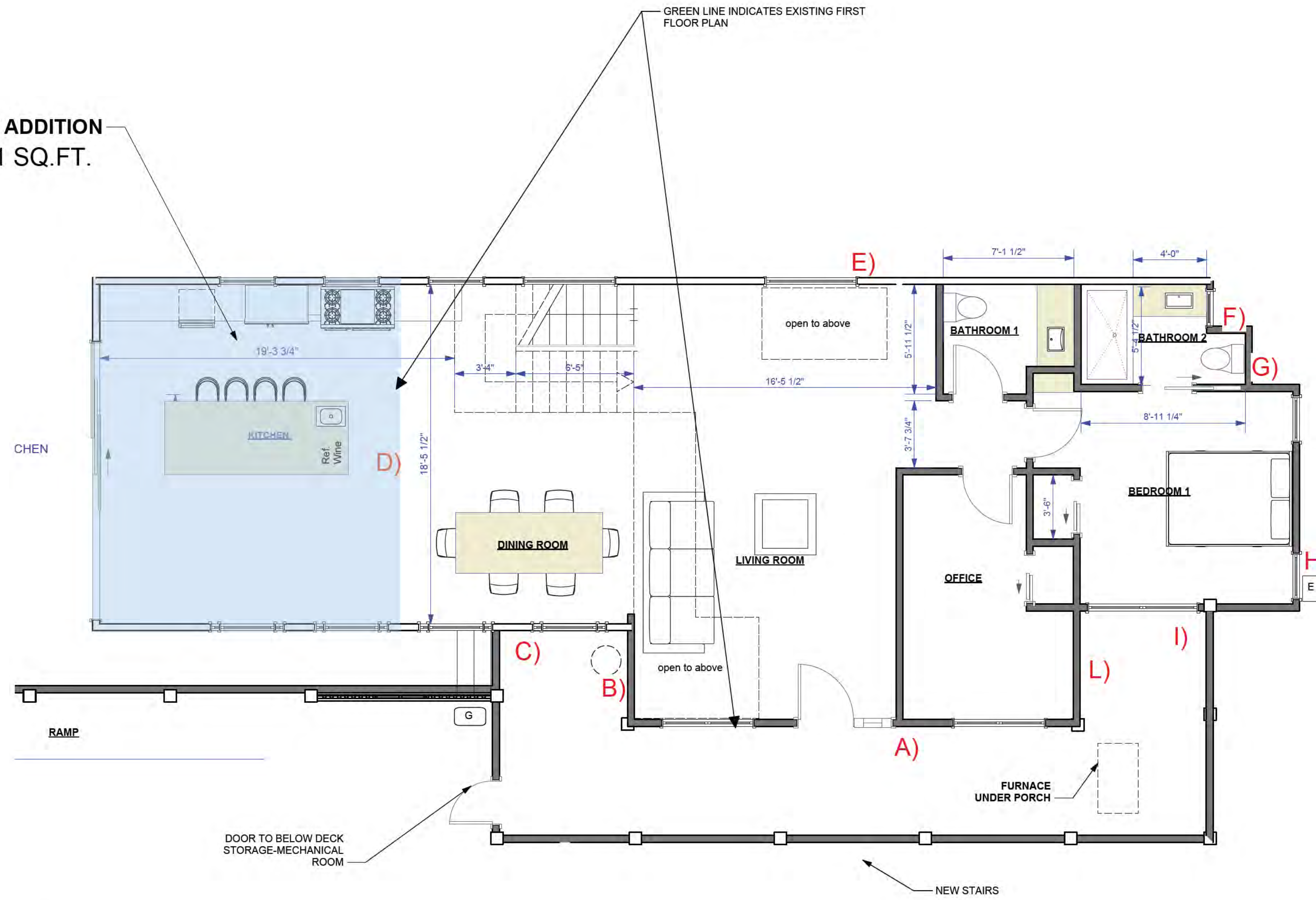
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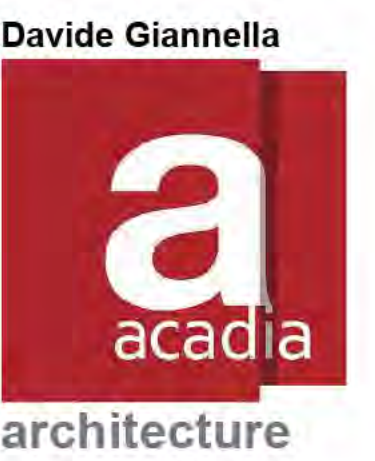
**A2.0**

AREA OF ADDITION  
321 SQ.FT.



1 PROPOSED FIRST FLOOR PLAN  
A2.1 Scale: 1/4" = 1'-0"

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<b>MISHRA RESIDENCE</b>	
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FIRST FLOOR	
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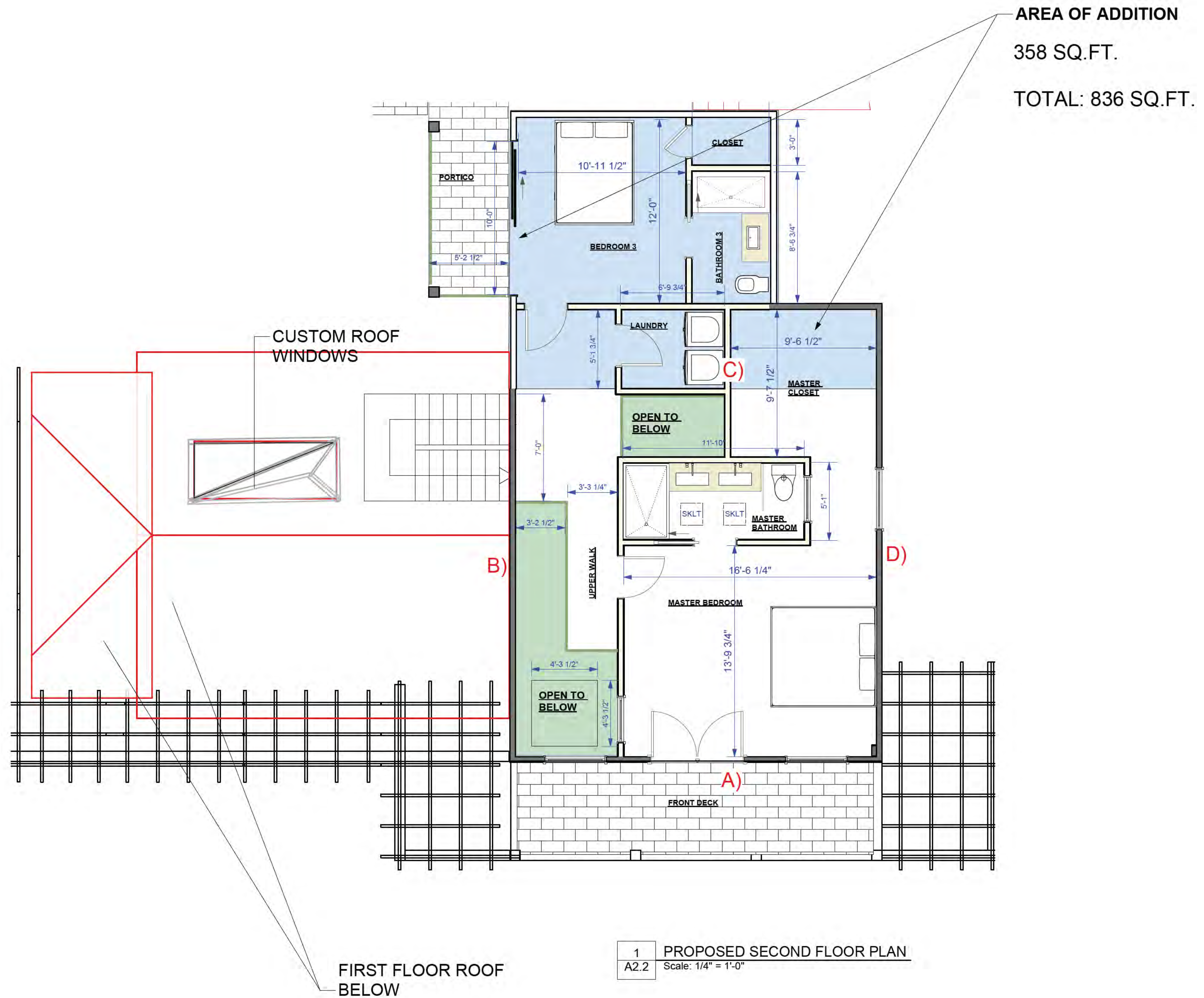


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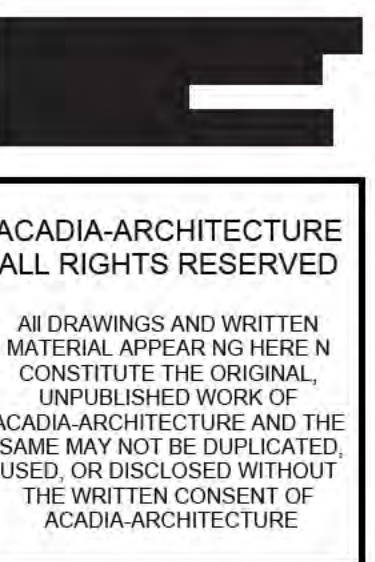
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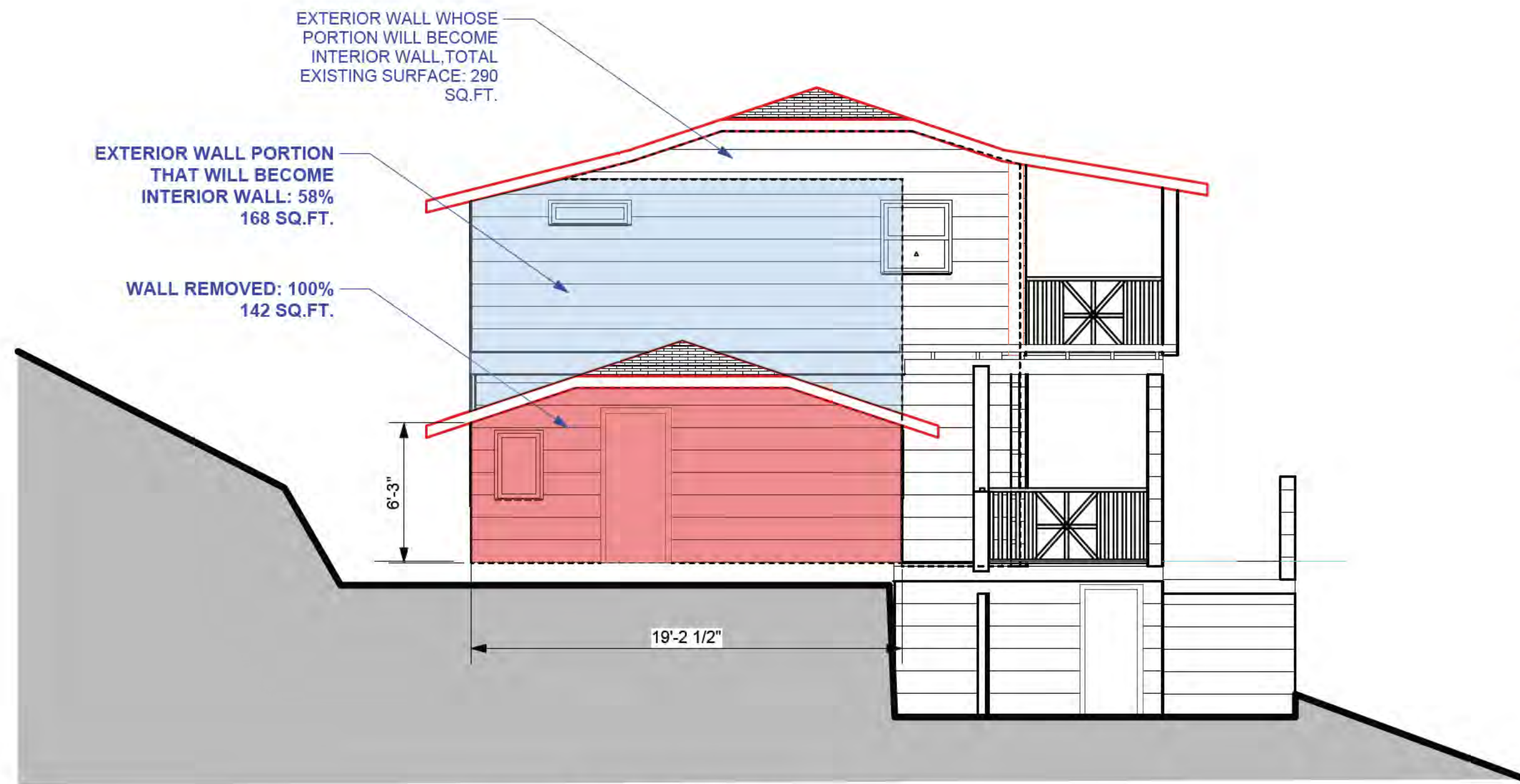
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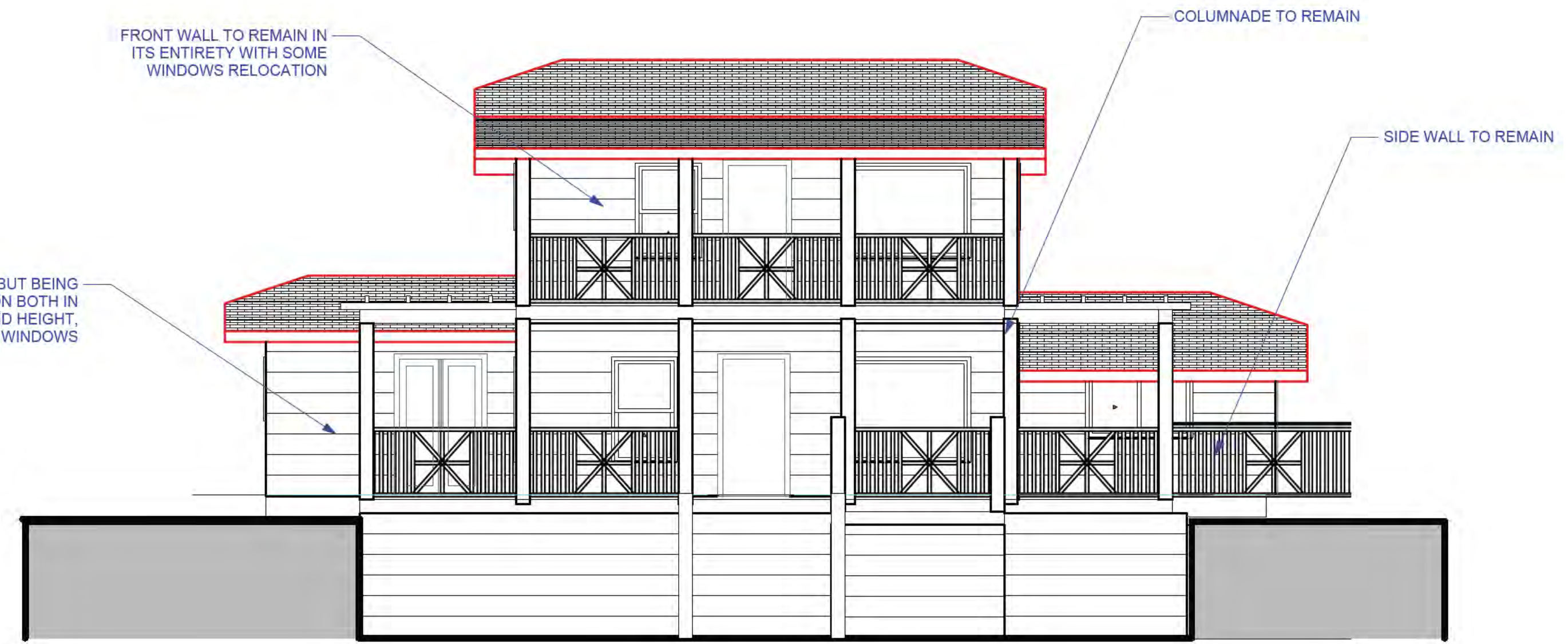
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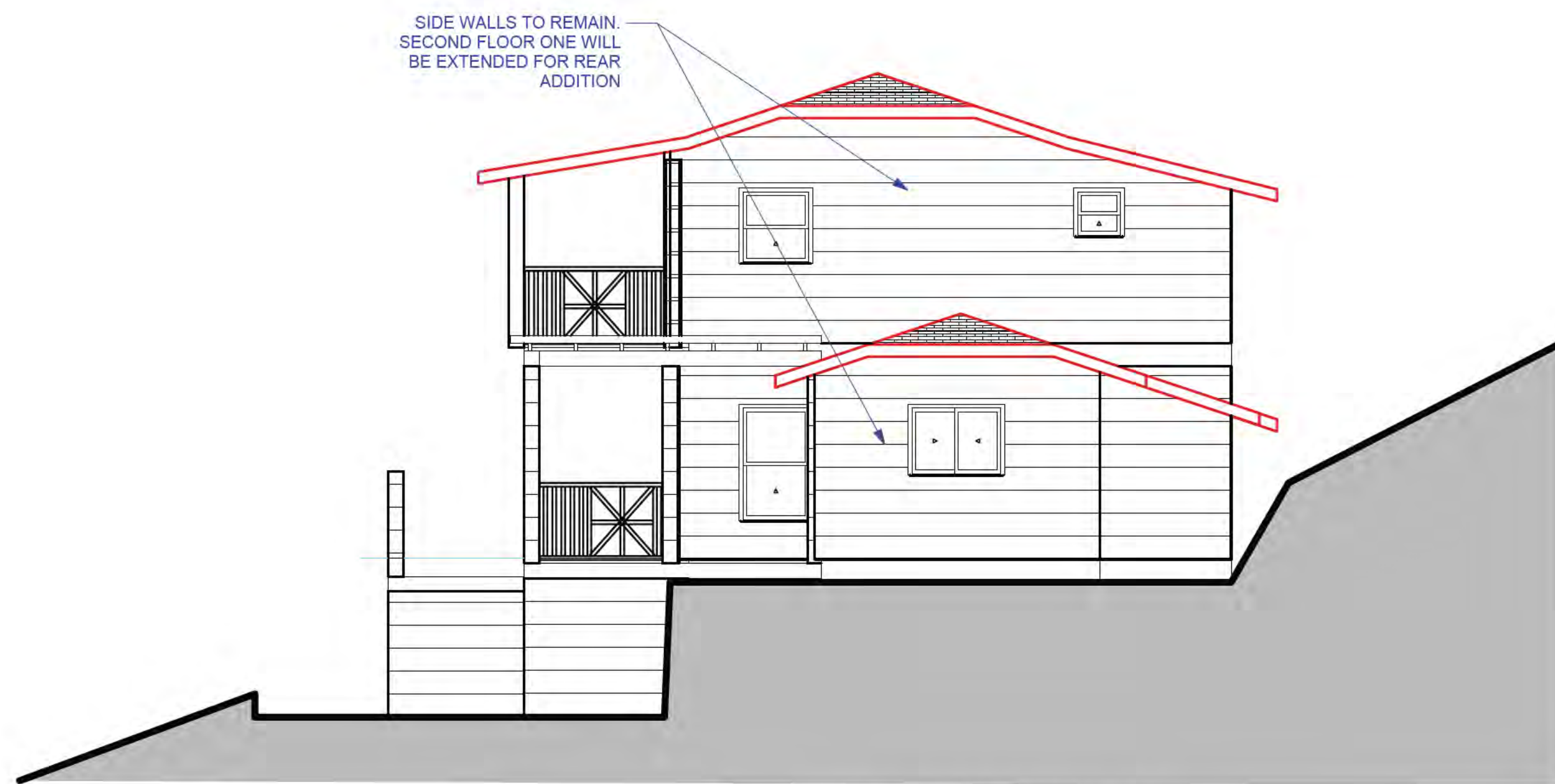
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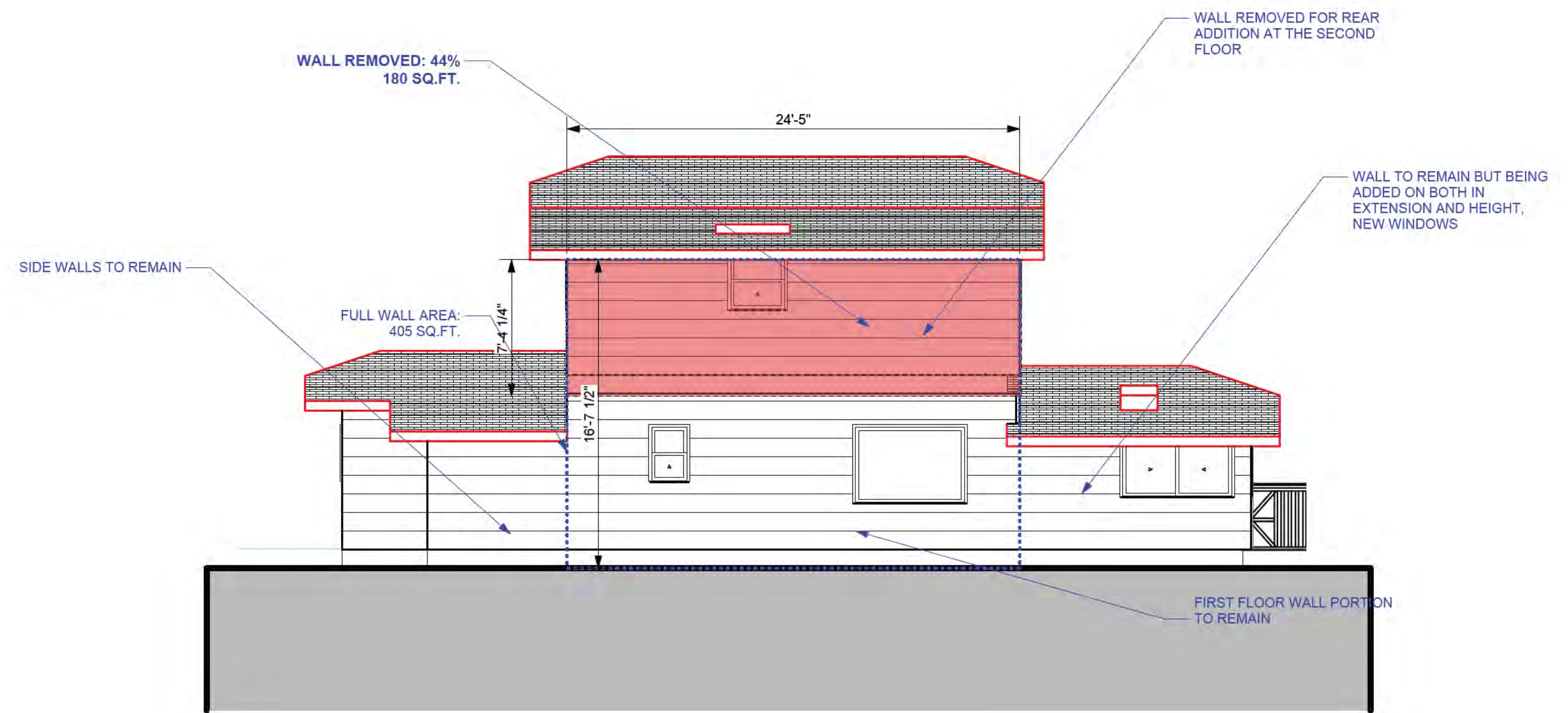
2 SIDE ELEVATION (EAST)  
A3.0 Scale: 3/16" = 1'-0"



1 FRONT ELEVATION (NORTH)  
A3.0 Scale: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)  
A3.0 Scale: 3/16" = 1'-0"



3 REAR ELEVATION (SOUTH)  
A3.0 Scale: 3/16" = 1'-0"

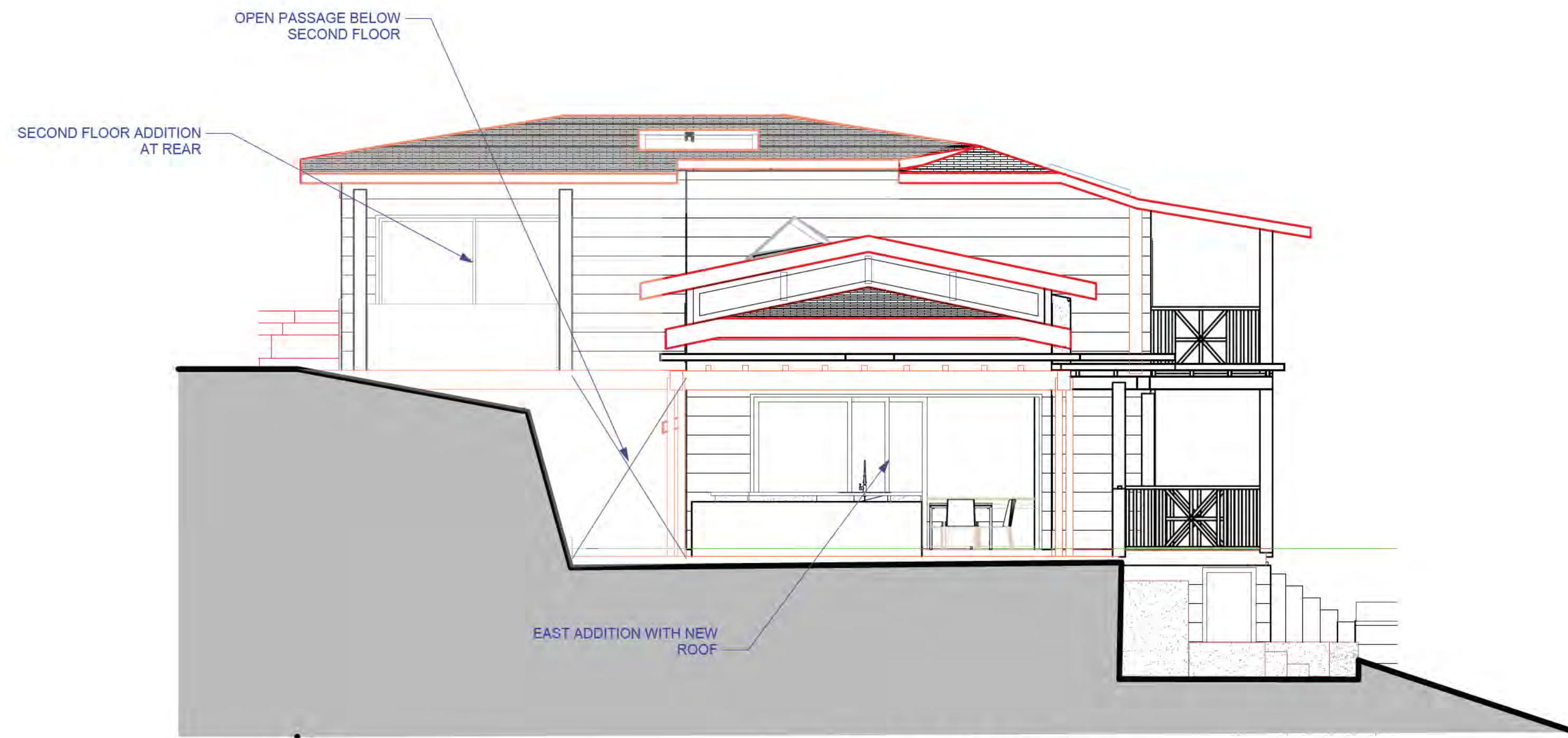
Revision	Revision	Revision	Revision
<b>MISHRA RESIDENCE</b> 80 CLELAND RD. LOS GATOS CA 95030			
EXISTING EXTERIOR ELEVATIONS			
Sheet Scale - AS NOTED	Drawn By DG	Reviewed By DG	12/18/2023



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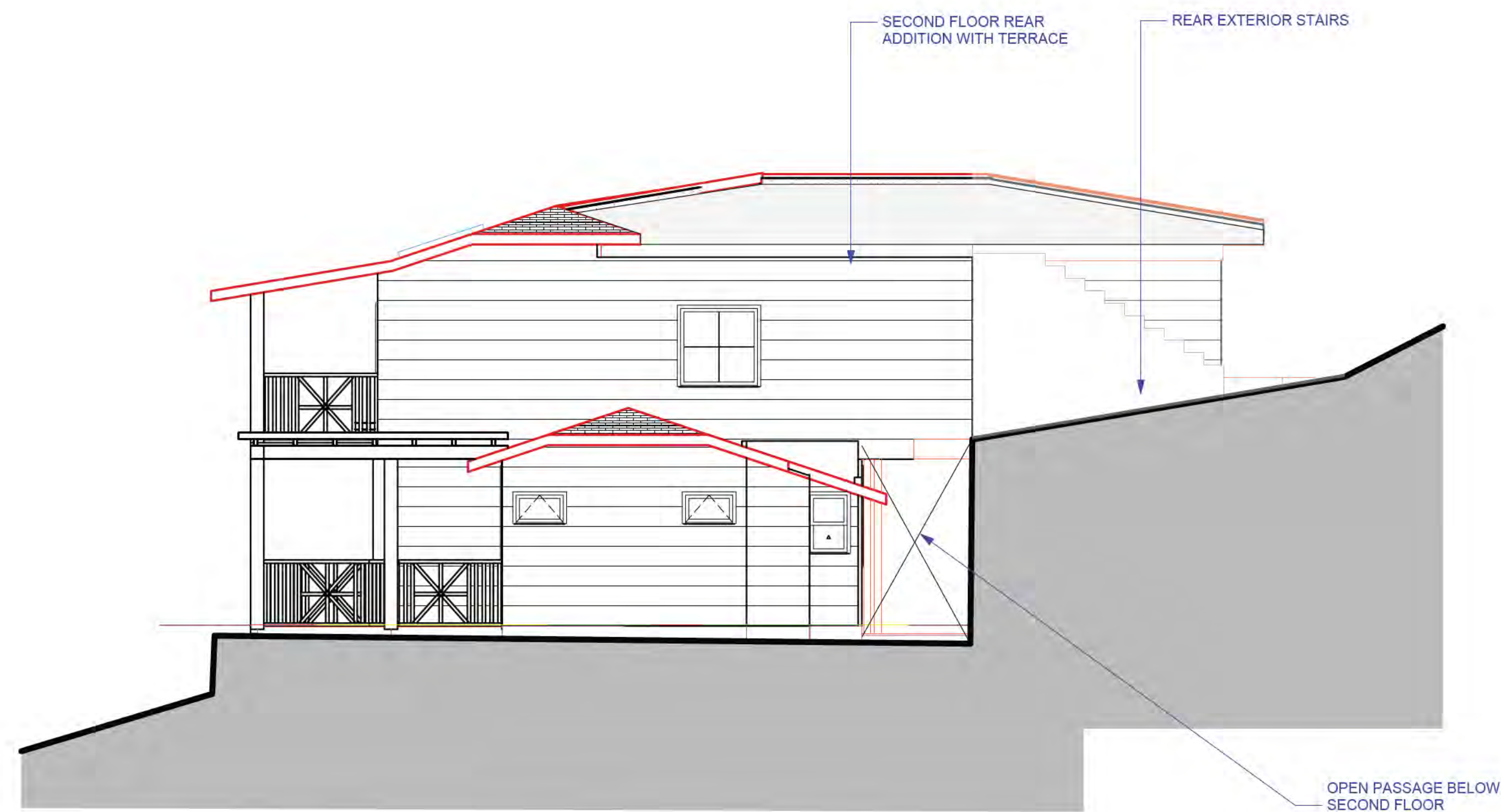
A3.0



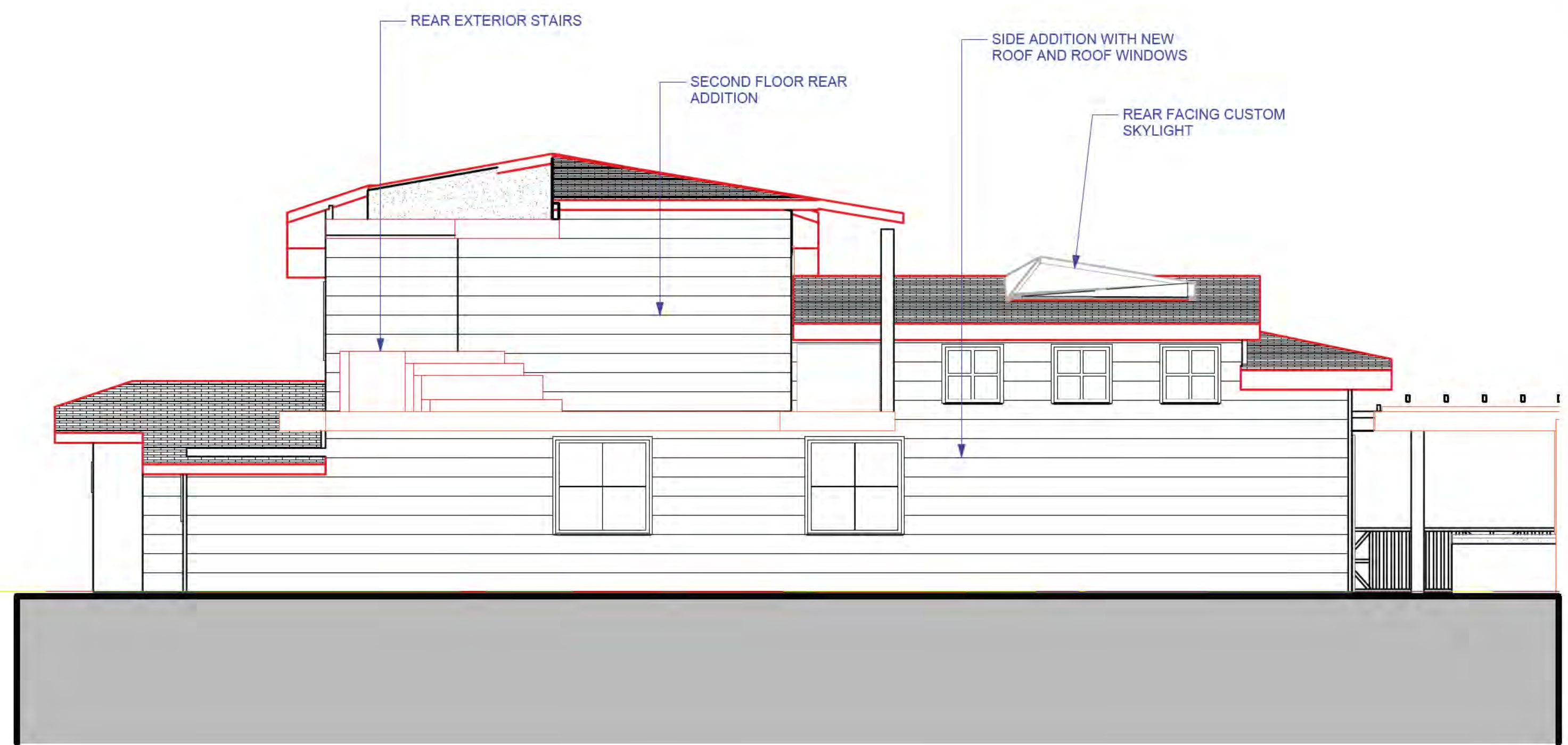
2 SIDE ELEVATION (EAST)  
A3.1 Scale: 3/16" = 1'-0"



1 FRONT ELEVATION (NORTH)  
A3.1 Scale: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)  
A3.1 Scale: 3/16" = 1'-0"



3 REAR ELEVATION (SOUTH)  
A3.1 Scale: 3/16" = 1'-0"

Revision	Revision	Revision	Revision
<b>MISHRA RESIDENCE</b> 80 CLELAND RD. LOS GATOS CA 95030			EXTERIOR ELEVATIONS
Sheet Scale - AS NOTED	Drawn By DG	Reviewed By DG	12/18/2023



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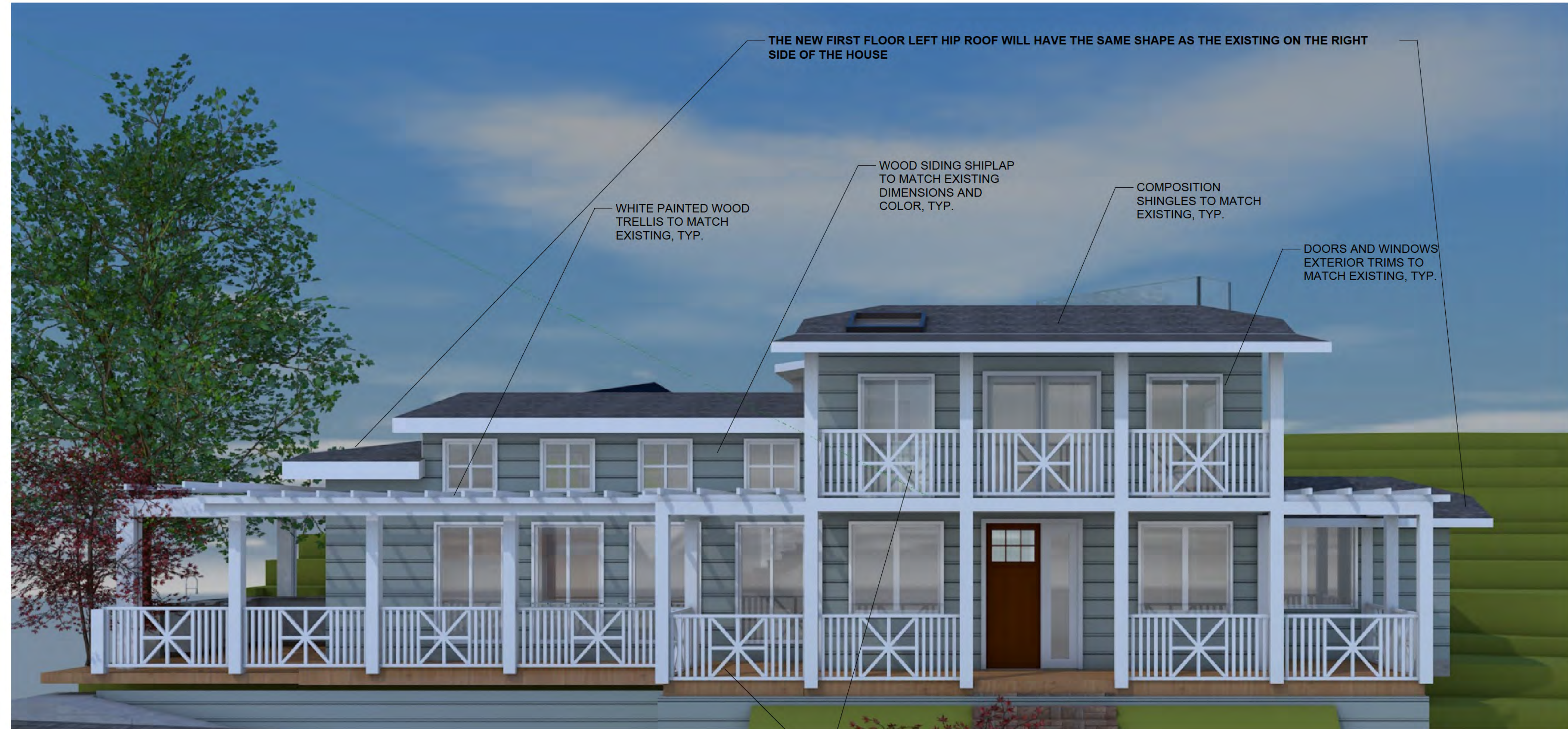
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**A3.1**



Main Room Addition Interior View



THE NEW FIRST FLOOR LEFT HIP ROOF WILL HAVE THE SAME SHAPE AS THE EXISTING ON THE RIGHT SIDE OF THE HOUSE

WHITE PAINTED WOOD TRELLIS TO MATCH EXISTING, TYP.

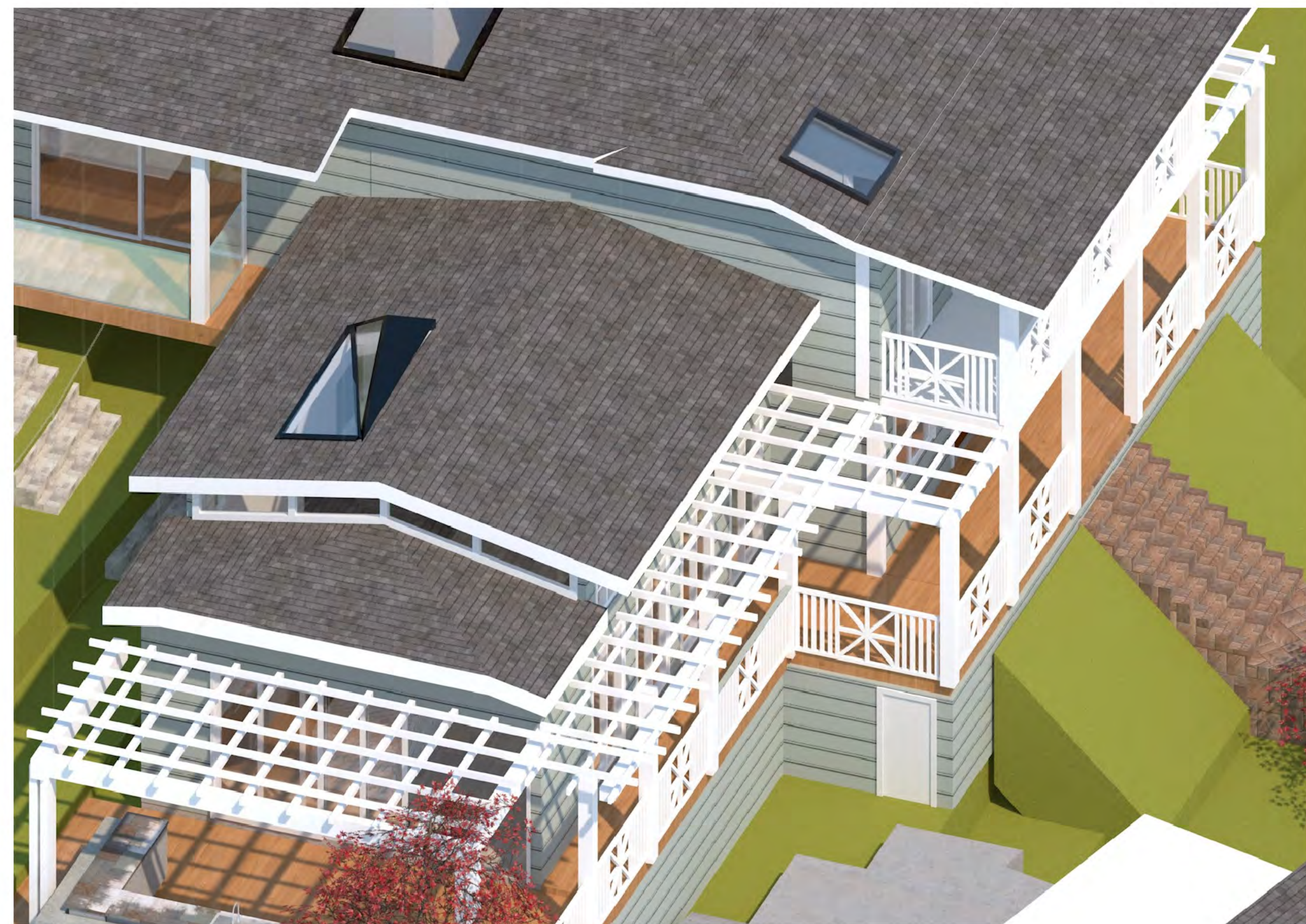
WOOD SIDING SHIPLAP TO MATCH EXISTING DIMENSIONS AND COLOR, TYP.

COMPOSITION SHINGLES TO MATCH EXISTING, TYP.

DOORS AND WINDOWS EXTERIOR TRIMS TO MATCH EXISTING, TYP.

WHITE PAINTED WOOD RAILINGS TO MATCH EXISTING, TYP. PLUS A METAL MESH TO MAKE THEM COMPLIANT TO CURRENT BUILDING CODE.

Front Elevation



East Roof Isometric



Front Isometric Elevation

Revision	Revision	Revision	Revision
<b>MISHRA RESIDENCE</b>			
80 CLELAND RD. LOS GATOS CA 95030			
3D VIEWS AND MATERIALS			
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A3.3

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