



**TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
NOVEMBER 15, 2023
TOWN COUNCIL CHAMBERS
110 EAST MAIN STREET
LOS GATOS, CA
4:00 PM**

Barry Cheskin, Chair
Susan Burnett, Vice Chair
Steve Raspe, Planning Commissioner
Martha Queiroz, Committee Member
Lee Quintana, Committee Member

MEETING CALLED TO ORDER

ROLL CALL

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Committee on any matter that is not listed on the agenda. To ensure all agenda items are heard and unless additional time is authorized by the Chair, this portion of the agenda is limited to 30 minutes and no more than three (3) minutes per speaker. 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.)*

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Unless there are separate discussion and/or actions requested by the Committee, staff, or a member of the public, it is requested that items under the Consent Calendar be acted on simultaneously. Any member of the Committee or public may request to have an item removed from the Consent Calendar for comment and action.)*

None.

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 or recommended for continuance are subject to the Committee's consent at the meeting.)*

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

- [Staff Report and Attachments](#)
- [Addendum](#)

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

- [Staff Report and Attachments](#)

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

- [Staff Report and Attachments](#)

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

- [Staff Report and Attachments](#)

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

- [Staff Report and Attachments](#)

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

ADJOURNMENT

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING 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: 11/15/2023

ITEM NO: 1

DATE: November 10, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: 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. **Located at 92 Fairview Plaza.** APN 510-43-015. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Minor Development in a Historic District Application HS-23-037. Property Owner/Applicant: 92 Fairview Ventures LLC. Project Planner: Ryan Safty.

RECOMMENDATION:

Forward a recommendation of approval to the Director on a request for construction of exterior alterations to a contributing residence located in the Fairview Plaza Historic District on property zoned R-1:8:LHP, located at 92 Fairview Plaza.

PROPERTY DETAILS:

1. Date primary structure was built: 1901 (effective year built 1945) per County Assessor's Database; 1900s per Bloomfield Survey
2. Town of Los Gatos Preliminary Historic Status Code: +; historic and intact or worthy of special note
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Fairview Plaza Historic District
5. If yes, is it a contributor? Yes
6. Findings required? No
7. Considerations required? Yes

PREPARED BY: RYAN SAFTY
Associate Planner

BACKGROUND:

The Santa Clara County Assessor's estimated construction date for the residence is 1901, with an effective year built date of 1945. According to Appendix B (Historic Districts) of the Residential Design Guidelines, the primary residence has a 1900s construction date, and the property is listed as a contributor to the Fairview Plaza Historic District (Attachment 1). The 1990 Anne Bloomfield Survey also lists a construction date of the 1900s, noting that the single-family residence is of Colonial Revival style and a preliminary historic rating of historic and intact or worthy of special note (Attachment 2). The Fairview Plaza Historic Resources Inventory Form lists a construction date of 1897-1899, with a note that units were added to the rear of the property (Attachment 3). The Sanborn Fire Insurance Maps (Attachment 4) show that the property was vacant in 1895, with the historic single-family residence fronting on Fairview Plaza first appearing in 1904. The primary residence remains unchanged throughout the map iterations. In 1928, a detached garage at the rear of the lot is shown. In 1928-1944, the garage was removed, and a detached dwelling unit was added at the rear of the lot. No changes occurred in the 1928-1956 iteration.

The Committee reviewed a request for new garage door and patio door additions to the rear multi-family building back in July. The applicant is now requesting additional exterior modifications as a part of their remodel project. Specifically, they would like to remove windows from the front porch of the contributing residence at the front of the lot. The existing front porch facing Fairview Plaza has windows along the western corner, while the rest of the porch is open without windows (Attachments 5 and 6). The applicant claims these windows were not original. Town records do not show any permits for these windows.

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:

2. 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.

PAGE 3 OF 3

SUBJECT: 92 Fairview Plaza / HS-23-037

DATE: November 10, 2023

CONCLUSION:

The applicant is requesting approval for construction of exterior alterations to a contributing residence located in the Fairview Plaza Historic District. Should the Committee find merit in the request, the recommendation of approval would be forwarded to the Community Development Director and the project would continue through the building permit process. The project would not return to the Committee.

ATTACHMENTS:

1. Appendix B of Residential Design Guidelines, Fairview Plaza Historic District
2. 1990 Anne Bloomfield Survey
3. Fairview Plaza Historic Resources Inventory
4. Sanborn Fire Insurance Maps
5. Property Pictures
6. Site Plan

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APPENDIX B

Historic Districts

| | | |
|-----|----------|-------|
| 86 | Broadway | 1930s |
| 93 | Broadway | 1880s |
| 107 | Broadway | 1870s |
| 131 | Broadway | 1870s |
| 16 | Clifton | 1910s |
| 24 | Clifton | 1910s |
| 249 | W Main | 1880s |
| 251 | W Main | 1870s |
| 253 | W Main | 1910s |
| 325 | W Main | 1920s |

Source: Historic Inventory Survey conducted by Anne Bloomfield

Architectural

The proposed district contains approximately 51 structures, many of which were built before 1900 and are significant both historically and architecturally. A variety of architectural styles are represented in the area, including Victorian, Craftsman/Bungalow, Colonial Revival and one Norman French. The Norman French is unique, not only to the district, but to the Town of that era. Although it is not as old as many of the other houses, it was designed by Henry Crall, whose family has been in Los Gatos since the late nineteenth century. The house was originally an exact replica of a house Mr. Crall had seen in Normandy, France. The exterior remains unchanged.

The structure located on the corner of Tait and Main Street was the first fire house built in Los Gatos for that specific purpose. It was constructed in 1927 with funds raised through a bond issue and housed a 750-gallon American LaFrance pumper. The building now houses the Los Gatos Museum.

One of the architectural gems of the area, the Waterman House, built in 1883 at 45 Broadway, is a superb and excellently preserved example of Victorian Italianate style.

Taken together, the homes in the Broadway and Main Street area offer a diverse and irreplaceable sample of architectural styles, including some of Los Gatos' oldest and most distinctive buildings.

Listed below are Town features recommended for preservation. Review by the Historic Preservation Committee is required for any changes to these features.

1. Roads are concrete and should be repaired to maintain appearance as of the year 1992.
2. Date stamps in concrete sidewalks.

FAIRVIEW PLAZA HISTORIC DISTRICT

Historical

"Fairview Plaza" was the original name given the cul-de-sac termination of Pennsylvania Avenue in the subdivision known as "Fairview Addition", surveyed in June, 1885 by Herrmann Brothers, Land Surveyors, San Jose, California, for Mr. F. H. McCullagh and recorded in County of Santa Clara, Book 5 of Maps, page 26.

"Fairview Plaza" retains the same configuration as originally mapped and contains a landscaped island as a focal point. Approximately three quarters of the homes within the subdivision were built prior to 1900 and retain the character of that era. The pedestrian walk labeled "Turnstile Walk" on the original map remains essentially unchanged and is located at the eastern end of the cul-de-sac.

While originally named "Pennsylvania Avenue," that portion of the street within the "Fairview Addition" subdivision has been renamed Fairview Plaza (from the cul-de-sac west to the intersection with Oak Knoll Road, Manzanita Avenue, and Wadsworth Avenue). Both the street and adjoining houses are popularly referred to as "Fairview Plaza."

"Fairview Plaza" is a rare and unique neighborhood because of the authentic, well-maintained Victorian and Craftsman houses in close proximity with one another. The atmosphere is enhanced because the street is not a "through street," thus allowing a scale and sense of "apparitions" which is not found in most other neighborhoods.

Contributors to the District

| Street Address | Estimated Date of Construction |
|-------------------|--------------------------------|
| 44 Fairview Plaza | 19108 |
| 48 Fairview Plaza | 1900s |
| 52 Fairview Plaza | 1890s |
| 57 Fairview Plaza | 18908 |
| 63 Fairview Plaza | 1890s |
| 75 Fairview Plaza | 1880s |
| 78 Fairview Plaza | 1890s |
| 80 Fairview Plaza | 1860-1890s |
| 89 Fairview Plaza | 18708 |
| 90 Fairview Plaza | 1890s |
| 91 Fairview Plaza | 19008 |
| 92 Fairview Plaza | 19008 |
| 95 Fairview Plaza | 1890s |
| 98 Fairview Plaza | 1890s |
| 99 Fairview Plaza | 1910s |

APPENDIX B

Historic Districts

Source: Historic Inventory Survey conducted by Anne Bloomfield

Listed below are Town features recommended for preservation. Review by the Historic Preservation Committee is required for any changes to these features.

1. Central Plaza Island.
2. The access to Turnstile Walk.
3. Date stamps in concrete sidewalks.

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 92 Fairview Plaza

PARCEL MAP INFORMATION

Parcel # 510-43-015 Lot size: 43 front ft. x 155 ft. deep

Lot shape: Rectangle L Rectangle with small rear jog Other cone (truncated)

Location: N S E W side of F St Ave Other Plaza
distance to cross st: 46 ft. N S E W from Turnstile Walk

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Fairview Sub Old Block # Old lot # 16

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1900- Style Colonial Reviv # stories 2

Alterations units

Other

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) 8987 Effective date 12-87

| | | | | | | |
|----------------|---------------------|-------------|---------------|------------------|----------|----------|
| APN 510-43-015 | ADDRESS 92 FAIRVIEW | 3-001 WIDTH | 80 NO. UNITS | 4 POOL | DISHWASH | TOT AREA |
| MULTI FAMILY | TRA | 04 DEPTH | 120 ROOMS | FIREPLACE | REC RM | ELEVATOR |
| USE CODE | TR BUILT | 1 ACRES | 1.26 CENSABLE | 4,500 NO. FLOORS | 2 TENNIS | 4,500 |

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation Recognition

District Name

Previous Survey CAR 1900

Gebhard, #
EVALUATION Date 1897-99 (Fax)
Contributor
Fairview District Non-contrib
Earliest known
Owner X Resident X Alberta Art Bond
Context: 92 Fairview Commercial traveler

Alterations: Moved
Raised Porch encl
Addition Siding
Windows Condition
Designer: a b d

PHOTOS: Roll/frame # 024/33 Date 18-1-90



ATTACHMENT 2

Anne Tomfield
**ARCHITECTURAL SURVEY
 BUILDING RESEARCH**

ARCHITECTURAL HISTORY
 (415) 922-1063
 2221 WEBSTER STREET
 SAN FRANCISCO, CA 94115

File address 92 Fairview

PUBLISHED ANNOUNCEMENTS
 Source: A&S Bulletin CA&BN Call Chron DPB Ed AB EX News PCA Other
 Volume Date Page
 Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/rend'g Floor plan Arch't/cont'r pub Real est.
 Copy exactly: Owner

| Builder/Contractor | Architect/Engineer | Location | Nature of work | Cost |
|--------------------|--------------------|----------|----------------|------|
| | | | | |

Initials Date

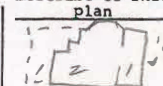
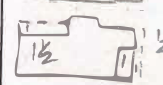
BUILDING PERMITS Address requested

| Source: Permit Register, Press-Dem., or . . . | Application Number | Date | Location | Cost | Use/No. of Units | Owner & address | Builder/contr. & address | Arch't/engin'r & address | Description of work | Bldg's width/depth/height | Exterior Materials |
|---|--------------------|------|----------|------|------------------|-----------------|--------------------------|--------------------------|---------------------|---------------------------|--------------------|
| | | | | | | | | | | | |

Initials Date

OTHER SOURCE (specify thoroughly)

SANBORN MAPS

| Date | Vol/page | Vac. or dif. bldg | Address | Color: yel, pnk, orange, blu, gry, green | Use | Patches Yes/No | No. of stories | Height (ft.) | No. of bay windows | BRCH | Misc. | Date of constr. | Describe or sketch plan |
|------|----------|-------------------|-------------|--|------|----------------|----------------|--------------|--------------------|------|-----------|-----------------|---|
| 1895 | 10 | vac. | | | | | | | | | | | |
| 1904 | 6 | thrs | 39 FV Plaza | | D | N | 2 | - | 1 side | 1 | | |  |
| 1908 | 7 | " | 23 ex 39 in | | same | | | | | | | | |
| 1928 | 15 | thrs | 92 " | | D | N | 1 1/2 | | 2 | 2 | gar. rear | |  |
| 1944 | " | " | " | | Same | | | | | | | | |

Initials Date

2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

Tract/Block/Lot FA/-/16

[illegible]

initials date

Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

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

Name (person, building, organization, etc) _____

Addresses associated with Name 92 Fairview

Relevant dates: construction _____ birth _____ death _____ other _____

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

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

| | | | |
|------|-----|-----------------|---|
| 1920 | LGD | Fairview, 92 | Lantz, F H |
| | | | Mulford, Mrs G G |
| | | | West, Mrs H C |
| 1927 | SJD | West, Mrs H C | 100 E. h 92 AV |
| 1896 | " | McGinty | φ |
| " | " | Fletcher, Geo W | [no acc] r Bachman av nr Sta C2 |
| " | " | Bond, Arthur J | (Bond & Mayo Steaks & coffee, E Main nr RR) r Lyndon av |
| " | " | Hobart | |
| 1987 | " | | |
| 1902 | LGD | Bond, A J | commercial traveler 11 Fairview |
| 1905 | SJD | " " | [no acc] r " |
| 1912 | " | " | φ |
| | | | |
| | | | |
| | | | |
| | | | |

/initials date

BIOGRAPHICAL SEARCH, indexes & other alphabetical listings.

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

Los Gatos Library:

- City directories (name & street index)
Historic Collection Index (green boxes)
Thompson & West, 1876 (bio index)
Pen Pictures, 1888 (bio index)
Sunshine Fruit & Flowers, 1895 (bio index)
Guinn, 1904 (bio index)
Sawyer, 1922 (bio index)
Extended index to Bruntz
Bio index of Munroe Frazer, 1881 (Survey box)
Photo collection (2 boxes)

Los Gatos Museum (Forbes Mill):

- Death records by year
Funeral records (index cards to big books)
Photo collection

California History Center, De Anza College:

- Biographical file
Photo collection

San Jose Historical Museum:

- Great Registers (of voters)
Indexes
Photo collection

Other sources:

- Indexes, California Historical Quarterly
State Library Information Index (fiche)
State Library-S.F. Newspaper Index (")

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

Hamsher, ~~HB~~ 39 A, 14-5-1937 - obit Ida L Fletcher

APPENDIX E.

FAIRVIEW PLAZA DISTRICT (extended)
HISTORIC RESOURCES INVENTORY FORM

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Fairview Addition
2. Common or Current Name Fairview Plaza District
3. Number & Street 44-101 Fairview Plaza Cross-Corridor Fairview Ave.
City Los Gatos, CA Vicinity Only ZIP 95030 County (3-Letter Designator) 085
4. UTM Zone 10 A 589950/4120000 B 589790/4119940 C 589560/4120060 D 589790/4120130
5. Quad Map No. LosGatos Parcel No. See p. 3 Other

Ser. No. -
National Register Status 5S
Local Designation

DESCRIPTION

6. Property Category District If District, Number of Documented Resources 23
7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This is a group of 23 one and two story wood frame residential buildings covering both sides and the enclosed end of a one block deadend street, Fairview Plaza, located immediately southwest of downtown Los Gatos. At the eastern end the street circles around a spade shaped, well landscaped island about 155 x 60 ft., and a historic footpath called "Turnstile Walk" leads from it down to the western end of Maint Street. At the district's western end, the street makes a sharp curve and becomes Fairview Avenue (See Sketch Map, p. 3). The district is thus a secluded and quiet enclave, totally self-contained. The name Fairview relates to a knoll of which the nearly level street is the top. Before reforestation there was indeed a lovely view to the east over the town and adjacent farms to the mountains.

The four lots at the circular eastern end of the block are fan shaped. Next to them the street ends of the lots are rectangular, most 50 ft. wide. At the western end two lots on the south side of the street make a third of a fan around the street's sharp curve on one large pivot lot on the other side of the street. The original tract was a sort of lozenge shape with the street pointed longways to the tips, but modern lot resubdivisions have nibbled away some of the outside edges, while leaving the Plaza ends of lots intact. (See Continuation page 4.)

8. Alterations & Date Some replacement buildings. One stripped & stuccoed. Various lesser changes
9. Related Features on Property Some detached garages



10. Planning Agency Town of Los Gatos Planning Department

11. Owner & Address

12. Type of Ownership Private

13. Present Use Residential

14. Zoning

15. Threats Development

to, CA 94296-0001

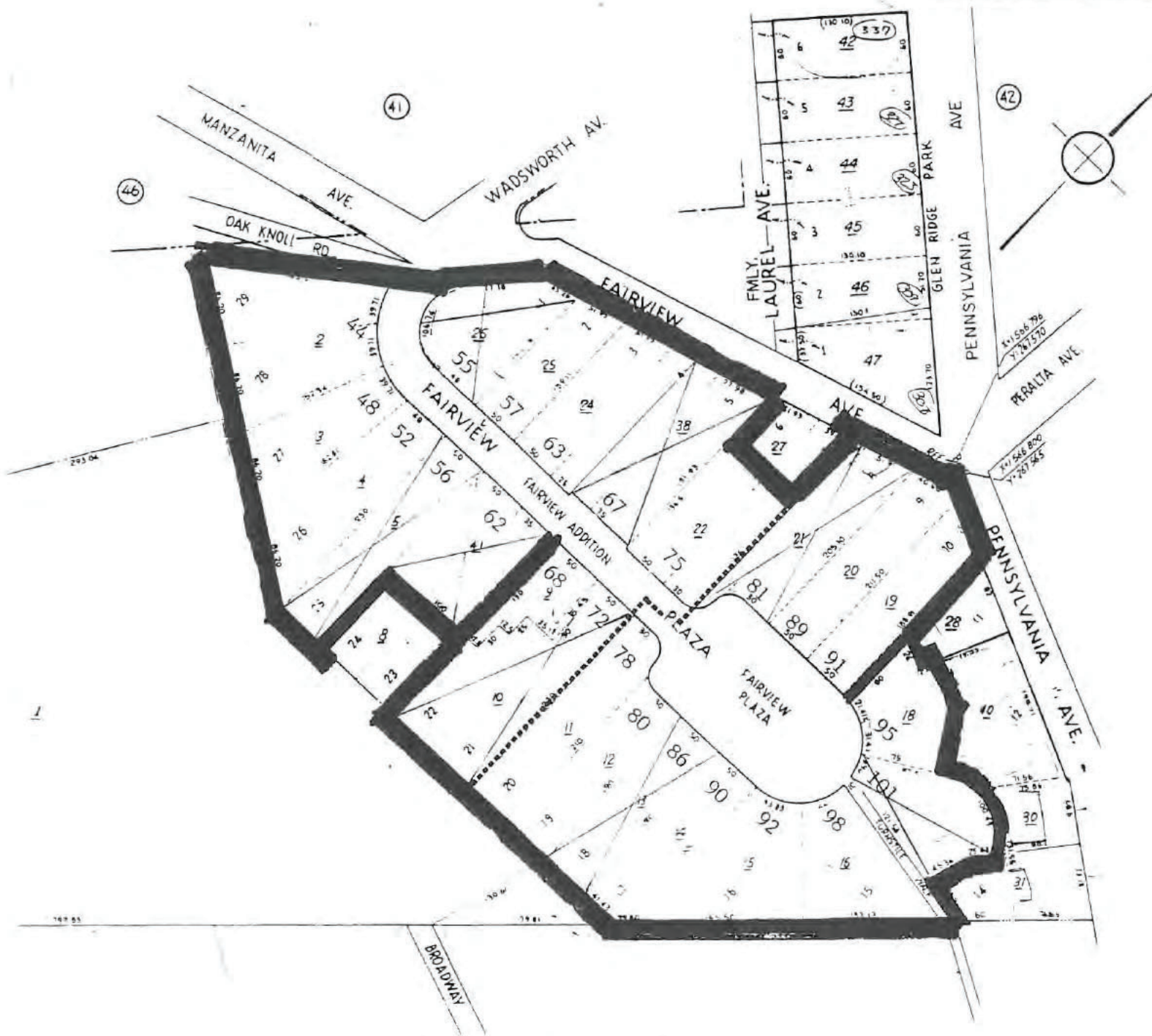
89, 91, 95 Fairview
April 1991

List of Properties in District

| Dst | Address | Historic | Name | Rate | ParcelNo | Built | Index |
|-----|------------|---------------|------------|------|------------|----------|-------|
| FP | Fairview P | 44 HARVEY | HOUSE | 5D | 510-43-002 | 1905-11 | 344 |
| | | 48 SPENCER | HOUSE | 5D | 510-43-003 | c.1886 | 1,132 |
| | | 52 ANDERSON F | HOUSE | 5D | 510-43-004 | 1891-92 | 345 |
| | | 55 LA FEYRE | HOUSE | 5N | 510-43-026 | 1940 | 346 |
| | | 56 | HOUSE | 5N | 510-43-005 | 1978 | 1,133 |
| | | 57 CUSHING | HOUSE | 5D | 510-43-025 | 1885-86 | 347 |
| | | 62 | APARTMEN | 5N | 510-43-041 | 1961 | 1,134 |
| | | 63 PECK | RENTAL HC | 5D | 510-43-024 | 1897-99 | 348 |
| | | 67 | APARTMEN | 5N | 510-43-038 | 1965 | 1,135 |
| | | 68 SCAMMON | HOUSE | 5D | 510-43-009 | c.1886 | 349 |
| | | 72 | HOUSE | 5N | 510-43-010 | 1949 | 1,136 |
| | | 75 EVANS | HOUSE | 5D | 510-43-022 | 1888-90 | 350 |
| | | 78 ELLIS | HOUSE | 5D | 510-43-011 | c.1886 | 351 |
| | | 80 TOWNSEND | HOUSE | 5D | 510-43-012 | 1893-94 | 352 |
| | | 81 BARNGROVE | HOUSE | 5N | 510-43-021 | 1897/193 | 1,137 |
| | | 86 | HOUSE | 5N | 510-43-013 | 1980+ | 1,138 |
| | | 89 SMITH | HOUSE | 5D | 510-43-020 | 1891-92 | 353 |
| | | 90 HAWLEY/SIS | RETIRE. HO | 5D | 510-43-014 | 1893-94 | 354 |
| | | 91 BARNGROVE | HOUSE | 5D | 510-43-019 | 1897-99 | 355 |
| | | 92 BOND | HOUSE | 5D | 510-43-015 | 1897-99 | 356 |
| | | 95 PECK | HOUSE | 5D | 510-43-018 | 1893-94 | 357 |
| | | 98 BENDROITS | HOUSE | 5D | 510-43-016 | 1893-94 | 358 |
| | | 101 | HOUSE | 5N | 510-43-017 | 1962 | 1,139 |



Non-contributor for date:
55 Fairview Plaza
054/14



FAIRVIEW PLAZA DISTRICT

1" = 100'

- 78 District Contributor
- 72 Non-Contributor
- District Boundary As Recommended
- Boundary of 1977 District (where different from recommendation)

7. DESCRIPTION (Cont.)

The district's boundaries are the outside edges of all the lots which front on the one block of Fairview Plaza. Many of the sidewalks are paved. The little park island is protected by a high concrete curb; it contains trees, lower plantings, paths, and seats.

The historic houses are free standing on all sides, well set back from their lot lines and heavily landscaped. Most stand on somewhat raised basements or foundations so that the front door is a few steps up from the street. The predominant style is Queen Anne: ten of the 15 contributing houses, but only one has the tower typical of more elaborate Queen Annes. There are also two Italianates, two Craftsmen, and one Colonial Revival. All are low key, vernacular variants of their styles, and no two are alike. About half have gabled roofs, and more than half present to the street the gable end of a main roof, a cross gable, or a projecting bay. The original cladding is mostly channel rustic, sometimes with shaped and painted shingles for ornamental sections. Porches may be inset or projecting, but most of them do not extend across their whole street facades. Several porches are oriented to the view. Porches tend to be simple, without attention-getting posts, screens, or railings. Windows are wood and double hung, mostly single light. The Colonial Revival house (#91) features a Palladian window on its cut shingled gable end. Two houses (#62 and 92) have clipped gables (sometimes called jerkinhead roofs). Almost all the facades are quite asymmetrical.

The district is mostly intact as to design, location, materials, workmanship, feeling, and association. There have been some losses (including a Julia Morgan design), two of which resulted in intrusive six-unit 1960s apartments (#62 and 67). Four other post-1960 houses are one- or two-unit residences that blend comfortably with the scale and siting of the historic houses; one of them (#86) imitates Queen Anne massing. The other two non-contributors achieved their present appearance earlier: #55 is a 1940 Mediterranean or Monterey style stuccoed house, and #81 is an 1897 Queen Anne stripped and carelessly stuccoed perhaps in 1935. Two other refaced houses are considered contributors: #68 because only the inset porch has new board and batten siding, and #63 because the unpainted shingles do not conceal the character defining height, jerkinhead roof, canted corners under full cornered eaves, and long side porch.

Of the 23 buildings in the district, 15 (65%) contribute to the district, and eight (35%) do not. All the properties are listed on page 3. Each contributor is shown on later pages, with a photo and a minimum of historic information.

HISTORICAL INFORMATION

16. Construction Date(s) 1885-1923 Original Location Yes Date Moved _____
17. Architect Unknown Builder Unknown
18. Historic Attributes (with Number from List) 02-Single family property. 03-Multi family property

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Residential development Area Los Gatos
 Period 1865-1941 Property Type District Context Formally Developed? No

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This report considers as a district the whole block of Fairview Plaza, rather than just the 11 houses grouped around the landscaped central island which form the historic district designated by the Town in 1977. The expanded district appears eligible for local historic designation in the context of Los Gatos' residential development, 1865-1941, because all of it is the historic Fairview Addition tract, because most of its houses are vernacular versions of Queen Anne style, and because it retains a remarkable feeling of the 1885 subdivision as it might have looked after the first quarter century of development. The district demonstrates the success of the Fairview Addition's thoughtful planning for desirable location close to downtown, knoll with view, cul-de-sac street (with footpath to the commercial district), and central landscaped island. This planning was successful in attracting land buyers who actually built houses rather than merely speculating for future increase. The proposed district includes all the original Fairview Addition minus six lots resubdivided off its fringes. Except for two six-unit apartment buildings in mid block (which stand in the way of National Register eligibility) the district appears nearly intact as to design, location, workmanship feeling, and association. Its period of significance is the dates of subdivision and construction: 1885-1923.

(See Continuation page 6.)

21. Sources

See Continuation page 7.

22. Applicable National Register Criteria C-architecture/plan
 Part is local historic design-

23. Other Recognition nation #HD-76-1
 State Landmark No. (if applicable) _____

24. Evaluator Anne Bloomfield
 Date of Evaluation 21 March 1991

25. Survey Type Local

26. Survey Name Los Gatos Historic Resources Inventory

27. Year Form Prepared 1991
 By (Name) Anne Bloomfield
 Organization Bloomfield Architectural History
 Address _____
 City & ZIP _____
 Phone _____

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



See Continuation page 3.

20. SIGNIFICANCE (Cont.)

The Fairview Addition was part of a 138 acre farm owned by Francis H. McCullagh (see McCullagh-Jones House, 18000 Overlook, listed in the National Register and locally designated). Seeing its possibilities as a residential subdivision, McCullagh had the Herrmann Brothers survey this portion in 1885. The "Fairview Addition" map filed with the County Recorder that year shows the cul-de-sac street around the central island, the unchanged path labeled "Turnstile Walk," and 28 lots of which 18 (subdivision lots 2-10 and 17-26) are 50 ft. wide near rectangles within the overall lozenge shape; nine (lots 11-16 and 27-29) are fan sections; and one is the irregular pivot lot at the west end. Most of these historic lot lines survive, but three have been merged, and seven new lots have been cut out of the fringes, especially along Pennsylvania Avenue. While the 1895 Sanborn Map shows an early street name to have been "Pennsylvania Plaza," the 1904 Sanborn Map and all subsequent indications show the name of the street as "Fairview Avenue" and/or "Fairview Plaza."

By the 1891 tax assessment, McCullagh had sold off 21 of the lots and kept only seven. The first four houses were built about 1886 and show with improvements in the 1887 San Jose City Directory: the tiny rear shack at 48 Fairview Plaza, the one story vernacular at #57, the larger two story Italianate at #68, and the Queen Anne at #78. The fifth house was the Italianate at #75. Four more houses, nine in all, were constructed before the 1895 Sanborn Map. Another four existed and were taxed by 1900. At that date only two modern lots, #55 and #62 (3 historic lots) remained vacant. This record contrasts strongly with the numerous 1910s and 1920s infill houses in subdivisions of the other residential historic districts existing and recommended: Almond Grove, Broadway, University-Edelen, Johnson-Los Gatos Boulevard, and Glen Ridge.

This success was probably due partly to good advertising and appropriate prices, and partly due to the excellent subdivision layout and location. A taste of the Fairview Addition's atmosphere in 1890 can be gleaned from the 1944 recollections of Carrie Forrest Wells (see 120 Oak Meadow), whose series of "Old Timer" newspaper articles is preserved in the Hamsher Scrapbooks at the Los Gatos Library. On 18 September 1980, after a secret marriage to James Grierson, Wells moved into "a cottage I had rented on Fair View Plaza. . . I had selected the cottage on Fair View Plaza for inspiration's sake! And there, on a small vine-clad porch, within a stone's throw of the heavily wooded foothills, I started to scribble on 'A Slap in the Face.'"

21. SOURCES

Bruntz. History of Los Gatos, Gem of the Foothills, 1983.

City Directories of San Jose and Los Gatos.

Hamshire Scrapbook 34A, 210 (1944).

Los Gatos Historic Designation 76-1.

Los Gatos Tax Rolls.

Sanborn Fire Insurance Maps.



Non-contributor for alterations:
81 Fairview Plaza
054/24

Town of Los Gatos

Historical Resources Survey - Contributors to Fairview Plaza



NELLIE S HARVEY HOUSE

44 Fairview Plaza

Parcel: 510-43-002

Style: Craftsman

Built 1905-11 City Directory

Alt: Few or none apparent

Res widow of Oliver Harvey

Hip Roof.



THEODORE SPENCER HOUSE

48 Fairview Plaza

Parcel: 510-43-003

Style: Craftsman

Built c.1886 Directory/Tax Rec.

Alt:

Own/Res: Carpenter

Board & batten siding.

Town of Los Gatos

Historical Resources Survey - Contributors to Fairview Plaza



054/17

ANDERSON FAMILY HOUSE

52 Fairview Plaza

Parcel: 510-43-004

Style: Queen Anne

Built 1891-92 Hist. Tax Record

Alt: Few or none apparent

Own/Res: Painters

U-plan.

Town of Los Gatos

Historical Resources Survey - Contributors to Fairview Plaza



054/18

FRANK CUSHING HOUSE

57 Fairview Plaza

Parcel: 510-43-025

Style: Queen Anne

Built 1885-86 (Historical Map)

Alt:Some

Own/Res: Realtor

1940's Remodel. Dated also by directories.



054/19

WESLEY PECK RENTAL HOUSE

63 Fairview Plaza

Parcel: 510-43-024

Style: Queen Anne

Built 1897-99 (Tax Rec./Sanborn)

Alt:Some

Own: Realtor

Siding altered. Natural shingles.

Town of Los Gatos

Historical Resources Survey - Contributors to Fairview Plaza



054/20

CHARLES F SCAMMON HOUSE

68 Fairview Plaza

Parcel: 510-43-009

Style: Italianate

Built c.1886 (Hist. Tax Record)

Alt:Some

LG.Real Estate&Bldg.Ass'n

Porch altered. Board and batton front. Dated also by subdiv. map.



054/21

MRS PHOEBE EVANS HOUSE

75 Fairview Plaza

Parcel: 510-43-022

Style: Italianate

Built 1888-90 (Tax Assessor)

Alt:Some

Owner:Evans

Dated also by map. Upper side porch add'n. Holes in brackets.

Town of Los Gatos
Historical Resources Survey - Contributors to Fairview Plaza



JOHN E ELLIS HOUSE

054/22

78 Fairview Plaza

Parcel: 510-43-011

Style: Queen Anne

Built c.1886 (City Directory)

Alt: Few or none apparent

Own/Res: fruit&vines&fert.

Dated also by map.



LIZZIE TOWNSEND HOUSE

054/23

80 Fairview Plaza

Parcel: 510-43-012

Style: Queen Anne

Built 1893-94 (Tax Rec./Sanborn)

Alt: Few or none apparent

Own: Townsend

New vert. board foundation.

Town of Los Gatos

Historical Resources Survey - Contributors to Fairview Plaza



054/25

F N SMITH HOUSE

89 Fairview Plaza

Parcel: 510-43-020

Style: Queen Anne

Built 1891-92 (Hist. Tax Record)

Alt: Few or none apparent

Own: Smith



054/30

HAWLEY/SISSON RETIRE. HOUSE

90 Fairview Plaza

Parcel: 510-43-014

Style: Queen Anne

Built 1893-94 (Tax Rec./Sanborn)

Alt: Few or none apparent

Own/Res: 1900 A.J. Sisson ret.

Town of Los Gatos
Historical Resources Survey - Contributors to Fairview Plaza



054/26

HARVEY M BARNGROVER HOUSE

91 Fairview Plaza

Parcel: 510-43-019

Style: Queen Anne

Built 1897-99 (Hist. Tax Record)

Alt:Some

Own/Res:SJ manufacturer

Porch and some windows altered.



054/28

ALBERTA & ART J BOND HOUSE

92 Fairview Plaza

Parcel: 510-43-015

Style: Colonial Revival

Built 1897-99 (Hist. Tax Record)

Alt:Few or none apparent

Own/Res:Comm'l traveler

Units added.

Town of Los Gatos

Historical Resources Survey - Contributors to Fairview Plaza



054/27

WESLEY PECK HOUSE

95 Fairview Plaza

Parcel: 510-43-018

Style: Queen Anne

Built 1893-94 (Tax Rec./Sanborn)

Alt: Few or none apparent

Own/Res: Realtor



054/29

MARIANA BENDROITS HOUSE

98 Fairview Plaza

Parcel: 510-43-016

Style: Queen Anne

Built 1893-94 (Tax Rec./Sanborn)

Alt: Some

Own: Bendroits

Porch altered; side add'n; new bldg at rear.

HERNANDEZ AV.

2

BEAN AV.

6

OCT. 1904
LOS GATOS
CAL.

8

BAY VIEW AV.

PENNSYLVANIA AV.

AV.

5

PERALTA

TAYLOR

69

70

71

PLAZA

72

7

FAIRVIEW AV.

FAIRVIEW AV.

BROADWAY

BROADWAY

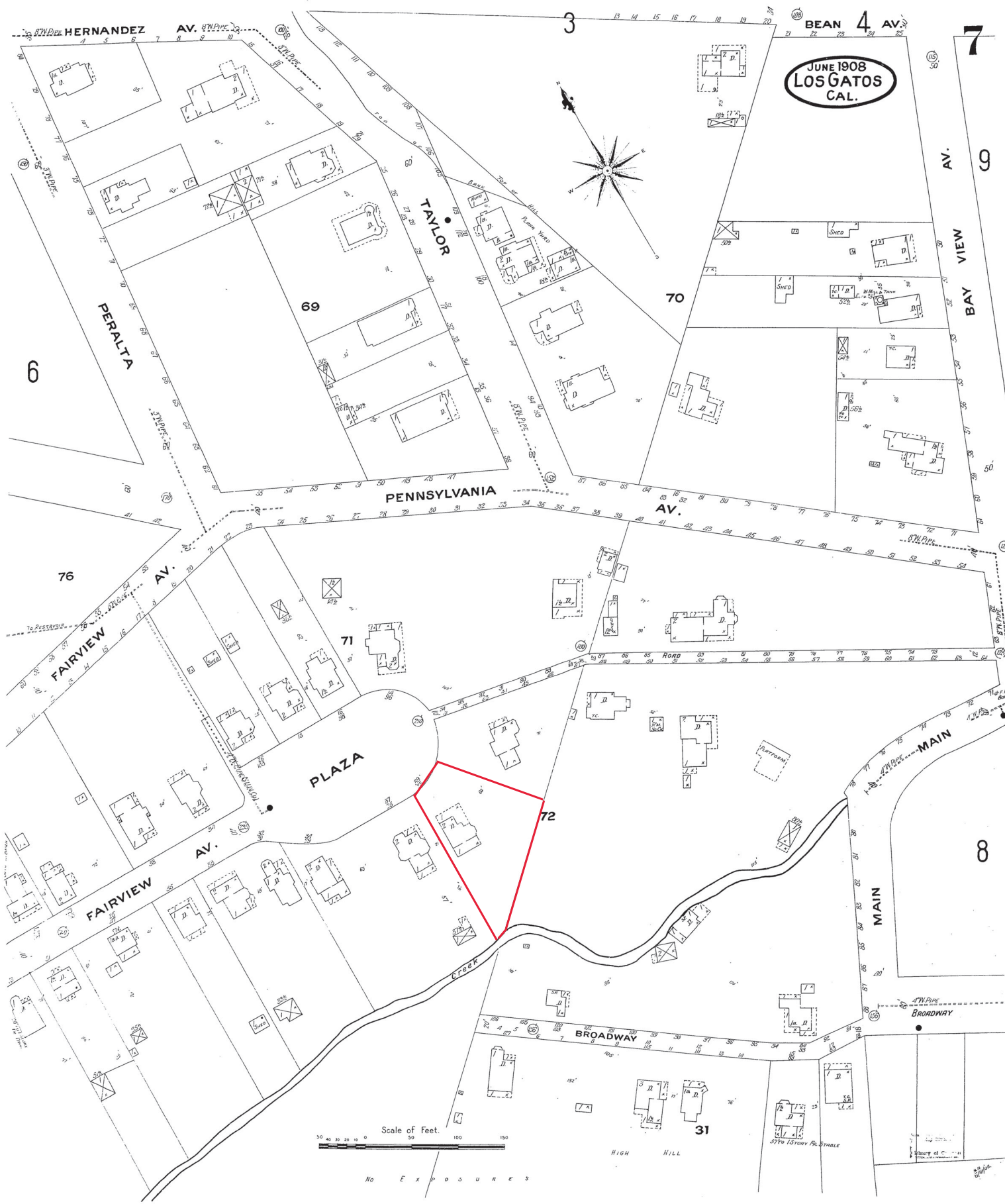
31

SCALE OF FEET.

HIGH HILL

57' TO 101' FR. STRIKE







MARCH 1928
LOS GATOS
CALIF.

W. MAIN
21
Scale of Feet.

Copyright 1928 by the Sanborn Map Co.

15

MARCH 1928
LOS GATOS
CALIF.

15

58

HERNANDEZ AV.

BEAN AV.

PENALTA

GLEN RIDGE

BAYVIEW AV.

PENNSYLVANIA AV.

FAIRVIEW AV.

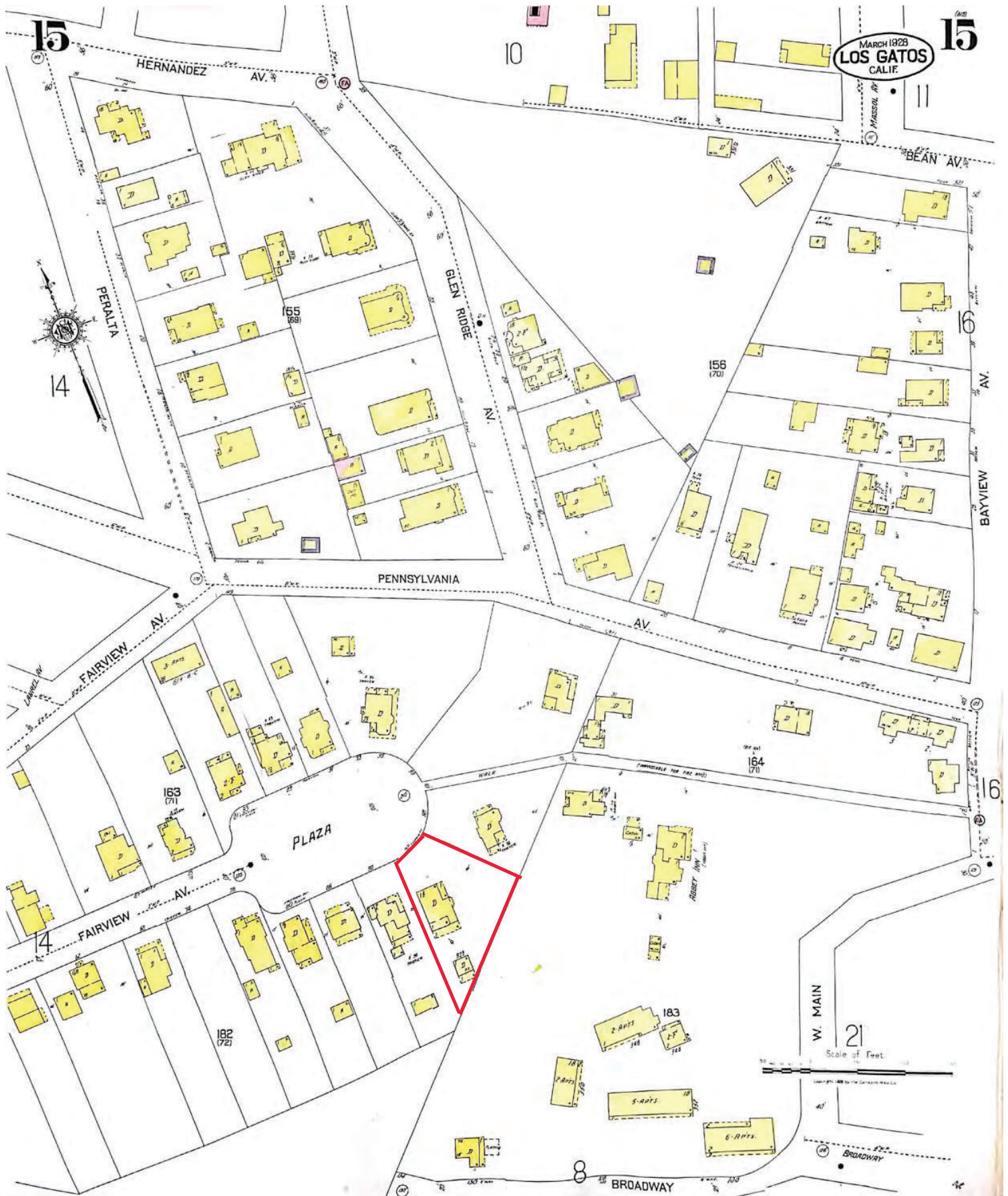
PLAZA

FAIRVIEW AV.

W. MAIN

BROADWAY








Windows to be removed



Windows to be removed





Windows to be removed



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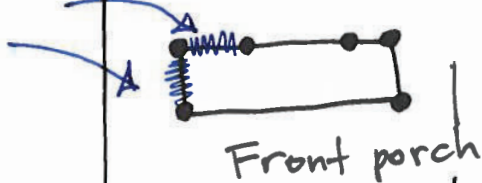
Fairview Plaza

Fairview

92 Fairview Plz,
Los Gatos

Site Plan

Remove window addition from porch to match the original open porch on other s



90



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

MEETING DATE: 11/15/2023

ITEM NO: 1

ADDENDUM

DATE: November 14, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: 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. **Located at 92 Fairview Plaza.** APN 510-43-015. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Minor Development in a Historic District Application HS-23-037. Property Owner/Applicant: 92 Fairview Ventures LLC. Project Planner: Ryan Safty.

REMARKS:

The applicant's request letter is included as Attachment 7.

ATTACHMENTS:

Previously received with the November 15, 2023 Staff Report:

1. Appendix B of Residential Design Guidelines, Fairview Plaza Historic District
2. 1990 Anne Bloomfield Survey
3. Fairview Plaza Historic Resources Inventory
4. Sanborn Fire Insurance Maps
5. Property Pictures
6. Site Plan

Received with this Addendum:

7. Application Request

PREPARED BY: RYAN SAFTY
Associate Planner

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Hi Ryan,

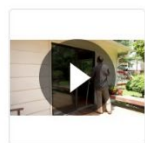
Hope all is well. Here is a summary of my request, let me know if you need anything else or if I need to put it on a formal letterhead:

- Approval to remove a window addition by previous owner that enclosed the right side of the porch (facing the building)
 - The left side of the porch is fully open and we'd like to match that. Also, other porches in the neighborhood are fully open on both sides with no window addition/enclosure.
- Approval for option to install a sliding glass patio door (attached) in unit #4 for bedroom to backyard access (as a secondary option, instead of the full-lite patio door which was approved in the previous HPC meeting)

Thanks,
David

72 in. x 80 in. Smooth White Exterior and Interior Right-Hand Composite Sliding Patio Door

★★★★★ (1120) ✓ Questions & Answers (811)



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

MEETING DATE: 11/15/2023

ITEM NO: 2

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

RECOMMENDATION:

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

PROPERTY DETAILS:

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

DISCUSSION:

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

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

DISCUSSION (continued):

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

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

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

CONCLUSION:

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

FINDINGS:

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

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

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

PAGE 3 OF 3

SUBJECT: 32 Euclid Avenue/PHST-23-019

DATE: November 10, 2023

ATTACHMENTS:

1. Request Letter and Research Results

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September 29th, 2023

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

RE: 32 Euclid Court

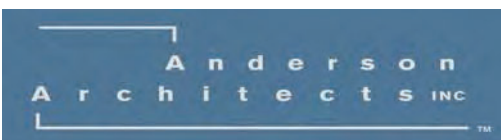
Dear Staff:

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

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

Respectfully,

Kurt B. Anderson, AIA, GCBBP
Principal



ATTACHMENT 1

September 29th, 2023

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

RE: 32 Euclid Court

Dear Staff:

On September 5th, we visited the Los Gatos Library and determined the following:

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

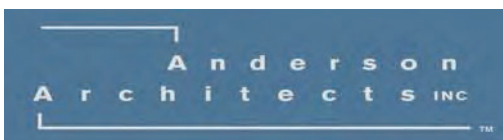
We also received permit information from Planning (included in the package) and that information indicates the following:

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

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

Summation:

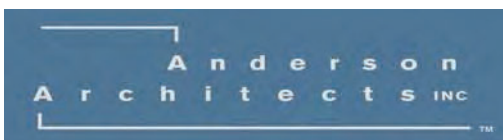
- 1) It appears that the original structure (930 SF) was a barn and garage for 28 Euclid Ct. and was built around 1900.
- 2) The structure has gone through a series of remodels, additions and modifications through the years.
- 3) We have included a series of photos that show the changes to the interior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



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

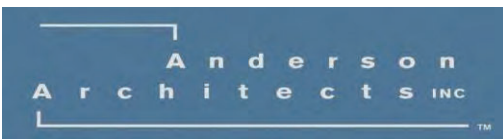
Respectfully,

Kurt B. Anderson, AIA, GCBBP
Principal



DOCUMENTS EXPLANATION

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



TOWN OF LOS GATOS
 110 E. MAIN ST., LOS GATOS, CA. 95030
 BUILDING INSPECTION DEPARTMENT - PHONE 354-1874
 CREDIT ADVANCE FOR PLUMBING PERMITS

P 13572

| FOR APPLICANT TO FILL IN | | | |
|--|-------------------|-----|-------------------|
| NO. | ITEM @ \$4.00 EA. | NO. | ITEM @ \$4.00 EA. |
| | WATER CLOSET | | LAUNDRY TUB |
| | BATH TUB | | CLOTHES WASHER |
| | SHOWER | | DISHDRY |
| | LAVATORY | | FLOOR DRAIN |
| | SINK | | FLOOR SINK |
| | DISHWASHER | | EXTERIOR FIN. |
| <p>ABOVE TOTAL X \$4.00 =</p> <p>NO. MISCELLANEOUS ITEMS</p> <p>HOUSE JAMES 10.00</p> <p>WATER HEATER 5.00</p> <p>WATER SYSTEM 5.00</p> <p>WATER SHORTER 5.00</p> <p>LAUNDRY TUB 6.00</p> <p>PRIVATE SEWER DISPOSAL 35.00</p> <p>RAINWATER SYSTEM DRAIN 2.00</p> <p>GAS SYSTEM 10.00</p> <p>ADDITIONAL COPIES (OVER \$1.50 EA.)</p> <p>PERMIT 10.00</p> <p>TOTAL FEE \$155.00</p> | | | |
| <p align="center">CONTRACTORS DECLARATION</p> <p>I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE NO. <u> </u></p> <p>Signature: <u>X. Jim Hummick</u></p> <p align="center">COMPLETE A or B</p> <p align="center"><small>WORKER'S COMPENSATION COVERAGE</small></p> <p>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 I AFFIRM THAT THE TOWN OF LOS GATOS SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.</p> <p>Signature: <u>X. Jim Hummick</u></p> <p align="center"><small>CERTIFICATE OF EMPLOYMENT WORKER'S COMPENSATION COVERAGE</small></p> <p>B I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA.</p> <p>Signature: <u>X. Jim Hummick</u></p> | | | |
| <p align="center">APPROVALS</p> <p>UNDER FLOOR WORK</p> <p>ROUGH PLUMBING</p> <p>GAS PIPING</p> <p>GAS VENTS</p> <p>HOT WATER HEATER</p> <p>HOUSE SEWER</p> <p>PLUMBING FIXTURES</p> <p>GAS TEST</p> <p>UTILITY CO. NOTIFIED</p> <p align="center">FINAL</p> | | | |

BUILDING ADDRESS: 32 Euclid Ave

USE OF BUILDING:

OWNER:

MAIL ADDRESS: 32 Euclid Ave

CITY: Los Gatos, CA ZIP: 95030

CONTRACTOR: Clearwater Plumbing

INSPECTION RECORD

DATE:

INSPECTOR:

VALUATION:

APPROVALS:

DATE:

TIME:

TOWN OF LOS GATOS

Building Inspection Department
Phone El Gato 356-6876

Electric Wiring Permit

No. 339

Location

No.

Fees

Date

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

for
RECEIPT for
as inspection fee is hereby acknowledged.

owner
Dollars

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By

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

\$3.00

TOTAL FEES

8.50

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

No 4902 P

Location 322 Foothill Ave

Date 1-14 1962

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

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By W. C. [Signature]

| | |
|------------------------|-------|
| For Permit | 1.00 |
| Water System 1.00 | |
| House Sewer 1.00 | 1.00 |
| Sewer Connection 10.00 | 10.00 |
| Fixtures 1.00 | |
| Water Heater 1.00 | |
| Gas Line 1.00 | |
| Gas Appliances .50 | |
| Central Heat 1.00 | |
| 7/14/63 | |
| TOTAL FEE | 12.00 |

TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B96-001113

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

| | | | |
|---|---------------|--------------------|------------|
| Building Address: | 32 RUCLID AV | Status: | ISSUED |
| Owner: | [REDACTED] | Applied: | 12/17/1996 |
| Address: | 52 RUCLID AV | Approved: | 12/17/1996 |
| City: | LOS GATOS CA | Issued: | 12/17/1996 |
| Contractor: | OWNER/BUILDER | Expires: | 06/15/1997 |
| License: | 000000 | | |
| Address: | SAME | | |
| City: | | | |
| Business Lic.: | | | |
| Arch/Eng/Design: | | | |
| License: | | | |
| Address: | | | |
| City: | | | |
| Valuation: | 1,561.50 | | |
| Total Sq.Ft.: | 1,041 | Livable Sq.Ft.: | |
| Class Code: | 434 | Bldg Count: | 001 |
| ***** PERMIT FEES ***** Unit Count: 001 ***** | | | |
| Permit Issuance: | 25.00 | Park Tax: | .00 |
| Building Permit: | 52.25 | Planning Plan Ck.: | .00 |
| Title-24: | .00 | Micro Planning: | .00 |
| Seismic Tax: | .50 | Storm Drain Eng.: | .00 |
| Plan Check: | .00 | Hauling Fee: | 15.62 |
| Micro Building: | 5.00 | Computer Services: | 2.09 |
| Construction Tax: | .00 | Electrical Fee: | |
| Utility Tax: | .00 | Plumbing Fee: | |
| Gen Pln Updt: | .00 | Mechanical Fee: | |
| ***** | | | |
| Total Calculated Fees: | | | 100.66 |
| Total Additional Fees: | | | .00 |
| Total Fees Due: | | | 100.66 |
| Total Payments: | | | .00 |
| BALANCE DUE: | | | 100.66 |

CONTRACTOR DECLARATION

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

Signature X

CONTRACTOR A or B

WORKER'S COMPENSATION DECLARATION

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

Signature X

CERTIFICATE OF 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 TRUTHFULNESS

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

Signature X

OWNER-BUILDER VERIFICATION

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:

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

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

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

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

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

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

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

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

83-19-977
(DATE)

Property Owner:

Address:

(Of job site)

B:\01\FORMS\OWNEA.VLS

E 97-000376

Permit Number: E97-000376

Work Description: ELEC PERMIT FOR JHED

Building Address: 32 EUCLID AV
Owner: [REDACTED]
Address: 32 EUCLID AVE
City: LOS GATOS CA
Zip: 95032
Contractor: OWNER/BUILDER
License: 000000
Address: SAME
City:
Zip:
Business Lic.:

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

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

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

CONTRACTOR'S DECLARATION

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

Signature: [REDACTED]

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

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

Signature: [REDACTED]

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

Signature: [REDACTED]

CERTIFICATION OF PERMIT ISSUANCE

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

Signature: [REDACTED]

NOTES:

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



TOWN OF LOS GATOS

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

OWNER-AGENT APPROVAL FORM

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

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

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

Owner: Name: [REDACTED]
Address: 32 Euclid Ave
City: Los Gatos, CA 95030
Telephone: [REDACTED]

12-16-96
Date

[REDACTED]
Signature of Owner

579-30-064
Assessor's Parcel Number

32 Euclid Ave.
Project Location

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

(Rev. 3/8/89)

SI-10000\CLMCRAPP

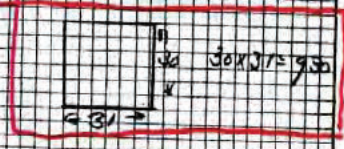
INCORPORATED AUGUST 10, 1887

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

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

BARN + GARAGE

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



311

| EXTERIOR DESCRIPTION | | INTERIOR DESCRIPTION | | | |
|---|---|--|--|---|--|
| STRUCTURAL BLDG Stories Office Bldg Apts Rms. Hotel Rmg. House Rms. Hosp. Hall Kitchen, Loft Car Garage Rec. Theatre Factory Station Van House Hotel | FOUNDATION Deep Shallow Concrete Brick Stone Posts Piers Mudfill Piles On Wood Leth On ChickWire Rustle OP RW Reinforced Brd. & Bat. Shipap Novelty T&G Corr. Iron Painted Stained | INSIDE TRIM Plaster Spee. Plue. Hdwd. Painted Enam. WALLS & CEILINGS Plastered Plank Bd. Comp. Bd. Stucco Vaucoed Paneled Beamed Ceiling REINFORCING Fapared Tinted Canvas Santas Cloth & Pap. Plas Unfin. Plain Weel Good FLOORS Number of Rooms Pine Hardwood Cement Tile Marble Terraizo Composition Earth | PLUMBING No. of Fixt. Old Style Modern Good Med. Chp. BATH ROOMS Large Small Rooms Good Medium Cheap Shower Tile Floor Tile Wall LIGHTING No. of Fixt. Electric Old Style Modern Gas Oil Good Med. Chp. Special HEATING Firepl. Stove Hot Air Furn. Hot Water Gas or Oil Fire Radiant Fire Steam or Hot Wat. Acrois System Thermostat. Floor or Wall Furn. | BUILT-IN FEATURES Kitch. Cab. Hutlin Hook Cases Lockers Patent Bed Refrigerator Open Shelf. MISCELLANEOUS Sidelink Lights Fire Escapes Plate Glass MECHANICAL EQUIPMENT - Pres. Val. Ventilating System Sprinkler System Automatic Fire Alarm Vacuum Cleanng System Water Heater Air Conditioning Well Windmill Elec. Pump Tank Pressure System OUTBUILDINGS - VALUE Under \$400 Dimep. X Walls Roof Floor Area Repro. Cost % Good: PRES. VALUE | BASEMENT Garage Cars Full Part None Flooring St. Wd. Dt Walls: Cn. St. Wd. Dt Un Finished ELEVATORS Speeds: Ht Low Elec. Hyd. Auto Pass. Frt. Dnh Wt. Height Sidewalk |

STREET FRONT

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

EXISTING PHOTOS

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

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







CONSTRUCTION PHOTOS

The following photos in this section indicate:

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















































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

MEETING DATE: 11/15/2023

ITEM NO: 3

DATE: November 10, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP. **Located at 44 Broadway.** APN 510-45-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Minor Residential Development Application MR-23-008. Property Owner: Roberta Scott. Applicant: Gordon K. Wong. Project Planner: Sean Mullin.

RECOMMENDATION:

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 located at 44 Broadway.

PROPERTY DETAILS:

1. Date primary structure was built: 1910 per County Assessor's Database; 1870s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: +, historic and intact or worthy of special note.
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Broadway Historic District
5. If yes, is it a contributor? Yes
6. Findings required? No
7. Considerations required? Yes

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

BACKGROUND:

The County Assessor indicates that the residence located at 44 Broadway was constructed in 1910, and the 1991 Bloomfield Survey estimates the construction date as the 1870s and providing a rating of “historic and intact or worthy of special note” (Attachment 1). The residence is listed as a contributor to the Broadway Historic District. The Sanborn Fire Insurance Maps show that the primary footprint of the residence remained consistent between 1891 and 1956 (Attachment 2). The Sanborn maps show that a front porch and an addition to the rear (present-day kitchen) was added between 1891 and 1895. The maps also show that the front porch was modified between 1908 and 1928. Town records indicate that the front porch was modified again in 2002 to its present state under the guidance of the Committee. The applicant has provided a summary of the Town’s permit history in Attachment 3.

On August 23, 2023, the Committee conducted a preliminary review of the proposal and provided the following feedback:

- The transom window and scissor trusses on the rear elevation are too contemporary and not consistent with the architecture of the existing residence;
- Revise the rear doors at the deck to reflect the Victorian style of the residence and consider adding side lites;
- Supportive of the added massing;
- Provide accurate renderings of the proposed porch railings;
- Provide a sample of the proposed composite/cementitious siding material to ensure it matches the existing wood siding and has the appearance of wood;
- Revise windows to be double-hung consistent with the existing residence; and
- Consider reducing the depth of the rear porch.

DISCUSSION:

The property is located on the north side of Broadway, between S. Santa Cruz Avenue and W. Main Street. Minor Residential Development application MR-23-008 was submitted on October 10, 2023, proposing 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. The project includes demolition of portions of the first floor of the residence on the left-side and the rear elevations (Attachment 5). A new stairwell addition is proposed on the right-side/rear elevations. The applicant also proposes replacement of a porch on the right-side elevation and replacement of the front porch railing. Lastly, the applicant proposes exterior modifications of the existing detached garage.

The project includes demolition of the existing kitchen and laundry portions of the first floor of the residence and construct a new addition to accommodate a kitchen and stairwell (Attachment 5). The new kitchen would utilize the majority of the footprint of the existing

DISCUSSION (continued):

kitchen and would include a set of double doors on the rear elevation serving a proposed covered deck. The proposed stairwell would be located in the area of the existing laundry room. The stairwell would service the basement and the second story, requiring an addition to the rear of the second story. The new stairwell addition would extend the second story roof mass toward the rear of the property, having a ridge height approximately two feet lower than the primary roof ridge. Additionally, the roof covering the proposed deck off the kitchen would extend toward the rear of the property, with a ridge height approximately seven feet lower than the roof over the stairwell addition. New windows are proposed at the additions and side porch. The applicant indicated to staff that all new windows and doors would be wood with profiles and proportions to match existing windows and doors to remain. Other new exterior materials include wood tongue and groove ceiling, wood trim, and poly-ash channel lap siding. Poly-ash products are composite materials made from polymers and fly-ash, a by-product of coal combustion. The durable material is produced with a wood-like appearance. The applicant has indicated that a sample of the proposed material will be provided at the November 15, 2023 meeting for review by the Committee.

The development plans show that the existing covered porch on the right-side elevation would be replaced with an expanded covered porch covered. Additionally, the existing railing on the front porch would be replaced with a taller railing. The detailing of the two porches would be consistent.

The application also proposes exterior modifications to the existing detached garage. The proposed changes include removal and replacement of the existing roof structure and replacement of an existing window and door with a sliding glass door on the rear elevation.

In response to the Committee's feedback provided under the preliminary review, the applicant has made the following changes:

- Replaced the scissor trusses on roof covering the proposed deck at the rear elevation with a gable-ended roof with wood detailing. The transom windows remain above the rear door leading to the deck;
- The rear doors at the proposed deck have been revised to add side lights and divided lites;
- The renderings of the porch railings have been revised to show that new railings would replicate the existing railings with an additional portion added to the top of the railing to increase its height. The design of the additional railing portion would be consistent with the original railing and would align with the replicated lower railing;
- The applicant has indicated that a sample of the proposed material will be provided at the November 15, 2023 meeting for review by the Committee;
- Windows have been revised to double-hung consistent with the existing residence; and
- The depth of the rear deck has been reduced from 11 feet to 10 feet.

CONCLUSION:

The applicant is 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 located at 44 Broadway. 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 any other pertinent factors. Applications shall not be granted unless:

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

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).

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Research
4. Section 3.9, Residential Design Guidelines
5. Development Plans

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 44 Broadway

PARCEL MAP INFORMATION

Parcel # 510-45-018 Lot size: 50 front ft. x 128 ft. deep

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

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

distance to cross st: 6310 ft. N S E W ✓ from S Sta Cruz

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name JW Lyndons Sub Old Block # 3 Old lot # 15

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1870s Style Greek Revival # stories

Alterations 1910 windows

Other skirting v-rustic run vertical

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 Recognition

District Name

Previous Survey

Gebhard: page # illustration page #

Butler/Junior League

PHOTOS: Roll/frame # 032/24 Date 15-2-90



[PLEASE PRINT]

Las Gatos Museum Association
Historic Home Survey

Street:

Informant:

M. Gualtieri

House number:

Phone: 4-1943

Present owners: Mrs. Angela Ambrosini

Phone: 4-4355

Estimated construction date: 1890 - CA2

LATH 1890s HCrall

Builder:

Ownership:

Original: Judge Eben G. Farley

Occupation: Civil War Veteran

late 1800s 1897: Mr. Owen W. Caldwell

" livery stable owner

(year of purchase)

19__:

" "

19__:

" "

19__:

" "

(Present owner)

19__:

Angela Ambrosini

" "

Occupants:

i.s. W.B. Briggs:

1910-17

Frank and Lulu Briggs

Occupation:

C.B., T.D.:

1925:

W.C. Buz

" "

1946:

Joannette Ambrosini

" "

19__:

" "

History: (Please identify information source.)

i.s. H. Crall: Judge Farley lived and held court in this home in the late 1800s.

i.s. E.B. Briggs: Frank E. and Lulu Briggs rented #4A from O.W. Caldwell, who owned a stable on Main St. about where Village Inn at 233 Main St. is now located. A Mr. Gertridge, who may or may not have been his partner, owned a stable on Montebello way where LG Telephone Office is now. Denny Beach and Mr. Prudential operated a blacksmith shop next to the stable on Main St. Mr. Caldwell lived first on Main St. and then at on Tait for many years until his death.

Briggs family: Ed, Frances, Leta and Salina.

Business: The Briggs arrived in LG in 1906. Mr. B. bought grocery store located at about 21 E. Main, from Mr. Smith and moved business across Main to where Foothill Apts are now. The family lived above the store for a short time. Mr. W. Hannah became a partner who was bought out by Arch Bell about 1916. Judge Bell sold his interest in 1925 to E.B. Briggs. Store continued to operate under Ed Briggs on No. Santa Cruz Ave. near present Bus Depot until Mr. Briggs sold it in 1946. became defunct about 2 years later.

Mr. Ed Briggs served as LG Postmaster from 1950 until his retirement in 1966.

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

Return to:

Alpine Ave.

Las Gatos, Ca.

AGENDA
HISTORIC PRESERVATION COMMITTEE
TOWN COUNCIL CHAMBERS
110 E. MAIN STREET, LOS GATOS
THURSDAY, AUGUST 2, 1990
4:30 - 5:30 p.m.

COMMITTEE MEMBERS: Please plan to arrive promptly at 4:30. If you will be late or cannot attend, please contact the Planning Department (354-6872).

1. Approval of minutes for the meeting of June 7, 1990.

2. 145 Whitney Avenue

Requesting approval to remove an existing barn on property in the R-1D zone. *4-1 to keep barn*
PROPERTY OWNER: Blackwell Brothers Development Company

3. 44 Broadway

Requesting approval to make exterior modifications to an existing single family residence in the Broadway Historic District.
PROPERTY OWNER: Scott Baker *fancy base shingles okd
enlarged B windows n*

4. 242 University Avenue

Requesting permission to change the exterior material of an existing residence in the University-Edelen Historic District in the R-1D-LHP zone. *no, keep orig.*
PROPERTY OWNER: Robert Harris

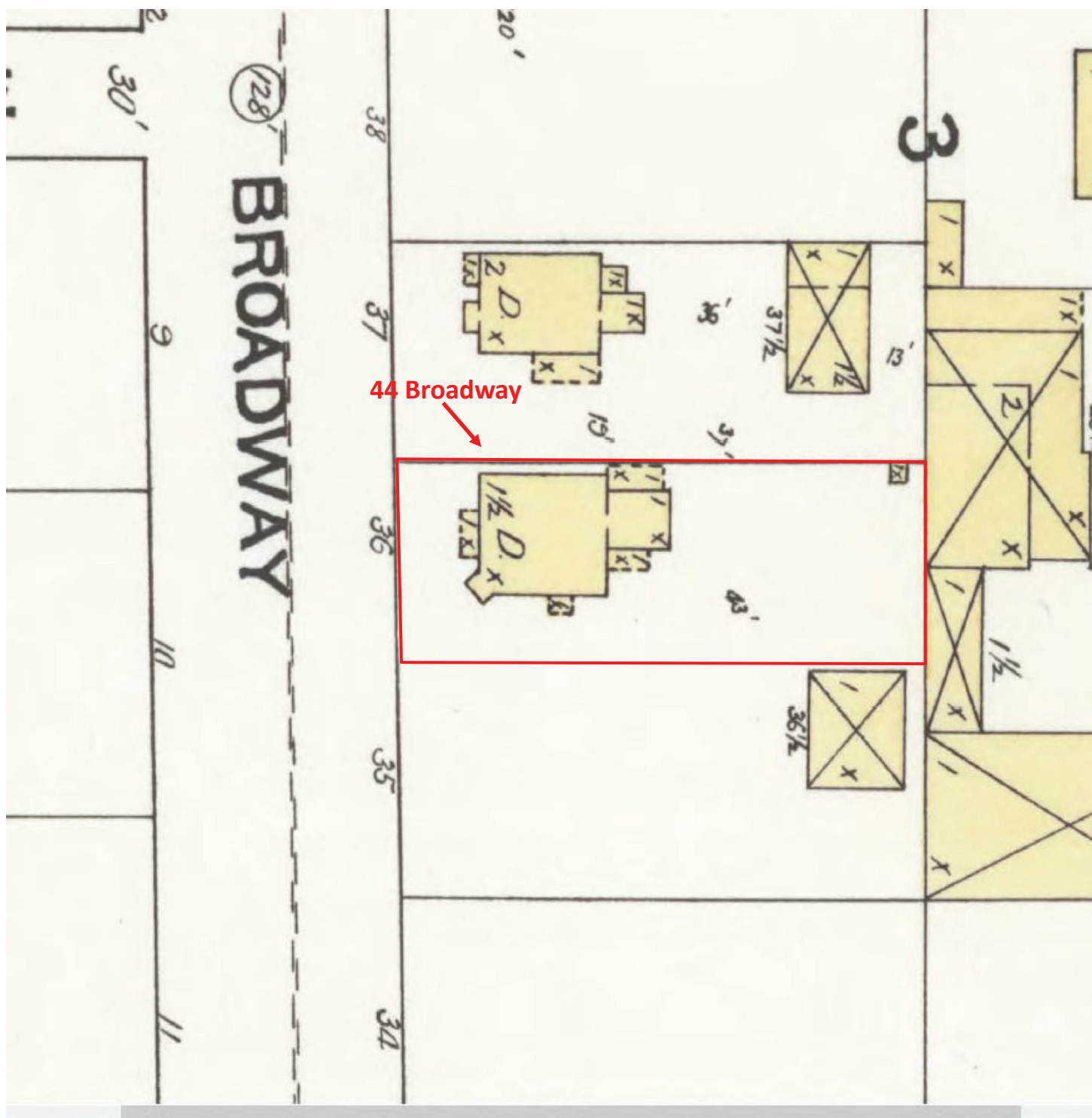
5. Discussion regarding unacceptable building materials. *see Guidelines to come*

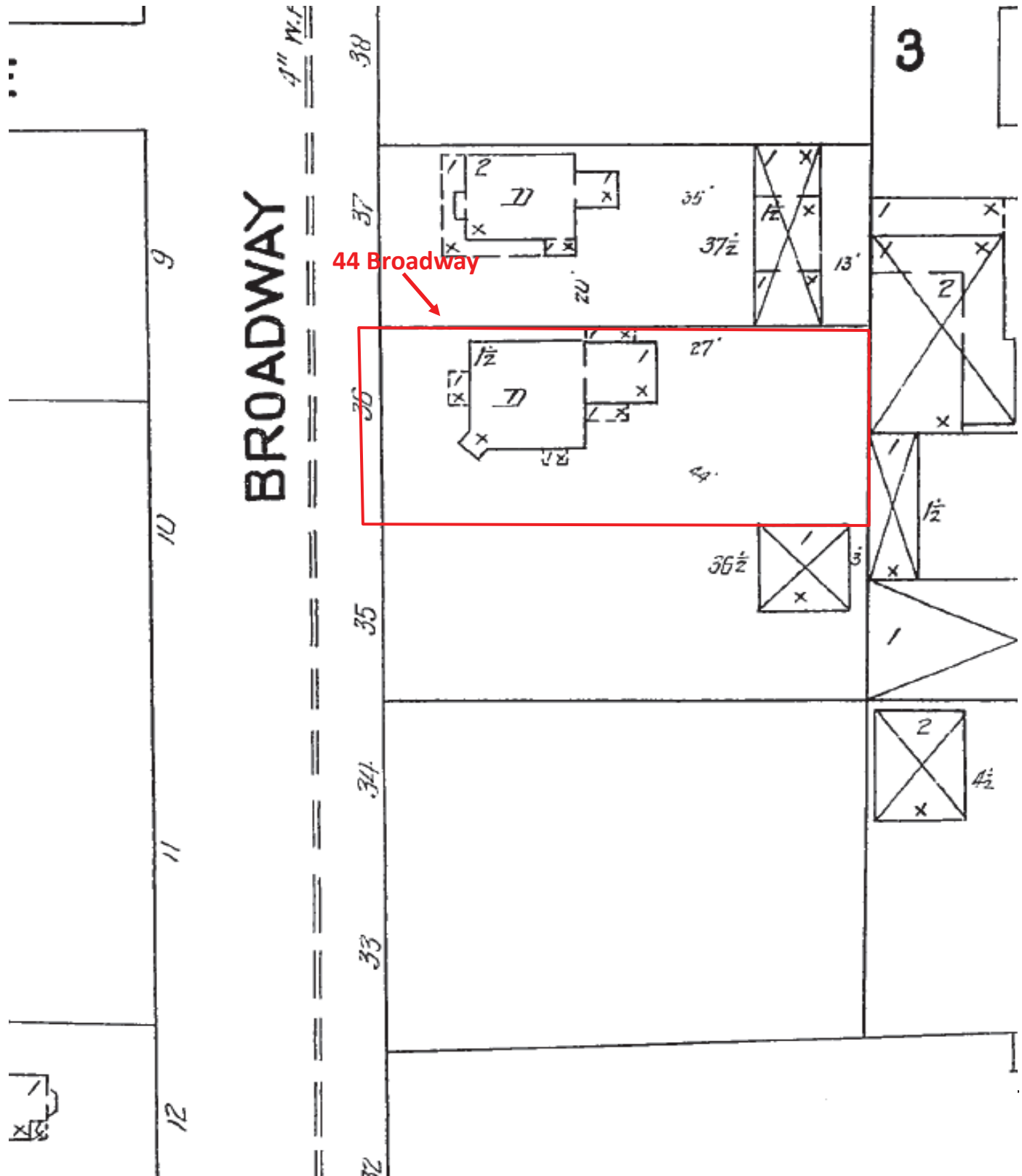
Distribution:

Historic Preservation Committee: Allmand, Anderson, Clapp, Cowan, Morgan
Town Council: Benjamin, Carlson, Ferrito, Hamilton, Ventura
Lee Bowman, Planning Director
Planners: Baily, Gyorey, Heinrichs, Lortz, Rawlins, Ross
Los Gatos Weekly
Los Gatos Times-Observer
Anne Bloomfield, 2229 Webster Street, San Francisco, CA 94115
Laura Taylor, [REDACTED]
Bruce A. Spotswood Friesen, [REDACTED]
Jeffrey B. Johns, [REDACTED]
Blackwell Brothers Development Co., [REDACTED]
Scott Baker, [REDACTED]
Robert Harris, [REDACTED]

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BROADWAY

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44 Broadway

81.

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47.7'

~~36~~

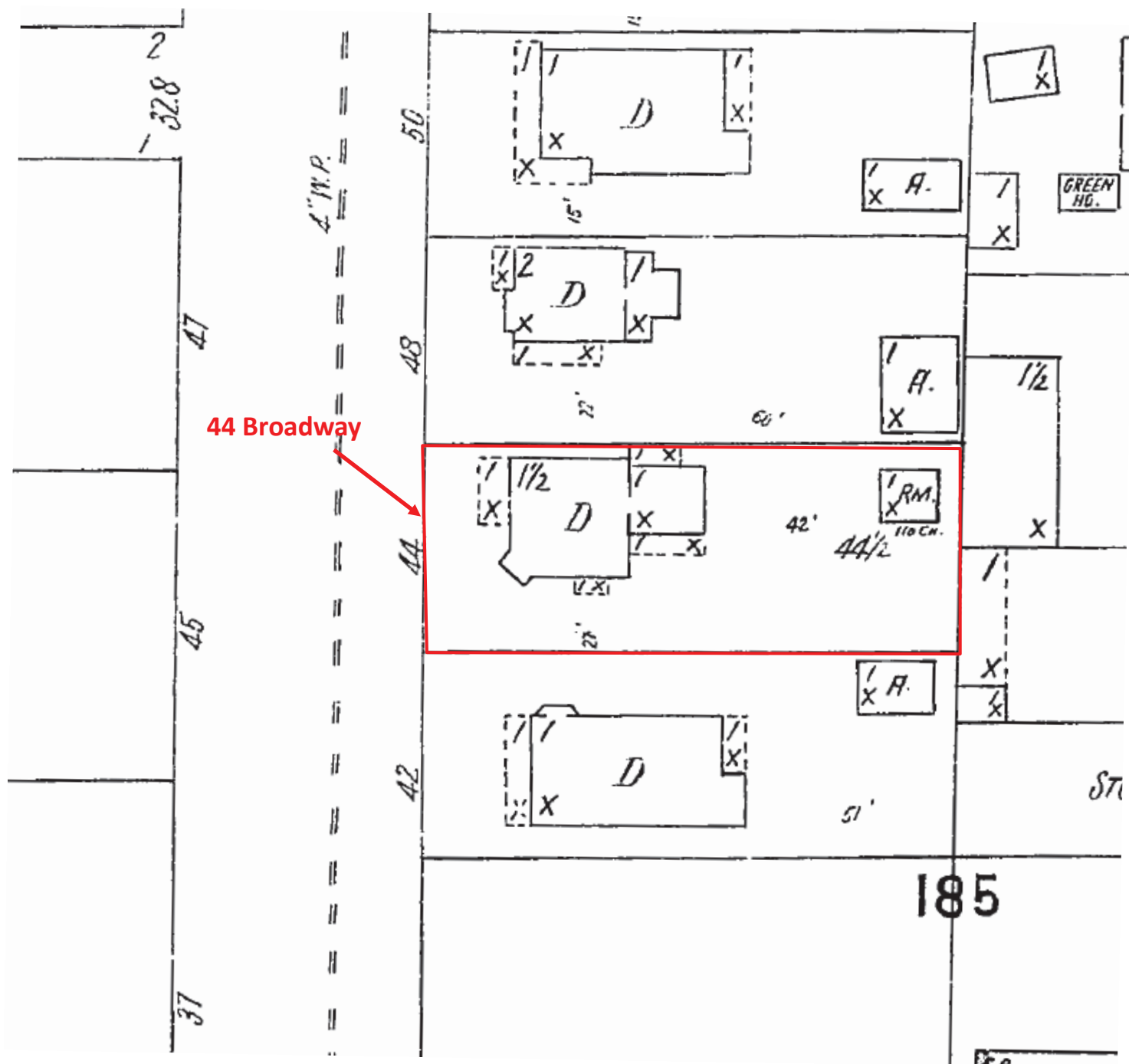
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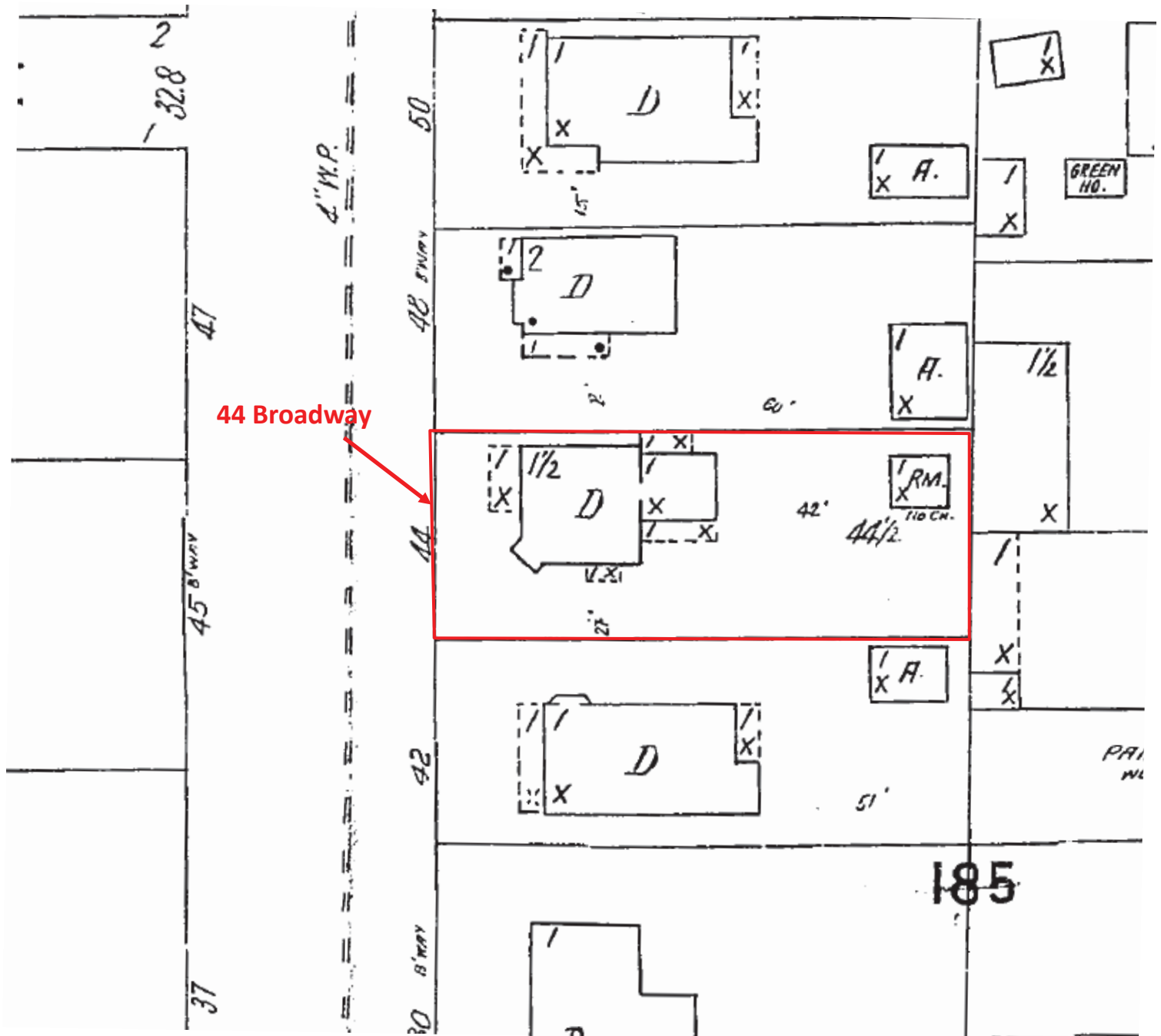
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1908





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Bonnie Montgomery, Historical Consultant*



The history prepared here relies on these resources from the Los Gatos Public Library: Sanborn maps, the 1916 Block Book, the 1941 Assessment Survey, the 1989 Anne Bloomfield Historic Resource Survey forms, and the contents of Historic Property Research Collection Box 3, Folder 13, for 44 Broadway. Also consulted were newspaper articles of the period, Santa Clara County recorded maps and official records, and Los Gatos planning and building department records. Resources are referenced in the footnotes and cited as figures.

The subject property is Lot 15 in Block 3 of J. W. Lyndon's Subdivision in Los Gatos, surveyed in January 1883 and recorded on February 19, 1883.¹ The San Jose *Herald* on January 12, 1884, reported that John W. Lyndon sold 1.57 acres of his subdivision to N. S. Hitchcock, who in turn transferred that property to W. A. Stidston. On January 17, 1884, the *Herald* recorded a transfer from Lyndon to Hitchcock to Stidston of 2.57 additional acres in that subdivision. Unfortunately, the index to county deed records for 1884 has not been digitized, and these deeds could not be located.

William Alfred Stidston, a native of England, was living in Hayward, Alameda County, in the 1880 census. He moved his family to St. Helena in Napa County in the fall of 1883. The St. Helena *Star* of April 24, 1883, reported that Stidston and his family were moving to Los Gatos, "where he has purchased property and opened an office for the transaction of a real estate and insurance business." By 1886, he had built a brick business block at the corner of Main Street and Santa Cruz Avenue, where the landmark 1907 Fretwell Building now stands.²

Block 3 of J. W. Lyndon's subdivision opened up Broadway in 1883 as the first residential street in Los Gatos. The May 1888 Sanborn map shows some of the earliest houses on Broadway, including houses built on lots W. A. Stidston sold in 1886 and 1887: to Thomas Hayselden (60 Broadway), Harriette Tice (84 Broadway), and S. Grant Moore (72 Broadway).³ The subject property (Lot 15) was vacant (Figure 1).

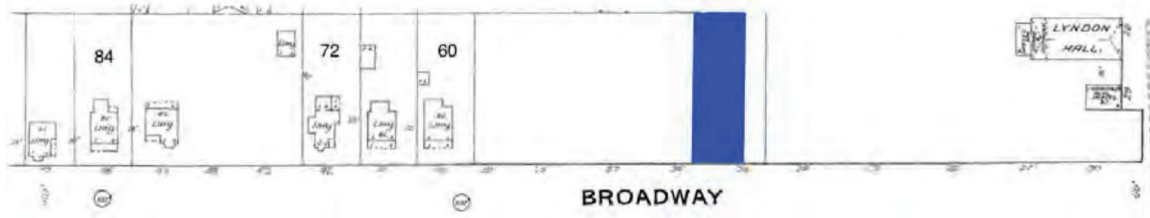
* Bonnie Montgomery meets the requirements in the area of history as listed in the Secretary of the Interior's professional qualifications outlined in 36 CFR Part 61.

¹ Santa Clara County [hereafter SCC] Recorded Maps Book A, Page 91.

² References to Stidston's "brick block" and his Women's Christian Temperance Union (WCTU) restaurant and reading room can be found in the Los Gatos *News*, September 4 and 18, 1885, and January 8 and February 12, 1886. The buildings can be seen on the Los Gatos Sanborn map, May 1888, page 1.

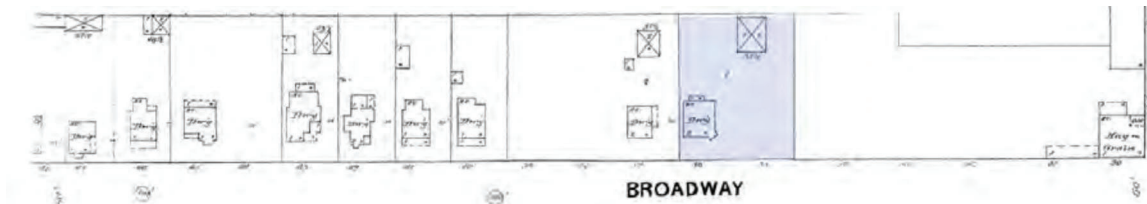
³ Real estate transactions to Hayselden (San Jose *Mercury*, May 28, 1886), Tice (San Jose *Herald*, November 24, 1886), and Moore (San Jose *Herald*, May 2, 1887).

Figure 1. North side of Broadway, May 1888 Sanborn map, page 2. Subject property is shaded in blue. Houses mentioned in text are labeled.



On December 30, 1889, William A. Stidston sold Lot 15 to William T. Rice (SCC Deeds Book 124, Page 138). The San Jose Herald reported on December 31, 1889, that Louisa A. French had sold the adjacent Lot 14 to William T. Rice. The house appears on Lot 15 of the February 1891 Sanborn map, and an outbuilding was at the rear of Lot 14 (Figure 2).

Figure 2. North side of Broadway, February 1891 Sanborn map, page 2. Subject property is shaded in blue.



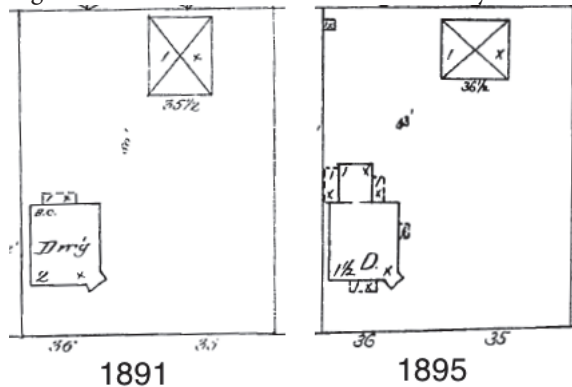
William T. and Louisa Rice and their sons Edwin and Russell were living in the house on Broadway in the 1892 Los Gatos directory. On January 23, 1892, the San Jose *Herald* reported that William T. Rice granted Lots 14 and 15 to his wife Louisa as a gift. On February 4, 1894, the San Jose *Mercury* reported, “W. T. Rice has exchanged his Broadway property for a sixty-five acre ranch near Paso Robles, where he will remove with his family in a few weeks.” Acting presumably on Rice’s behalf, the firm of Putnam and Hord of Paso Robles sold Lots 14 and 15 to Edward Harlow on March 31, 1894.⁴

Edward Harlow and his family moved to Los Gatos in 1892 and lived at 6 Palm Avenue in the Glen Ridge Park neighborhood. Harlow rented out this house to tenants until his death on August 19, 1903. His obituary stated that in the twelve years he had lived in Los Gatos, he had been “an active citizen, building several houses, one or two of which, including the home on Glen Ridge, belong to the estate.”⁵ Figure 3 shows the changes Harlow made at 44 Broadway during his period of ownership. The back porch shown in 1891 was replaced with a kitchen addition with two porches.

⁴ SCC Deeds Book 170, Page 110.

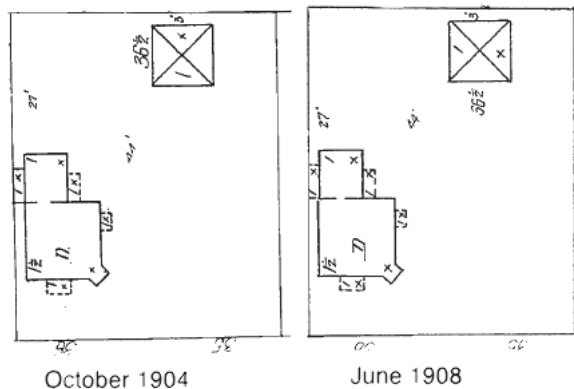
⁵ “Death Calls Edward Harlow,” Los Gatos *Mail*, September 3, 1903, page 1.

Figure 3. The house and barn at 44 Broadway shown on the 1891 and 1895 Sanborn maps.



According to town tax assessment records, Owen W. Coldwell purchased 44 Broadway between 1904 and 1906, presumably from Edward Harlow's estate. According to an article in the *Los Gatos Times-Saratoga Observer* marking his 97th birthday, Mr. Coldwell came to Los Gatos in 1904 and ran the livery stable on Main Street just behind 44 Broadway.⁶ Coldwell rented the home to tenants. Between 1910 and 1917, grocer Frank Briggs and family rented the house. The Sanborn maps published during Coldwell's ownership period show no changes in the footprint of the house (Figure 4).

Figure 4. The house and barn at 44 Broadway shown on the 1904 and 1908 Sanborn maps.



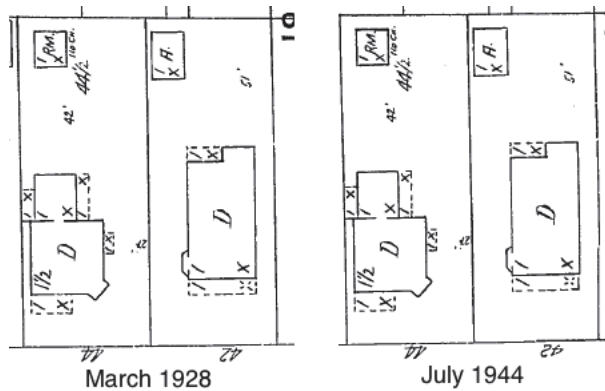
A house was built on Lot 14 (42 Broadway) in 1915, according to county assessor records. Edward D. and Lucile Franks were renting 42 Broadway in the 1920 census, but they appear to have purchased it between 1922 and 1924. William C. and Martha C. Wurz, Christian Science practitioners, were living at 44 Broadway starting in the 1923 city directory. Tax assessment records show W. C. Wurz as owner of Lot 15 beginning in 1924, but deed records indicate that Owen W. Coldwell continued to own Lot 15 until March 29, 1929, when he sold it to Martha C. Wurz. W. George and Alta Benjamin rented 44 Broadway during the 1930 census. Martha C. Wurz sold the house on April 15, 1933, to Detlef H. and Mildred Mumm, who lived there until they sold it to Peter and Angelina Ambrosini on March 26, 1938.⁷

Figure 5 shows 42 and 44 Broadway on the Sanborn maps of March 1928 and July 1944. The barn at the rear of Lot 14 is gone, and an accessory dwelling unit is at the rear of 44 Broadway.

⁶ "Town Delegation to Greet Los Gatan on 97th Birthday," *Los Gatos Times-Saratoga Observer*, Jan. 19, 1951, page 1.

⁷ SCC Official Records [hereafter OR] Book 454, Page 370; SCC OR Book 649, Page 91; SCC OR Book 867, Page 372.

Figure 5. The houses and accessory buildings at 42 and 44 Broadway shown on the 1928 and 1944 Sanborn maps.



Appendix A are the April 14, 1941, assessment survey forms for 44 Broadway and the accessory dwelling unit 44 ½ Broadway. Peter Ambrosini was listed as the owner. Peter died on September 7, 1949. His widow, Angelina Marie Ambrosini, owned the house until her death on November 14, 1976. Her sons Carl and Frank received their inheritance during their mother's lifetime. Her daughter Jeannette Marie Johns received the house and all the furnishings in a decree dated July 28, 1977.⁸

The house became part of the Broadway Historic District when established by Ordinance 1648 on April 8, 1985. Jeannette Johns received a secondary dwelling unit permit on February 12, 1986 (Appendix B). The house appears in Anne Bloomfield's 1989 survey of Los Gatos (Appendix C). The house received minimal damage in the Loma Prieta earthquake of October 17, 1989, and Scott R. Baker and his wife Dolores purchased the house from Jeannette Johns on February 6, 1990.⁹

Appendix D is a history of the house written when it was part of the 2003 Los Gatos Historic Homes Tour. Researched by Scott and Dolores Baker, this history includes details of their renovation, starting with a new foundation. Building permits available online begin in 1996 and are listed on the first page of Appendix E. During the Bakers' occupancy, the house was permitted for installation of air conditioning (1996), conversion of non-habitable cellar space (1997), reroofing (1998), a new subpanel (1999), and replacing the porch and a non-original window (2002).

On June 15, 2005, Scott and Dolores Baker sold the house to Athena C. Pugliese. During her occupancy, Athena converted more of the basement to habitable space (2005 and 2006), remodeled the kitchen (2006), repaired water damage (2011), and reroofed (2012). On February 10, 2021, Athena sold the house to William Knight Foster and Roberta L. Scott, husband and wife. William Knight Foster died on December 21, 2022, and on April 14, 2023, Roberta L. Scott placed the property under the name of her living trust.¹⁰

⁸ SCC OR Book D032, Page 380, Doc. No. 5735875.

⁹ SCC OR Book L251, Page 877, Doc. No. 10415151.

¹⁰ SCC OR Doc. No. 24825729; SCC OR Doc. No. 25462642; SCC OR Doc. No. 25462643.

| BUILDING CLASSIFICATION AND COMPUTATION RECORD | | | | | | | | | | BUILDING DIAGRAM AND DETAILS | |
|--|------------|-----------------------|-----------|---------------------------|-----------|--------------|----------|--------------------|--|------------------------------|--|
| Form 100 | | ADDRESS LOCATION | | CITY OF | | STATE OF | | COUNTY OF | | Scale 1" = 50' | |
| 141 Broadway | | LOS ANGELES | | CALIFORNIA | | | | | | | |
| BLOCK NUMBER 89 | | LOT NUMBER 15 Block 3 | | OWNERSHIP Peter Ambrosini | | | | | | | |
| SUBDIVISION OR TRACT, LYNDON SUB. | | | | | | | | | | | |
| DESCRIPTION | | | | | | | | | | | |
| Sect. | Dimensions | Area or Cubage | Unit Cost | Repro. Cost | Out'bldgs | Pres. Value | | | | | |
| (A) | X | X | = 784 | \$ 5.20 | \$ 4077. | \$ | | | | | |
| (B) | X | 16 X 18 = | 288 | \$ 3.15 | 907. | | | | | | |
| (C) | X | 12 X 5 = | 60 | \$ 2.35 | 135. | Miscel. | | | | | |
| (D) | X | 12 X 7 = | 112 | \$ 1.00 | 112. | Retain. Wall | | | | | |
| | X | 18 X 4 = | 70 | \$ 2.80 | 252. | Tank | | | | | |
| | X | 4 X 2 = | 32 | \$ 3.00 | 96. | Pool | | | | | |
| Reproduction Cost of Main Building | | | | \$ 5577. | 25% Good | \$ 1395. | | | | | |
| Garage X 12 X 16 = | | | | 92 | \$.85 | \$ 163. | 50% Good | \$ 80. | | | |
| Depreciation % Pct. Good % | | | | TOTAL DEPRECIATED VALUE | | \$ 1475. | | | | | |
| EXTERIOR DESCRIPTION | | | | INTERIOR DESCRIPTION | | | | | | | |
| COMMERCIAL BLDGS. | | | | INDUSTRIAL BLDGS. | | | | RESIDENTIAL BLDGS. | | | |
| Stories | | | | Stories | | | | Stories | | | |
| Office Bldg. | | | | Warehouse | | | | House | | | |
| Apts. | | | | Garage | | | | Bath | | | |
| Housing | | | | Factory | | | | Kitchen | | | |
| Housing | | | | Gas Station | | | | Living Room | | | |
| Housing | | | | School | | | | Dining Room | | | |
| Housing | | | | Hotel | | | | Bed Room | | | |
| Housing | | | | Office Bldg. | | | | Bathroom | | | |
| Housing | | | | Warehouse | | | | Garage | | | |
| Housing | | | | Factory | | | | Kitchen | | | |
| Housing | | | | Gas Station | | | | Living Room | | | |
| Housing | | | | School | | | | Dining Room | | | |
| Housing | | | | Hotel | | | | Bed Room | | | |
| Housing | | | | Office Bldg. | | | | Bathroom | | | |
| Housing | | | | Warehouse | | | | Garage | | | |
| Housing | | | | Factory | | | | Kitchen | | | |
| Housing | | | | Gas Station | | | | Living Room | | | |
| Housing | | | | School | | | | Dining Room | | | |
| Housing | | | | Hotel | | | | Bed Room | | | |
| Housing | | | | Office Bldg. | | | | Bathroom | | | |
| Housing | | | | Warehouse | | | | Garage | | | |
| Housing | | | | Factory | | | | Kitchen | | | |
| Housing | | | | Gas Station | | | | Living Room | | | |
| Housing | | | | School | | | | Dining Room | | | |
| Housing | | | | Hotel | | | | Bed Room | | | |
| Housing | | | | Office Bldg. | | | | Bathroom | | | |
| Housing | | | | Warehouse | | | | Garage | | | |
| Housing | | | | Factory | | | | Kitchen | | | |
| Housing | | | | Gas Station | | | | Living Room | | | |
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| Housing | | | | Hotel | | | | Bed Room | | | |
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| Housing | | | | Warehouse | | | | Garage | | | |
| Housing | | | | Factory | | | | Kitchen | | | |
| Housing | | | | Gas Station | | | | Living Room | | | |
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| Housing | | | | Factory | | | | Kitchen | | | |
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| Housing | | | | Warehouse | | | | Garage | | | |
| Housing | | | | Factory | | | | Kitchen | | | |
| Housing | | | | Gas Station | | | | Living Room | | | |
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| Housing | | | | Warehouse | | | | Garage | | | |
| Housing | | | | Factory | | | | Kitchen | | | |
| Housing | | | | Gas Station | | | | Living Room | | | |
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| Housing | | | | Office Bldg. | | | | Bathroom | | | |
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| Housing | | | | School | | | | Dining Room | | | |
| Housing | | | | Hotel | | | | Bed Room | | | |
| Housing | | | | Office Bldg. | | | | Bathroom | | | |
| Housing | | | | Warehouse | | | | Garage | | | |
| Housing | | | | Factory | | | | Kitchen | | | |
| Housing | | | | Gas Station | | | | Living Room | | | |
| Housing | | | | School | | | | Dining Room | | | |
| Housing | | | | Hotel | | | | Bed Room | | | |

[illegible]

[illegible]

Appendix B. Secondary Dwelling Unit Permit.

TOWN of LOS GATOS

CIVIC CENTER • 110 EAST MAIN STREET • P.O. BOX 949 • LOS GATOS, CALIFORNIA 95031

SECONDARY DWELLING UNIT PERMIT

GRANTED TO: JEANETTE A. JOHNS

PROPERTY OWNER AT: 44 BROADWAY

PURSUANT TO CHAPTER 3.96 OF THE LOS GATOS ZONING ORDINANCE, APPROVAL IS GRANTED SUBJECT TO CONDITIONS FOR AN EXISTING SECONDARY DWELLING UNIT LOCATED AT, AND DESCRIBED AS FOLLOWS:

44 BROADWAY / APN: 510-45-018

THIS APPROVAL IS SUBJECT TO THE COMPLETION OF CONDITIONS ATTACHED TO THIS PERMIT AS REQUIRED BY THE BUILDING OFFICIAL AND THE TOWN OF LOS GATOS. FAILURE TO COMPLETE ANY OF THESE CONDITIONS WITHIN THEIR RESPECTIVE TIME FRAMES, MAY RESULT IN THE REVOCATION OF THE SECONDARY DWELLING UNIT PERMIT.

DATE ISSUED: DECEMBER 12, 1985

ALL CONDITIONS MUST BE COMPLETED WITHIN 30 DAYS UNLESS SPECIFIED OTHERWISE.

AFFIDAVIT FILED WITH PLANNING DIRECTOR.

APPROVAL DATE

1-9-86

DECLARATION OF RESTRICTION FILED WITH PLANNING DIRECTOR

1-9-86

APPROPRIATE BUILDING PERMITS FILED WITH BUILDING OFFICIAL

12-22-85

FINAL APPROVAL: FEBRUARY 21, 1986

Len C. [Signature]
PLANNING DIRECTOR

Debbie Watson
BUILDING OFFICIAL

Appendix C. Anne Bloomfield Survey (Page 1 of 2).

3W

ARCHITECTURAL HISTORY
14151 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 44 Broadway

PARCEL MAP INFORMATION

Parcel # 510-45-018 Lot size: 50 front ft. x 128 ft. deep

Lot shape: Rectangle ☒ L ☐ Rectangle with small rear jog ☐ Other ☐

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

distance to cross st: 310 ft. N S E W ☒ from 13 St. 102

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name JW Lyndens Sub Old Block # 3 Old lot # 15

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1870s Style Greek Revival # stories

Alterations 1910 windows

Other skirting & rustic run vertical

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 Recognition


District Name

Previous Survey

Gebhard: page # illustration page #

Butler/Junior League

PHOTOS: Roll/frame # 032/20 Date 15-2-78



Appendix C. Anne Bloomfield Survey (Page 2 of 2).

[PLEASE PRINT]

Las Gatos Museum Association
Historic Home Survey

Street: BROADWAY Informant: M. Gualtieri

House number: 44 Phone: [REDACTED]

Present owners: Mrs. Angela Ambrosini Phone: [REDACTED]

Estimated construction date: 1890 - CAS LATE 1800s HCrall
Builder:

Ownership:

Original: Judge Eben C. Farley Occupation: Civil War Veteran

late 1800s Mr. Owen W. Caldwell " livery stable owner

(year of purchase) 19__ : " "

19__ : " "

19__ : " "

(Present owner) 19__ : Angela Ambrosini " "

Occupants: i.s. E.E. Briggs: Occupation:

1910-17 Frank and Lulu Briggs " "

G.D., T.D.: 1925 : W.C. WURZ " "

1946 : Jeannette Ambrosini " "

19__ : " "

History: (Please identify information source.)
i.s. H. Crall: Judge Farley lived and held court in this home in the late 1800s.
i.s. E.E. Briggs: Frank E. and Lulu Briggs rented #44 from O.W. Caldwell, who owned a stable on W. Main St. about where Village Inn at 255 Main St. is now located. A Mr. Gertridge, who may or may not have been his partner, owned a stable on Montebello Way where LG Telephone Office is now. Denny Roach and Mr. Frudenthal operated a blacksmith shop next to the stable on Main St. Mr. Caldwell lived first on Main St. and then at # on Tait for many years until his death.
Briggs family: Ed, Frances, Leta and Salina.
Business: The Briggs arrived in LG in 1906. Mr. B. bought grocery store located at about 21 E. Main. from Mr. Smith and moved business across Main to where Foothill Apt.s are now. The family lived above the store for a short time. Mr. W.E. Hannah became a partner who was bought out by Arch Bell about 1916. Judge Bell sold his interest in 1925 to E.E. Briggs. Store continued to operate under Ed Briggs on No. Santa Cruz Ave. near present Bus Depot until Mr. Briggs sold it in 1946.
became defunct about 2 years later.
Mr. Ed Briggs served as LG Postmaster from 1950 until his retirement in 1966.
Remodeling: (Please identify information source and year of change.)

possible chg. of front entrance

Return to: [REDACTED]



44 Broadway
The William T. Rice House

This one-and-a-half-story Folk Victorian style home was built for William T. Rice by 1890. Identifying Folk Victorian details include its square shape, generally symmetrical façade with redwood channel rustic siding, moderate-slope hipped roof and the jig-saw cut trim on the porches. However, the gables on all four sides of the house and the corner bay window with its own shingled gable are an unusual elaboration of the style. The tall, narrow, double-hung windows, used in pairs in the gables and the bay window, are borrowed from Italianate architecture. The house is painted blush with bone trim and detailing in six additional colors, including gold leaf.

Rice was a farmer who held property in the area from at least 1880. For a few years, while he lived here, he was a partner in a fruit drying company. Two sons were students in 1892. An E. Harlow purchased the property in 1893 and had sold it to Owen Coldwell by 1906. Coldwell owned a livery stable on Main Street and used this home as a rental.

From 1910 through 1917 Frank and Lulu Briggs and their four children rented the home. Frank operated a grocery store, first on Main St., later on Santa Cruz Ave. The two eldest daughters, Leta and Selma, were telephone operators in 1912. Their son, Edward, who lived here as a child, operated the grocery store until 1946. Between 1952 and 1966 he was the postmaster of Los Gatos.

William and Martha Wurz bought the home in 1924, after living in town since at least 1914. He was a Christian Science practitioner. They owned the property until the early 1930s, but rented the home in 1928 to Alta and George Benjamin and their four daughters for \$30 a month. The Benjamins, born in Missouri and Illinois, respectively, had moved to California from Idaho c. 1922. Detlef H. Mumm and his wife, Mildred, purchased the property in 1933 and lived here for four or five years. He was the manager of Public Food Stores in 1934, but was a wood dealer by 1937. His mother, Maria Mumm, lived in the unit behind the house.

Peter and Angelina Ambrosini purchased the home in 1938, and owned it until their daughter, Jeanette Johns, sold it to the current owners in 1990. Both Peter and Angelina were born in Italy, in 1884 and 1893, respectively. Peter first came to the US in 1900, but returned to Italy to marry, and by 1925 they were living in Los Gatos. Angelina's uncle owned Mariotti Soda Works, and Peter ran the restaurant. He also worked on reconstructing Black Road and for Bailey Lumber. The Ambrosinis had three children: Carl, Frank, and Jeanette, all of whom went through the Los Gatos school system. Carl planted the redwood tree in the back yard 50 years ago, when his first son was born. His father extended the cabin in the rear in the early 1940s and Carl and his wife lived there after they were married.

Scott and Dolores Baker purchased the home in January 1990 to move into town for Scott's new job as Building Official for Los Gatos. Damage from the 1989 earthquake was minimal, but the fear of another required the foundation be replaced to obtain a mortgage. When the house was put down on the new foundation, the lath and plaster walls crumbled. They took the house back to studs, with help from Lions Club volunteers, and restored the original interior configuration of the home. They have recreated the original woodwork, reopened the living room to the parlor on the right, and replaced a Craftsman-style window on the left front to the original tall, narrow window. What is now the dining room may have originally been the kitchen because a chimney was removed during the renovation, but Sanborn maps suggest the one-story rear addition that is now the kitchen was added before 1895.

The Bakers relocated the downstairs one-half bath to a closet off the dining room, although it now opens from the back hall. The second floor was in poor condition when they purchased the home. The upstairs bath was in danger of collapsing from dry rot. They redid that bathroom, and added soffits to the parlor to conceal a beam required to shore up the floor of the room above. They did much of the restoration work themselves, with their two children, Aaron and Vanessa, but after a 12 year effort, they did contract out restoring the exterior (including a new porch) and painting in 2002 – that took seven men 10 weeks!

Appendix E
Town of Los Gatos Building Permits

| Date | Record Number | Description |
|----------|---------------|--|
| 6/10/96 | E96-000298" | ELECT PERMIT FOR MISC. CONDUITS & CONDUCTORS |
| 6/10/96 | M96-000186" | MECH PERMIT FOR A/C CONVERT PORTION OF CELLAR NON-HAB TO HAB. 392 S.F. |
| 7/29/97 | B97-000625" | ELECTRICAL ASSOCIATED W/ BASEMENT IMPROVEMENTS |
| 9/2/97 | E97-000397" | MECH ASSOC. W/ BASEMENT IMPROVEMENTS, STEAM GEN. |
| 9/2/97 | M97-000314" | PLUMB. ASSOC. W/ BASEMENT UPGRADES, SEWER EJECTOR |
| 9/2/97 | P97-000344" | T/O ROOFING R/R PLY AND CLASS A COMP SHINGLE, T/O BUILD UP AND REPLACE |
| 7/16/98 | B98-000700" | ADD A SUBPANEL |
| 10/29/99 | E99-000678" | REPLACE EXTG PORCH, ADD WINDOW |
| 1/29/02 | B02-000066" | CONVERT 728 SF BASEMENT TO HABITABLE (ELEC, MECH,PLUMB DONE UNDER PERMITS IN 1999) |
| 4/29/05 | B05-0299" | CONVERT 728 SF BASEMENT TO HABITABLE (ELEC, MECH,PLUMB DONE UNDER PERMITS IN 1999) |
| 3/7/06 | E06-119" | REMODEL KITCHEN 272 SF |
| 9/8/06 | B06-0763" | REMODEL KITCHEN 272 SF |
| 9/8/06 | E06-530" | REMODEL KITCHEN 272 SF |
| 9/8/06 | P06-507" | REPAIR WATER DAMAGE REPLACE SHEETROCK, FLOORING IN THE 1ST FL BATHROOM, 2ND FL BATHROOM AND BASEMENT BEDROOM |
| 11/17/11 | B11-0793" | T/O COMP AND B.U.R. R/R COMP AND B.U.R. 400 SF |
| 5/15/12 | B12-0329" | |



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|-----------|------------|
| Permit ID/Type: | E96-000298 | Applied: | 06/10/1996 |
| Work Description: | ELECT PERMIT FOR MISC. CONDUITS & CONDUCTORS | Approved: | |
| Status: | Finalized | Issued: | 06/10/1996 |
| Address: | 44 BROADWAY | Expires: | 12/07/1996 |
| Owner: | BAKER SCOTT R & DOLORES 44 BROADWAY LOS GATOS CA, 95030 | Phone: | |
| Contractor: | | Phone: | |

License No.:

| | | | |
|-----------------|--------|--------------------|---|
| Job Value: | \$0.00 | Buildings: | 0 |
| Total Sq. Ft.: | | Houses: | 0 |
| Building Use: | | Census #: | |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$37.00 |
| Total Payments | \$37.00 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

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, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

____ 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 _____ Expiration Date _____
Name of Agent _____ Phone # _____

____ 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.

Signature of Applicant

Date

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____ -- _____
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following.

Web site: <http://www.leginfo.ca.gov/calaw.html>

Date _____ Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 8172, Civil Code).

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:

I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|-----------|------------|
| Permit ID/Type: | M96-000186 | Applied: | 06/10/1996 |
| Work Description: | MECH PERMIT FOR A/C | Approved: | |
| Status: | Finald | Issued: | 06/10/1996 |
| Address: | 44 BROADWAY | Expires: | 12/14/1996 |
| Owner: | BAKER SCOTT R & DOLORES 44 BROADWAY LOS GATOS CA, 95030 | Phone: | |
| Contractor: | | Phone: | |

License No.:

| | | | |
|-----------------|--------|--------------------|---|
| Job Value: | \$0.00 | Buildings: | 0 |
| Total Sq. Ft.: | | Houses: | 0 |
| Building Use: | | Census #: | |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$37.00 |
| Total Payments | \$37.00 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

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, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

____ 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 _____ Expiration Date _____

Name of Agent _____ Phone # _____

____ 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.

Signature of Applicant

Date

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____ --
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following.

Web site: <http://www.leginfo.ca.gov/calaw.html>

Date _____ Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 8172, Civil Code).

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:

I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|-----------|------------|
| Permit ID/Type: | B97-000625 | Applied: | 07/29/1997 |
| Work Description: | CONVERT PORTION OF CELLAR NON-HAB TO HAB. 392 S.F. | Approved: | |
| Status: | Finalled | Issued: | 09/02/1997 |
| Address: | 44 BROADWAY | Expires: | 06/03/1998 |
| Owner: | BAKER SCOTT R & DOLORES 44 BROADWAY LOS GATOS CA, 95030 | Phone: | |
| Contractor: | | Phone: | |

License No.:

| | | | |
|-----------------|-------------|--------------------|-----|
| Job Value: | \$13,916.00 | Buildings: | 1 |
| Total Sq. Ft.: | 392 | Houses: | 0 |
| Building Use: | | Census #: | 434 |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$714.02 |
| Total Payments | \$714.02 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

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, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

____ 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 _____ Expiration Date _____
Name of Agent _____ Phone # _____

____ 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.

Signature of Applicant

Date

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____ --
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following.

Web site: <http://www.leginfo.ca.gov/calaw.html>

Date _____ Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 8172, Civil Code).

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:

I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|--------------------|------------|
| Permit ID/Type: | E97-000397 | Applied: | 09/02/1997 |
| Work Description: | ELECTRICAL ASSOCIATED W/ BASEMENT IMPROVEMENTS | Approved: | |
| Status: | Finalled | Issued: | 09/02/1997 |
| Address: | 44 BROADWAY | Expires: | 10/03/1998 |
| Owner: | BAKER SCOTT R & DOLORES 44 BROADWAY LOS GATOS CA, 95030 | Phone: | |
| Contractor: | OWNER/BUILDER SAME | Phone: | |
| License No.: | 000000 | | |
| Job Value: | \$0.00 | Buildings: | 0 |
| Total Sq. Ft.: | | Houses: | 0 |
| Building Use: | | Census #: | |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$130.50 |
| Total Payments | \$130.50 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

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, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

____ 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 _____ Expiration Date _____

Name of Agent _____ Phone # _____

____ 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.

Signature of Applicant

Date

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____ -- _____
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following.

Web site: <http://www.leginfo.ca.gov/calaw.html>

Date _____ Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 8172, Civil Code).

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:

I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|--------------------|------------|
| Permit ID/Type: | M97-000314 | Applied: | 09/02/1997 |
| Work Description: | MECH ASSOC. W/ BASEMENT IMPROVEMENTS, STEAM GEN. | Approved: | |
| Status: | Finalized | Issued: | 09/02/1997 |
| Address: | 44 BROADWAY | Expires: | 10/03/1998 |
| Owner: | BAKER SCOTT R & DOLORES 44 BROADWAY LOS GATOS CA, 95030 | Phone: | |
| Contractor: | OWNER/BUILDER SAME | Phone: | |
| License No.: | 000000 | | |
| Job Value: | \$0.00 | Buildings: | 0 |
| Total Sq. Ft.: | | Houses: | 0 |
| Building Use: | | Census #: | |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$75.00 |
| Total Payments | \$75.00 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

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, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

____ 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 _____ Expiration Date _____
Name of Agent _____ Phone # _____

____ 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.

Signature of Applicant

Date

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____ --
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following.

Web site: <http://www.leginfo.ca.gov/calaw.html>

Date _____ Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 8172, Civil Code).

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:

I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|--------------------|------------|
| Permit ID/Type: | P97-000344 | Applied: | 09/02/1997 |
| Work Description: | PLUMB. ASSOC. W/ BASEMENT UPGRADES, SEWER EJECTOR | Approved: | |
| Status: | Final | Issued: | 09/02/1997 |
| Address: | 44 BROADWAY | Expires: | 10/03/1998 |
| Owner: | BAKER SCOTT R & DOLORES 44 BROADWAY LOS GATOS CA, 95030 | Phone: | |
| Contractor: | OWNER/BUILDER SAME | Phone: | |
| License No.: | 000000 | | |
| Job Value: | \$0.00 | Buildings: | 0 |
| Total Sq. Ft.: | | Houses: | 0 |
| Building Use: | | Census #: | |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$61.00 |
| Total Payments | \$61.00 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

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, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

____ 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 _____ Expiration Date _____
Name of Agent _____ Phone # _____

____ 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.

Signature of Applicant

Date

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following.

Web site: <http://www.leginfo.ca.gov/calaw.html>

Date _____ Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 8172, Civil Code).

Lender's Name _____ Lender's Address _____

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Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|--|--------------------|------------|
| Permit ID/Type: | B98-000700 | Applied: | 07/16/1998 |
| Work Description: | T/O ROOFING R/R PLY AND CLASS A COMP SHINGLE, T/O BUILD UP AND REPLACE | Approved: | |
| Status: | Final | Issued: | 07/16/1998 |
| Address: | 44 BROADWAY | Expires: | 10/25/1999 |
| Owner: | BAKER SCOTT R & DOLORES 44 BROADWAY LOS GATOS CA, 95030 | Phone: | 354-1597 |
| Contractor: | OWNER/BUILDER SAME | Phone: | |
| License No.: | 000000 | | |
| Job Value: | \$2,100.00 | Buildings: | 1 |
| Total Sq. Ft.: | 0 | Houses: | 0 |
| Building Use: | | Census #: | 434 |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$125.02 |
| Total Payments | \$125.02 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

I hereby affirm under penalty of perjury one of the following declarations:

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____ 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 _____ Expiration Date _____
Name of Agent _____ Phone # _____

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Signature of Applicant

Date

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

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By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following.

Web site: <http://www.leginfo.ca.gov/calaw.html>

Date _____ Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 8172, Civil Code).

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:

I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|--------------------|------------|
| Permit ID/Type: | E99-000678 | Applied: | 10/29/1999 |
| Work Description: | ADD A SUBPANEL | Approved: | |
| Status: | Final | Issued: | 11/17/2011 |
| Address: | 44 BROADWAY | Expires: | 05/16/2012 |
| Owner: | BAKER SCOTT R AND DOLORES 44 BROADWAY LOS GATOS CA, 95030 | Phone: | |
| Contractor: | OWNER/BUILDER SAME | Phone: | |
| License No.: | 000000 | | |
| Job Value: | \$0.00 | Buildings: | 0 |
| Total Sq. Ft.: | | Houses: | 0 |
| Building Use: | | Census #: | |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$102.25 |
| Total Payments | \$102.25 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

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, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

____ 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 _____ Expiration Date _____

Name of Agent _____ Phone # _____

____ 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.

Signature of Applicant

Date

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

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Web site: <http://www.leginfo.ca.gov/calaw.html>

Date _____ Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 8172, Civil Code).

Lender's Name _____ Lender's Address _____

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Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|--|--------------------|------------|
| Permit ID/Type: | B02-000066 | Applied: | 01/29/2002 |
| Work Description: | REPLACE EXTG PORCH, ADD WINDOW | Approved: | 02/08/2002 |
| Status: | Final | Issued: | 02/11/2002 |
| Address: | 44 BROADWAY | Expires: | 10/25/2002 |
| Owner: | BAKER SCOTT R;DOLORES 44 BROADWAY LOS GATOS CA, 95030-6803 | Phone: | |
| Contractor: | OWNER/BUILDER SAME | Phone: | |
| License No.: | 000000 | | |
| Job Value: | \$1,170.00 | Buildings: | 1 |
| Total Sq. Ft.: | 0 | Houses: | 0 |
| Building Use: | | Census #: | 434 |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$127.76 |
| Total Payments | \$127.76 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

I hereby affirm under penalty of perjury one of the following declarations:

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____ 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 _____ Expiration Date _____

Name of Agent _____ Phone # _____

____ 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.

Signature of Applicant

Date

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☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

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Web site: <http://www.leginfo.ca.gov/calaw.html>

Date _____ Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 8172, Civil Code).

Lender's Name _____ Lender's Address _____

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Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|--------------------|------------|
| Permit ID/Type: | B05-0299 | Applied: | 04/29/2005 |
| Work Description: | CONVERT 728 SF BASEMENT TO HABITABLE (ELEC, MECH, PLUMB DONE UNDER PERMITS IN 1999) | Approved: | 02/17/2006 |
| Status: | Finalized | Issued: | 03/08/2006 |
| Address: | 44 BROADWAY | Expires: | 05/16/2012 |
| Owner: | BAKER SCOTT R; DOLORES C 44 BROADWAY LOS GATOS CA, 95030 | Phone: | |
| Contractor: | OWNER/BUILDER SAME | Phone: | |
| License No.: | 000000 | | |
| Job Value: | \$32,760.00 | Buildings: | 1 |
| Total Sq. Ft.: | 728 | Houses: | 0 |
| Building Use: | | Census #: | 434 |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$1,658.34 |
| Total Payments | \$1,658.34 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

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, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

_____ 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 _____ Expiration Date _____

Name of Agent _____ Phone # _____

_____ 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.

Signature of Applicant

Date

OWNER-BUILDER DECLARATION

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By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following.

Web site: <http://www.leginfo.ca.gov/calaw.html>

Date _____ Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 8172, Civil Code).

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:

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Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|--------------------|------------|
| Permit ID/Type: | E06-119 | Applied: | 03/07/2006 |
| Work Description: | CONVERT 728 SF BASEMENT TO HABITABLE (ELEC, MECH, PLUMB DONE UNDER PERMITS IN 1999) | | Approved: |
| Status: | Final | Issued: | 11/17/2011 |
| Address: | 44 BROADWAY | Expires: | 05/16/2012 |
| Owner: | PUGLIESE ATHENA C 44 BROADWAY LOS GATOS CA, 95030 | Phone: | |
| Contractor: | OWNER/BUILDER SAME | Phone: | |
| License No.: | 000000 | | |
| Job Value: | \$0.00 | Buildings: | 0 |
| Total Sq. Ft.: | 0 | Houses: | 0 |
| Building Use: | | Census #: | |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$117.00 |
| Total Payments | \$117.00 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

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Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____

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Signature of Applicant

Date

OWNER-BUILDER DECLARATION

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Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|--------------------|------------|
| Permit ID/Type: | B06-0763 | Applied: | 09/08/2006 |
| Work Description: | REMODEL KITCHEN 272 SF | Approved: | 09/08/2006 |
| Status: | Final | Issued: | 09/14/2006 |
| Address: | 44 BROADWAY | Expires: | 05/16/2012 |
| Owner: | PUGLIESE ATHENA 44 BROADWAY LOS GATOS CA, 95030 | Phone: | [REDACTED] |
| Contractor: | ANDREW SMUTNAK [REDACTED] | Phone: | [REDACTED] |
| License No.: | 380793 | | |
| Job Value: | \$27,404.00 | Buildings: | 1 |
| Total Sq. Ft.: | 272 | Houses: | 0 |
| Building Use: | | Census #: | 434 |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$1,052.33 |
| Total Payments | \$1,052.33 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

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Signature of Applicant

Date

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Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|--------------------|------------|
| Permit ID/Type: | E06-530 | Applied: | 09/08/2006 |
| Work Description: | REMODEL KITCHEN 272 SF | Approved: | |
| Status: | Final | Issued: | 11/17/2011 |
| Address: | 44 BROADWAY | Expires: | 05/16/2012 |
| Owner: | PUGLIESE ATHENA 44 BROADWAY LOS GATOS CA, 95030 | Phone: | [REDACTED] |
| Contractor: | ANDREW SMUTNAK [REDACTED] | Phone: | [REDACTED] |
| License No.: | 380793 | | |
| Job Value: | \$0.00 | Buildings: | 0 |
| Total Sq. Ft.: | 0 | Houses: | 0 |
| Building Use: | | Census #: | |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$175.50 |
| Total Payments | \$175.50 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' 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.

I hereby affirm under penalty of perjury one of the following declarations:

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Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____

____ 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.

Signature of Applicant

Date

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☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

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Date _____ Signature of Property Owner or Authorized agent _____

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Signature of Property Owner or Authorized Agent

Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|--------------------|------------|
| Permit ID/Type: | P06-507 | Applied: | 09/08/2006 |
| Work Description: | REMODEL KITCHEN 272 SF | Approved: | |
| Status: | Final | Issued: | 11/17/2011 |
| Address: | 44 BROADWAY | Expires: | 05/16/2012 |
| Owner: | PUGLIESE ATHENA 44 BROADWAY LOS GATOS CA, 95030 | Phone: | [REDACTED] |
| Contractor: | ANDREW SMUTNAK [REDACTED] | Phone: | [REDACTED] |
| License No.: | 380793 | | |
| Job Value: | \$0.00 | Buildings: | 0 |
| Total Sq. Ft.: | | Houses: | 0 |
| Building Use: | | Census #: | |
| Occupancy Type: | | Construction Type: | |

| | |
|--------------------|---------------|
| Total Fees | \$123.00 |
| Total Payments | \$123.00 |
| Balance Due | \$0.00 |

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

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Signature of Applicant

Date

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Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|--|--------------------|------------|
| Permit ID/Type: | B11-0793 Residential - Repair | Applied: | 11/17/2011 |
| Work Description: | REPAIR WATER DAMAGE REPLACE SHEETROCK, FLOORING IN THE 1ST FL BATHROOM, 2ND FL BATHROOM AND BASEMENT BEDROOM | Approved: | 11/17/2011 |
| Status: | Finaled | Issued: | 11/17/2011 |
| Address: | 44 BROADWAY | Expires: | 08/06/2012 |
| Owner: | PUGLIESE ATHENA C 44 BROADWAY LOS GATOS CA, 95030 | Phone: | [REDACTED] |
| Contractor: | DMD DEVELOPMENT INC. [REDACTED] | Phone: | [REDACTED] |
| License No.: | 576504 | | |
| Job Value: | \$6,000.00 | Buildings: | 1 |
| Total Sq. Ft.: | | Houses: | 0 |
| Building Use: | Dwellings | Census #: | 434 |
| Occupancy Type: | R-3 | Construction Type: | V-B |

| | |
|--------------------|---------------|
| Total Fees | \$297.49 |
| Total Payments | \$297.49 |
| Balance Due | \$0.00 |

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License Class _____ Contractor License No. _____
Expiration Date _____ Contractor Signature _____

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Date



TOWN OF LOS GATOS COMMUNITY DEVELOPMENT BUILDING PERMIT

| | | | |
|-------------------|---|-----------|------------|
| Permit ID/Type: | B12-0329 Residential - Reroof | Applied: | 05/15/2012 |
| Work Description: | T/O COMP AND B.U.R. R/R COMP AND B.U.R. 400 SF | Approved: | |
| Status: | Finalized | Issued: | 05/16/2012 |
| Address: | 44 BROADWAY | Expires: | 12/09/2012 |
| Owner: | PUGLIESE ATHENA C 44 BROADWAY LOS GATOS CA, 95030 | Phone: | |
| Contractor: | OWNER/BUILDER SAME Los Gatos, CA, 95030 | Phone: | |
| License No.: | 000000 | | |

| | | | |
|-----------------|------------|--------------------|-----|
| Job Value: | \$4,000.00 | Buildings: | 1 |
| Total Sq. Ft.: | 400 | Houses: | 0 |
| Building Use: | Dwellings | Census #: | 434 |
| Occupancy Type: | R-3 | Construction Type: | V-B |

| | |
|--------------------|---------------|
| Total Fees | \$262.50 |
| Total Payments | \$262.50 |
| Balance Due | \$0.00 |

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Signature of Property Owner or Authorized Agent

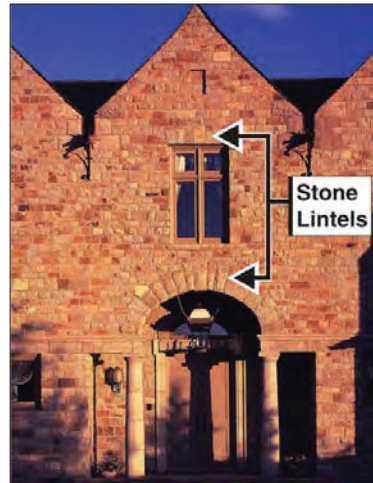
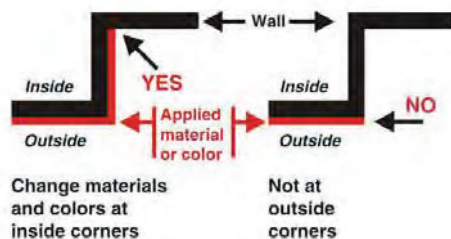
Date

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.

SCOPE OF WORK

HISTORICAL DISTRICT **HS23021**

EXTERIOR

- NON-COMPLIANT STAIRWELL TO BE DEMO'D @ 1ST FLOOR
- LAUNDRY RM. TO BE DEMO'D
- USE SPACE TO BE DEMO'D ADJACENT REMODELED HW
- EXISTING WAINSCOTTING & HISTORICAL DETAILS
- UPGRADE HISTORICAL GARDENERS
- IN STAIRS
- IN STAIRWELL, 1ST SF ADDITION
- CONVERT PART OF WOODEN DECK
- REDOOF @ KITCHEN AREA
- IN KITCHEN, IN DOOR & WINDOW @ DETACHED GARAGE

INTERIOR REMODEL

FIRST FLOOR

- KITCHEN, ENTRY Foyer, 10 BATH
- STAIRS THROUGH ALL FLOORS

SECOND FLOOR

- 2 IN BEDRM AND 2 IN BATHS
- LAUNDRY RM

BASMENT

- POORING AND 1 BATH
- VESTIBULE
- LAUNDRY RM

PROJECT INFORMATION

OWNER:

ROBERTA SCOTT
44 BROADWAY, LOS GATOS, CA 95030
(917) 619-5851 | ROBERTA.SCOTT@GMAIL.COM

ARCHITECT:

OWW ARCHITECTS, INC.
GORDON & WONG, AIA LEED GA COLD
7115 FREQUENCY LANE SUITE 100, CAMPBELL, CA 95008
(408) 315-0205 | GORDONWONG@OWWARCHITECTS.COM

PROJECT LOCATION:

44 BROADWAY, LOS GATOS, CA 95030

APR:

910-45-018

GENERAL PLAN:

RESIDENTIAL DOWNTOWN ZONE

ZONING:

R-10 LUP

EXISTING LAND USE:

SINGLE FAMILY RESIDENTIAL

OCCUPANCY:

R-3

CONSTRUCTION TYPE:

TYPE-1B

FLOOD ZONE:

ZONE A

LOT SIZE:

6,480 SF

MIN LOT SIZE:

5,000 SF

MAX HEIGHT:

30 FT

SETBACKS:

FRONT:

15 FT

SIDE:

5 FT

SIDE ABUTTING STREET:

10 FT

REAR:

20 FT

(E) BUILDING HEIGHT:

+/- 20' - 11"

(E) # OF STORIES:

2 STORIES + BASEMENT

SOURCE FOOTAGE CALCULATION:

(E) DETACHED GARAGE:

2,320 SF

(E) 1ST FLOOR:

1,221 SF

(E) 2ND FLOOR:

802 SF

(E) BASEMENT:

1,137 SF

(P) ADDITION:

101 SF

(P) 1ST FLOOR:

1,188 SF

(P) 2ND FLOOR:

803 SF

(P) BASEMENT:

1,137 SF

(P) TOTAL:

2,320 SF EXCLUDING GARAGE SF

(P) FLOOR AREA:

2,320 SF PER TOWN OF LOS GATOS'S DEFINITION OF F.A.R.

PUBLIC WORKS & SITE PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.

2. UTILIZE BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE STATE WATER RESOURCES BOARD FOR ANY ACTIVITY.

3. WINDICUTS@SSS.CAL

4. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER TOWN OF LOS GATOS.

5. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO BE OCCUPY (OCCUPANCY) PER TOWN OF LOS GATOS CODES.

6. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR WATER RELEASE.

7. ADDITIONAL ALTERNATIONS TO BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE USC, PROVIDED THE ADDITION ALTERATION OR REPAIRS CONFORM TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER USC, SECTION 140.1.

8. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.

9. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID.

10. PER CALIF. 2011.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES (PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT).

11. PER CALIF. 2011.1 - WHERE ADDITION OR ALTERATION INCREASES THE BUILDINGS CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALIF. CHAPTER 42 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- TOWN OF LOS GATOS MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

NEIGHBORHOOD MAP

BUILDING INFORMATION MODEL

SHEET LIST

| Sheet Number | Sheet Name |
|---------------|--|
| General | Coversheet & Site Plan, Proposed |
| G001 | Architectural Abbreviations, Site Plan, Existing |
| G002 | Existing Conditions & Photos |
| G003 | Demolition Plan |
| G004 | Shadow Study & Adjacent Neighborhood Analysis |
| Architectural | |
| A100 | Floor Plans, Basement, Existing & Proposed |
| A101 | Floor Plans, Lvl 1, Existing & Proposed |
| A102 | Floor Plans, Lvl 2, Existing & Proposed |
| A103 | Roof Plans, Existing & Proposed |
| A104 | Garage Plan, Existing & Proposed |
| A200 | Elevations, Existing & Proposed |
| A201 | Elevations, Existing & Proposed |
| A202 | Elevations, Existing & Proposed |
| A203 | Elevations, Existing & Proposed |

RESIDENTIAL ADDITION & REMODEL

LOS GATOS — CALIFORNIA

SITE PLAN PROPOSED KEYNOTES

1

ROOF TO EXTEND OVER THE PORCH AREA WOOD DECK

2

STAIRS

3

SIDE PORCH MATCH EXISTING WAINSCOTTING & HISTORICAL DETAILS

4

AC UNIT, EXTERIOR

5

LANDSCAPE TO FLUSH MATCH EXISTING SURROUNDING GRADING HEIGHT

SITE PLAN LEGEND

PROPERTY LINE

CENTERLINE OF THE ROAD

BUILDING FOOTPRINT

SETBACK LINE

OVERHEAD LINE

SITE PLAN NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGNS ON SITE.
- CONTRACTOR TO VERIFY SIZE & LOCATION TO ALL UTILITY CONNECTIONS.
- CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID.

SITE DATA

A

REDWOOD, 8\"/>

B

TBD, 3\"/>

C

TBD, 3\"/>

| SUMMARY TABLE | EXISTING | PROPOSED |
|-------------------|----------|----------|
| SITE AREA | 6,480 SF | --- |
| GROSS FLOOR AREA | 1,107 SF | 1,107 SF |
| BASEMENT | 1,107 SF | 1,107 SF |
| LVL 1 | 1,221 SF | 1,188 SF |
| LVL 2 | 802 SF | 803 SF |
| GARAGE, DETACHED | 2,320 SF | 2,320 SF |
| TOTAL | 3,010 SF | 3,010 SF |
| FLOOR AREA RATIO* | 0.318 | 0.327 |
| LOT AREA COVERAGE | 0.318 | 0.327 |
| # PARKING SPACES | 1 | 1 |
| COVERED | 1 | 1 |
| UNCOVERED | 3 | 3 |

NOTE:
GARAGE & BASEMENT ARE NOT COUNT TOWARDS FLOOR AREA RATIO PER TOWN OF LOS GATOS ORDINANCES

Coversheet & Site Plan, Proposed

Seal of the State of California

OFFICE OF THE ARCHITECT & PLANNING COMMISSION

STATE OF CALIFORNIA

FOR THE ARCHITECT & PLANNING COMMISSION

44 Broadway

Los Gatos, CA 95030

Residential Addition & Remodel

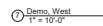
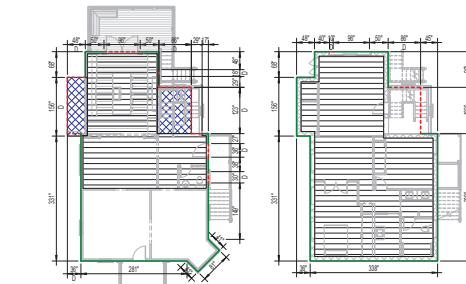
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ATTACHMENT 5

[illegible]



| | TOTAL FLOOR AREA (SF) | FLOOR AREA MODIFIED (SF) | FLOOR AREA REMOVED (SF) | % |
|--------------|-----------------------|--------------------------|-------------------------|--------------|
| BASEMENT | 1137 | 969 | 0 | |
| LVL 1 | 1221 | 559 | 134 | |
| LVL 2 | 862 | 750 | 0 | |
| | | | | |
| TOTAL | 3160 | 2218 | 134 | 4.24% |

| TECHNICAL DETAIL BREAKDOWN | | | | |
|----------------------------|-------------------------|---------------------|----------------|--------------|
| | TOTAL WALL SURFACE (IN) | WALL PRESERVED (IN) | WALL DEMO (IN) | % |
| BASEMENT | | | | |
| SOUTH | 374 | 374 | 0 | |
| NORTH | 374 | 280 | 94 | |
| EAST | 555 | 433 | 123 | |
| WEST | 555 | 555 | 0 | |
| LVL 1 | | | | |
| SOUTH | 439 | 433 | 36 | |
| NORTH | 375 | 117 | 258 | |
| EAST | 539 | 332 | 207 | |
| WEST | 551 | 389 | 162 | |
| LVL 2 | | | | |
| SOUTH | 439 | 439 | 0 | |
| NORTH | 338 | 152 | 186 | |
| EAST | 321 | 171 | 150 | |
| WEST | 338 | 338 | 0 | |
| SUM | | | | |
| BASEMENT | 1861 | 1642 | 219 | |
| LVL 1 | 1409 | 1281 | 618 | |
| LVL 2 | 1420 | 1280 | 155 | |
| TOTAL | 4690 | 4173 | 1053 | 18.1% |

- IF PRESERVED WALL FRAMING IS GREATER THAN WALL DEMO'D FRAMING, THEN NO TECH DEMO
- IF DEMO'D WALL FRAMING IS GREATER THAN PRESERVED WALL FRAMING, THEN TECH DEMO

SINCE 4176" (348.10 FT) IS GREATER THAN 1028" (85.68 FT), THEN NO TECH DEMO

Demolition Plan

Residential Addition & Remodel
44 Broadway

**Addition &
14 Broadway
Los Gatos, CA 95030**

Project Schedule Revision

| | |
|-----------------|--|
| Demolition Plan | |
|-----------------|--|

G003

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PROJECT LOCATION: 44 BROADWAY, LOS ANGELES, CA 90012
PROJECT NAME: RESIDENTIAL ADDITION & REMODEL
DATE: 10/06/2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

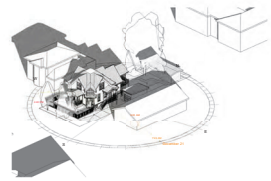


Residential Addition & Remodel
44 Broadway
Los Angeles, CA 90012

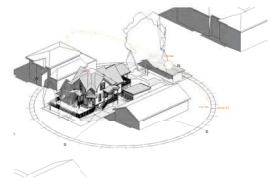
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Shadow Study & Adjacent Neighborhood Analysis
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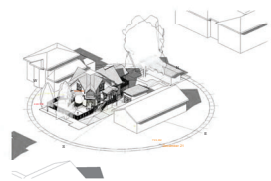
Shadow Study & Adjacent Neighborhood Analysis



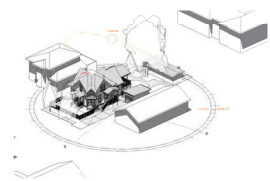
Winter Study 9AM



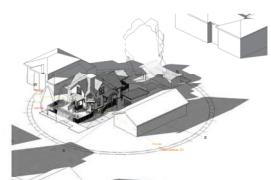
Summer Study 9AM



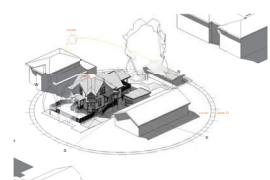
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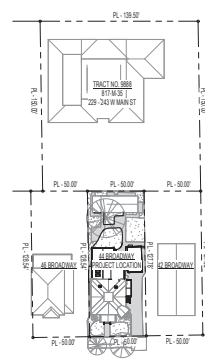
Summer Study 12PM



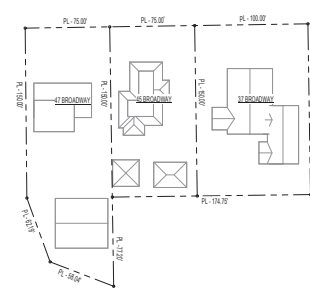
Winter Study 3PM



Summer Study 3PM



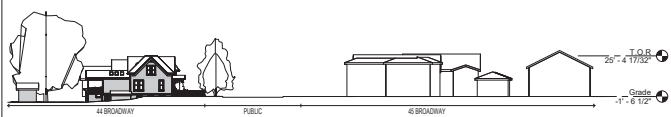
| ADJACENT NEIGHBORHOOD ANALYSIS | | | |
|--------------------------------|----------------------|--------------|----------|
| ADDRESS | BUILDING HEIGHT (FT) | # OF STORIES | COMMENTS |
| 17 BROADWAY | 25 FT | 2 | |
| 42 BROADWAY | 18 FT | 2 | |
| 44 BROADWAY | 26 FT | 3 | |
| 46 BROADWAY | 25 FT | 2 | |
| 48 BROADWAY | 24 FT | 2 | |
| 51 BROADWAY | 27 FT | 2 | |
| 53B - 241 W MAIN ST | 28 FT | 2 | |



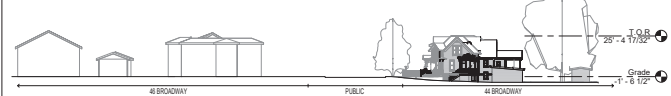
Adjacent Neighborhood Analysis, Proposed



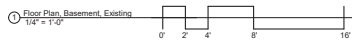
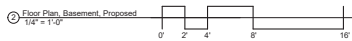
Streetscape, Front View

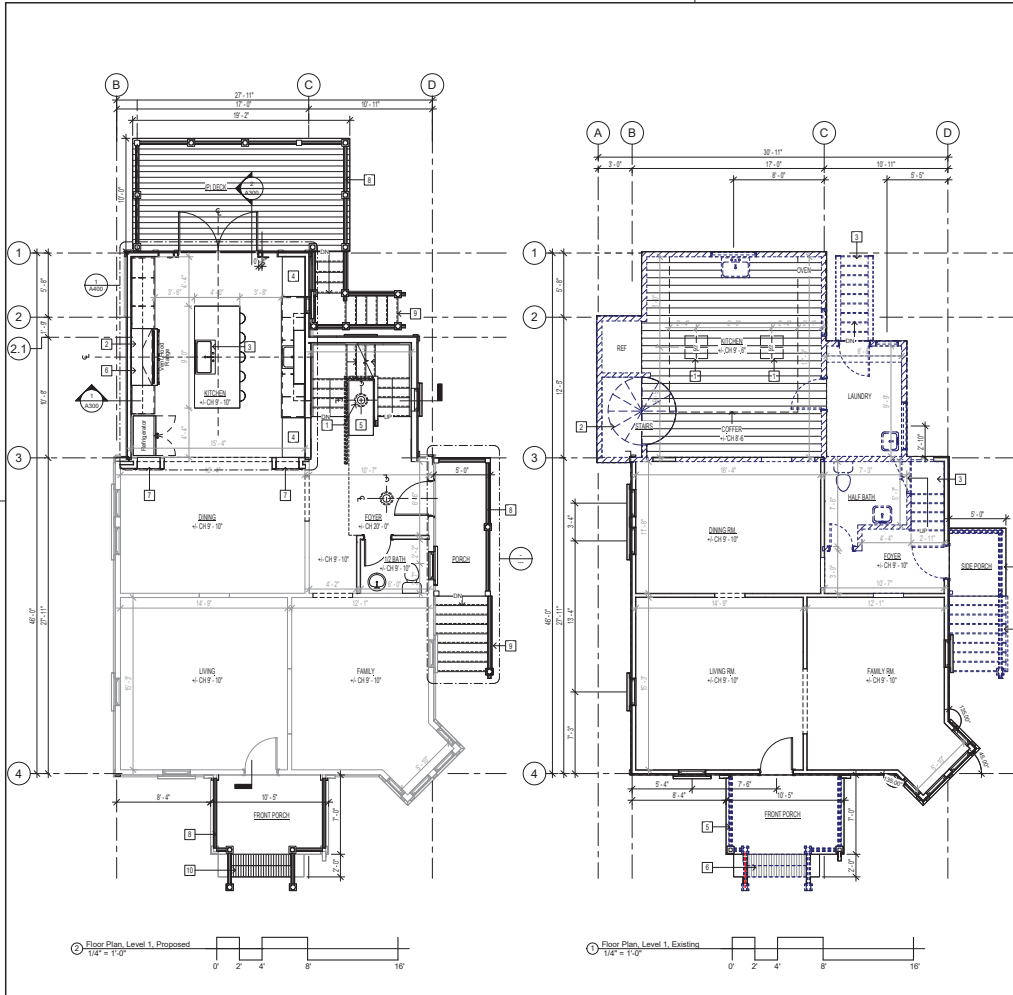


Streetscape, Side View



Streetscape, Side View 2





- FLOOR PLAN EXISTING KEYNOTES
- 1 SKYLIGHT TO BE DEMO
 - 2 SPIRAL STAIRS TO BE DEMO
 - 3 STAIRS TO BE REMOVED
 - 4 SIDE PORCH TO BE DEMO & ADJUSTED
 - 5 GUARDRAILS TO BE ADJUSTED & RETROFITTED, MIN. 42" TALL
 - 6 BRICK STEPS TO BE DEMO

- FLOOR PLAN PROPOSED KEYNOTES
- 1 CHANDELIER
 - 2 SIDE MOUNTED WATER SPOUT
 - 3 HAMMERED COPPER SINK
 - 4 TALL CABINET
 - 5 OPEN TO ABOVE BELOW
 - 6 HOOD VENT, CUSTOM FRENCH STYLE
 - 7 VINTAGE CABINETS, OFC
 - 8 (IN) GUARDRAIL & CORNER POST, MATCH W/ EXISTING STYLE & HISTORICAL DETAILS
 - 9 STAIRS, RAILING TO MATCH W/ EXISTING STYLE & HISTORICAL DETAILS
 - 10 STEPS, OFC

NOTES

- ALL ELEMENTS IN BLUE ARE TO BE DEMOLISHED
- ALL ELEMENTS IN BLACK ARE TO BE REMAINED
- GC TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE.

Floor Plans, Lvl 1, Existing & Proposed

Residential Addition & Remodel

44 Broadway
Los Angeles, CA 90012

ARCHITECTS
ARCHITECTS

1000 10TH AVENUE, SUITE 1000
LOS ANGELES, CA 90015
TEL: 213.462.1000
WWW.ARTISTARCHITECTS.COM

Project Schedule Revision

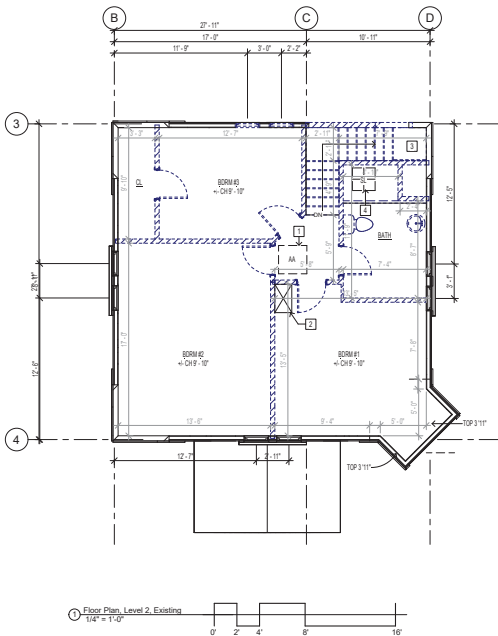
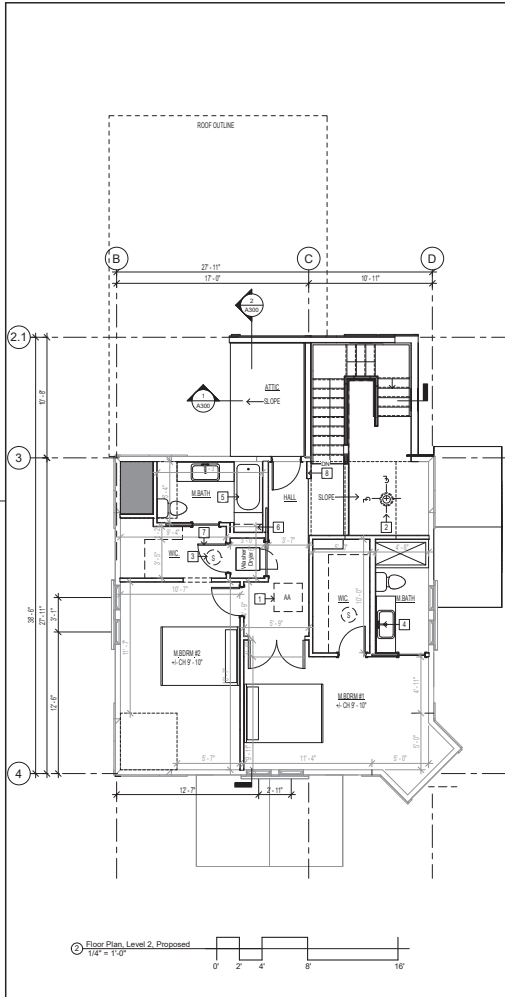
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Floor Plans, Lvl 1,
Existing &
Proposed

A101

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FLOOR PLAN EXISTING KEYNOTES

- 1 ATTIC ACCESS TO BE ADJUSTED
- 2 CHAIR TO BE REMOVED
- 3 STAIRS TO BE DEMO
- 4 SKYLIGHT TO BE DEMO

FLOOR PLAN PROPOSED KEYNOTES

- 1 ATTIC ACCESS PULLDOWN
- 2 CHAIR/STOL
- 3 SUN TUNNEL, TYP.
- 4 DOUBLE SINK SPOUTS
- 5 CUSTOM TUB, GLASS FRAMELESS W/ BENCH SEAT
- 6 SHELVING
- 7 CUSTOM SHELF DOOR, OFC
- 8 WING WALL, TYP.

NOTES

- ALL ELEMENTS IN BLUE ARE TO BE DEMOLISHED
- ALL ELEMENTS IN BLACK ARE TO BE REMAINED
- GC TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE.

Floor Plan, Lvl 2, Existing & Proposed



RESIDENTIAL ADDITION & REMODEL
44809
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Residential Addition & Remodel
44809
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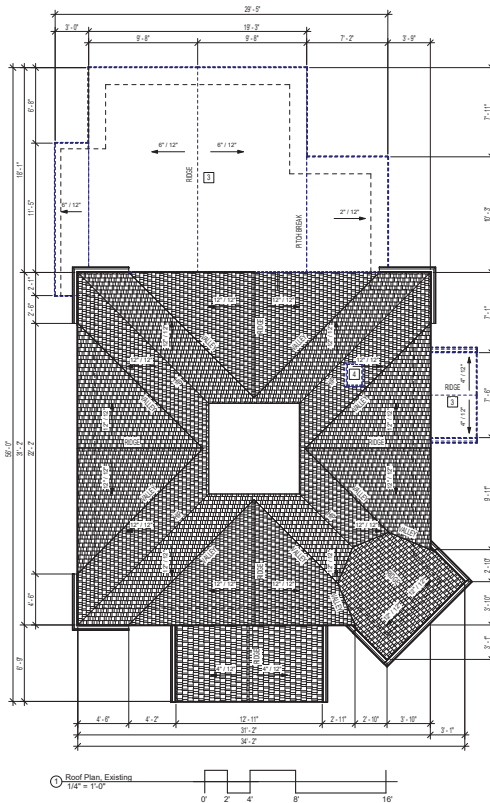
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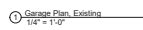
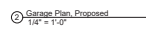
Floor Plan, Lvl 2,
Existing &
Proposed

A102

SCALE 1/4" = 1'-0"

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1 GLASS SLIDER
2 WINDOW, MATCH W/ EXISTING STYLE

1 ROOF MATERIAL TO MATCH W/ EXISTING

COMPOSITE ROOF SHINGLES
GARRAGE HOUSE STYLE, CHIMNEY

SCISSOR TRUSSES,
WOOD TRIM

CHANNEL BEVEL SIDING
WHITE

EXTERIOR TRIM,
WHITE

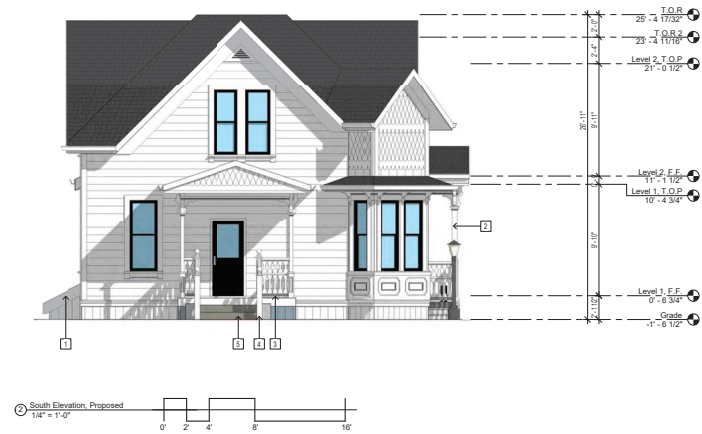
WOOD DECKING,
REDWOOD, STAINED FINISH

WINDOW,
VICTORIAN STYLE BLACK

TAG GROOVE CEILING,
WHITE

WINDOW





- ELEVATIONS, EXISTING, KEYNOTES
- 1 GUARDRAIL & CORNER POST TO BE ADJUSTED & RETROFITTED
 - 2 RAILING TO BE DEMO
 - 3 PORTION OF THE EXTERIOR WALL & STAIR ENCLOSURE TO BE DEMO
 - 4 SHED ROOF TO BE DEMO
 - 5 SIDE PORCH TO BE DEMO
 - 6 BRICK STEPS TO BE DEMO

- ELEVATIONS, PROPOSED, KEYNOTES
- 1 SHED ROOF
 - 2 SIDE PORCH MATCH W/ EXISTING WINGS/NOTTING & HISTORICAL DETAILS
 - 3 (N) GUARDRAIL ON TOP OF THE (E) GUARDRAIL & CORNER POST MATCH W/ EXISTING STYLE
 - 4 (N) RAILING MATCH W/ EXISTING STYLE
 - 5 STOPS OFC
 - 6
 - 7

EXTERIOR MATERIALS, PROPOSED

| | | | |
|--|---|--|---------------------------------|
| | COMPOSITE ROOF SHINGLES CARBANE HOUSE STYLE CHARCOAL | | SCISSOR TRUSSES, WOOD STAIN |
| | CHANNEL BEVEL SIDING WHITE | | EXTERIOR TRIM WHITE |
| | WOOD DECKING REDWOOD, STAINED FINISH | | WINDOW VICTORIAN STYLE BLACK |
| | T&G GROOVE CEILING WHITE | | |

Elevations, Existing & Proposed

Residential Addition & Remodel

44 Broadway
Los Angeles, CA 90012

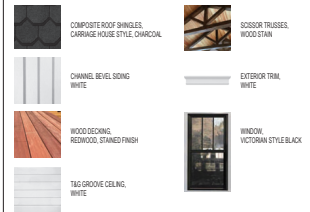
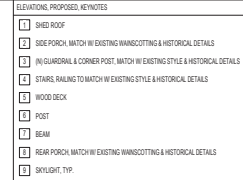
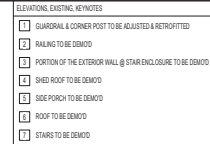
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 6 Approved by City
 7 Approved by City
 8 Approved by City
 9 Approved by City
 10 Approved by City

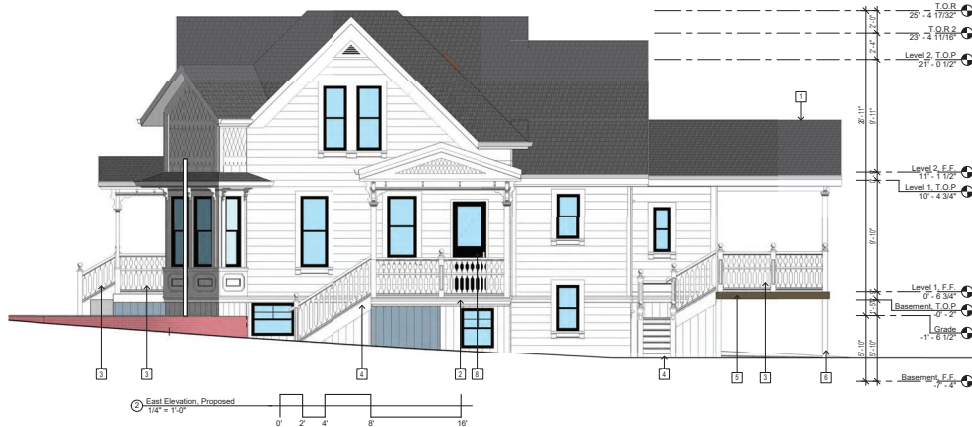
Elevations, Existing & Proposed

A200

SCALE 1/4" = 1'-0"

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ELEVATIONS, EXISTING, KEYNOTES

- 1 GUARDRAIL & CORNER POST TO BE ADJUSTED & RETROFITTED
- 2 RAILING TO BE DEMO
- 3 PORTION OF THE EXTERIOR WALL & STAIR ENCLOSURE TO BE DEMO
- 4 SIDE ENTRY TO BE RELOCATED
- 5 SIDE PORCH TO BE DEMO
- 6 ROOF TO BE DEMO
- 7 STAIRS TO BE DEMO

ELEVATIONS, PROPOSED, KEYNOTES

- 1 ROOF: MATERIAL TO MATCH W/ EXISTING
- 2 SIDE PORCH: MATCH W/ EXISTING WANSICOTTING & HISTORICAL DETAILS
- 3 IN GUARDRAIL & CORNER POST: MATCH W/ EXISTING STYLE & HISTORICAL DETAILS
- 4 STAIRS: RAILING TO MATCH W/ EXISTING STYLE & HISTORICAL DETAILS
- 5 WOOD DECK
- 6 POST
- 7 BEAM
- 8 SIDE ENTRY

EXTERIOR MATERIALS, PROPOSED



Elevations, Existing & Proposed



PROJECT: 10000
 44 Broadway
 Los Angeles, CA 90012
 (213) 622-1111
 www.fichtelberg.com



Residential Addition & Remodel

44 Broadway
 Los Angeles, CA 90012

| Project Schedule Revision | Revised Description |
|---------------------------|------------------------|
| 1 | Initial Design |
| 2 | Final Design |
| 3 | Construction Documents |
| 4 | Construction Documents |
| 5 | Construction Documents |
| 6 | Construction Documents |
| 7 | Construction Documents |
| 8 | Construction Documents |
| 9 | Construction Documents |
| 10 | Construction Documents |

Elevations,
 Existing &
 Proposed

A202

SCALE 1/4" = 1'-0"

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- ELEVATIONS, EXISTING, KEYNOTES
- 1 GUARDRAIL & CORNER POST TO BE ADJUSTED & RETROFITTED
 - 2 RAILING TO BE DEMO
 - 3 PORTION OF THE EXTERIOR WALL & STAIR ENCLOSURE TO BE DEMO
 - 4 ROOF TO BE DEMO



RESIDENTIAL ADDITION & REMODEL
44 BROADWAY
LOS ANGELES, CA 90012
TEL: 213.462.1234
WWW.FIGHTLIGHTS.COM



Elevations, Existing & Proposed

Residential Addition & Remodel
44 Broadway
Los Angeles, CA 90012

| Project Schedule Revision | Revised Description |
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Elevations, Existing & Proposed
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- ELEVATIONS, PROPOSED, KEYNOTES
- 1 ROOF: MATERIAL TO MATCH W/ EXISTING
 - 2 (N) GUARDRAIL & CORNER POST: MATCH W/ EXISTING STYLE & HISTORICAL DETAILS
 - 3 WOOD DECK
 - 4 POST
 - 5 BEAM
 - 6 SKYLIGHT, TYP.

EXTERIOR MATERIALS, PROPOSED

| | | | |
|---|--|---|----------------------------------|
|  | COMPOSITE ROOF SHINGLES, CARRIAGE HOUSE STYLE, CHARCOAL |  | SCISSOR TRUSSES, WOOD STAIN |
|  | CHANNEL BEVEL SIDING, WHITE |  | EXTERIOR TRIM, WHITE |
|  | WOOD DECKING, REDWOOD, STAINED FINISH |  | WINDOW, VICTORIAN STYLE BLACK |
|  | T&G GROOVE CEILING, WHITE | | |



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

MEETING DATE: 11/15/2023

ITEM NO: 4

DATE: November 10, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 46 Los Gatos Boulevard.** APN 532-29-016. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Minor Residential Application MR-23-009. Property Owner: Kathleen and Morgan Magid. Applicant: Michelle Kusanovich. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting approval for construction of a new second-story addition to an existing pre-1941 single-family residence on property zoned R-1D, located at 46 Los Gatos Boulevard.

BACKGROUND:

On August 23, 2023, the Committee considered a preliminary review of the proposed second story addition and alterations to the residence. The Committee provided the following feedback and recommended that the applicant should return at a future date.

- Mimic ground floor with detailing, to simplify;
- Add French doors to the rear;
- Extending the house makes it look like the Stick architecture and corrects the previous addition;
- Stick style architecture has steep roofs, and the proposed back elevation and porch does not reflect the style;
- The addition seems out of proportion;
- Get feedback from the neighbors regarding adding the bulk to the rear; and
- Provide similar style windows at the rear.

PREPARED BY: Erin Walters
Associate Planner

DISCUSSION:

The property is located on the southeast side of Los Gatos Boulevard, approximately 140 feet from the corner of Johnson Avenue and Los Gatos Boulevard. A Minor Residential Development application was submitted on November 1, 2023, proposing a 534-square foot recessed second story addition and window and door modifications (Attachment 9).

The applicant submitted revised plans and a letter summarizing their response to the Committee's direction provided on the preliminary review of the proposed project on August 23, 2023 (Attachment 7 and 8). The revised plans found in Attachment 9 include the following:

- New faux window added to the street front side of the elevator tower;
- Railing proposed at rear deck to match spindles and rail of first floor veranda;
- Width of rear addition tightened up to achieve equal pitch to existing roof line;
- Rear elevation more symmetrical on each side of the new primary suite;
- Floor area shifted around, but achieved same square footage floor area as originally proposed;
- Proposing new roof over the proposed roof deck; and
- Proposed new and replacement windows and door stiles and trims to match width of existing openings.

CONCLUSION:

The applicant is requesting approval for the construction of a new second-story addition to an existing pre-1941 residence located at 46 Los Gatos Boulevard. Should the Committee find merit in the request, the recommendation of approval would be forwarded to the Community Development Director and the project would continue through the Minor Residential Development application 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 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.

CONSIDERATIONS (continued):

B. Residential Design Guidelines

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

ATTACHMENTS:

Previously received with the August 23, 2023, Staff Report:

1. Bloomfield
2. Sanborn Maps
3. Scope of Work
4. Applicant's Research
5. Section 3.9, Residential Design Guidelines
6. Development Plans

Received with this Staff Report:

7. Summary of Changes Per HPC Direction
8. Scope of Work and Letter of Justification
9. Revised Development Plans

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10.24.23

RE: 46 Los Gatos Blvd
Los Gatos 95030
532-29-016

SUMMARY OF HPC COMMENTS AND REVISIONS TO PLANS:

1. NEW FAUX WINDOW ADDED TO STREETFRONT SIDE OF ELEVATOR TOWER
2. RAILING AT PROPOSED REAR DECK TO MATCH SPINDLES AND RAIL OF FIRST FLOOR VERANDA
3. WIDTH OF REAR ADDITION TIGHTENED UP TO ACHIEVE EQUAL PITCH TO EXISTING ROOF LINE
4. REAR ELEVATION MORE SYMMETRICAL ON EACH SIDE OF THE NEW PRIMARY SUITE
5. FLOOR AREA SHIFTED AROUND, BUT ACHIEVED SAME SQUARE FOOTAGE FLOOR AREA AS ORIGINALLY PROPOSED
6. WE ARE PROPOSING A ROOF OVER THE PROPOSED ROOF DECK. THE WALL LINE WILL HAVE THE TYPICAL GABLE END DETAILING, BUT THE AREA BETWEEN THE POSTS SHALL HAVE STICKWORK TO MILDLY DECORATE THE ROOF TRUSS
7. WINDOW AND DOOR STYLES AND TRIMS FOR PROPOSED NEW AND REPLACEMENTS TO MATCH WIDTH OF EXISTING

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Michelle Kusanovich

ARCHITECT, AIA
LOS GATOS

11.01.23

LETTER OF JUSTIFICATION 532-29-016

To: Los Gatos Planning Department
& Historic Preservation Committee
Attn: Erin Walters and Sean Mullin

By: Michelle Kusanovich, Architect, AIA

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

For: Kathleen and Morgan Magid
46 Los Gatos Boulevard
Los Gatos, CA 95030

The addition to the existing 2nd story is incorporated in the existing roof, adding space while respecting the integrity of the existing house and the scale of the neighborhood. The neighbors on either side are also two-story structures.

The addition is placed at the rear of the house, minimizing the impact on the front elevation of the historic resource.

The addition will employ traditional detailing, keeping with the details of the existing Stick Eastlake Victorian home. All materials will be treated as if they are authentic. For example, the existing corbels are constructed of three 2x pieces of material to achieve a 4 ½" wide corbel. A single piece of 6x material could also be used, if trimmed down to the original dimension of 4 ½".

The roofing material will match the roof of the existing structure. In this case it is a composition shingle.

Materials will be consistent in elevation around the entire perimeter of the house. There will be no material changes that need an inside corner transition.

The design will be consistent with and continue the original architectural style and design.

The new windows and new doors will keep the character of the existing doors and windows. All windows at the front, sides, and upstairs at the back will appear as double hung wood windows to best match

existing, with the exception of two smaller single pane picture/awnings. While sliding windows are discouraged, the one set at the kitchen sink, which is in a wall line recessed back under the roofed veranda, facing the rear yard, will be styled to look like existing picture windows with wide stiles, rails and trims. The sliding window facilitates the function of the opening pass-through counter space at the sink, to the existing veranda which is a heavily used outdoor space. The kitchen is very dark, and I am also removing a large skylight well that was put in, in 1990. To add light, I have increased the glazing at the windows as well as at the set of French doors, with an inoperable matching sidelite to look like a door leaf. There are also two skylights added to the breakfast area to help improve the natural light conditions in the kitchen.

It is important to provide natural light so we do not need to always depend on electric lighting, especially in times of blackouts. I am careful to add skylights where one might feel disoriented during a blackout like a bathroom or hallway. The house has a number of skylights existing, in what is currently the 1st floor primary bedroom and bathroom, kitchen, and back hall. Skylights will be added at the proposed new second floor roof at the new primary bathroom, closet, and hall.

There is no new foundation proposed outside the existing wall lines, or existing perimeter veranda line at the back of the house.

The existing square footage of the house is 2491 SF. The proposed addition is 534 SF. The total proposed house with addition would be 3025 SF.



46 LOS GATOS BLVD
PRIMARY SUITE ADDITION TO 2ND FLOOR

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MAGID RESIDENCE
46 LOS GATOS BLVD
LOS GATOS, CA 95030

JOB NO: 020123

DATE: 10.25.23

SIGNATURE:

PLANNING #:

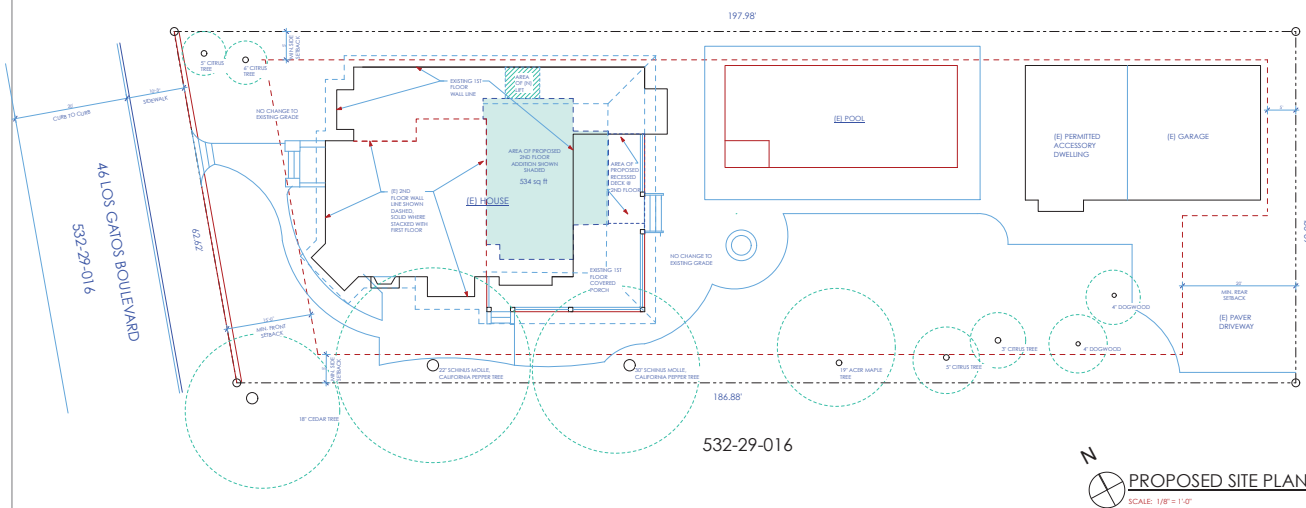
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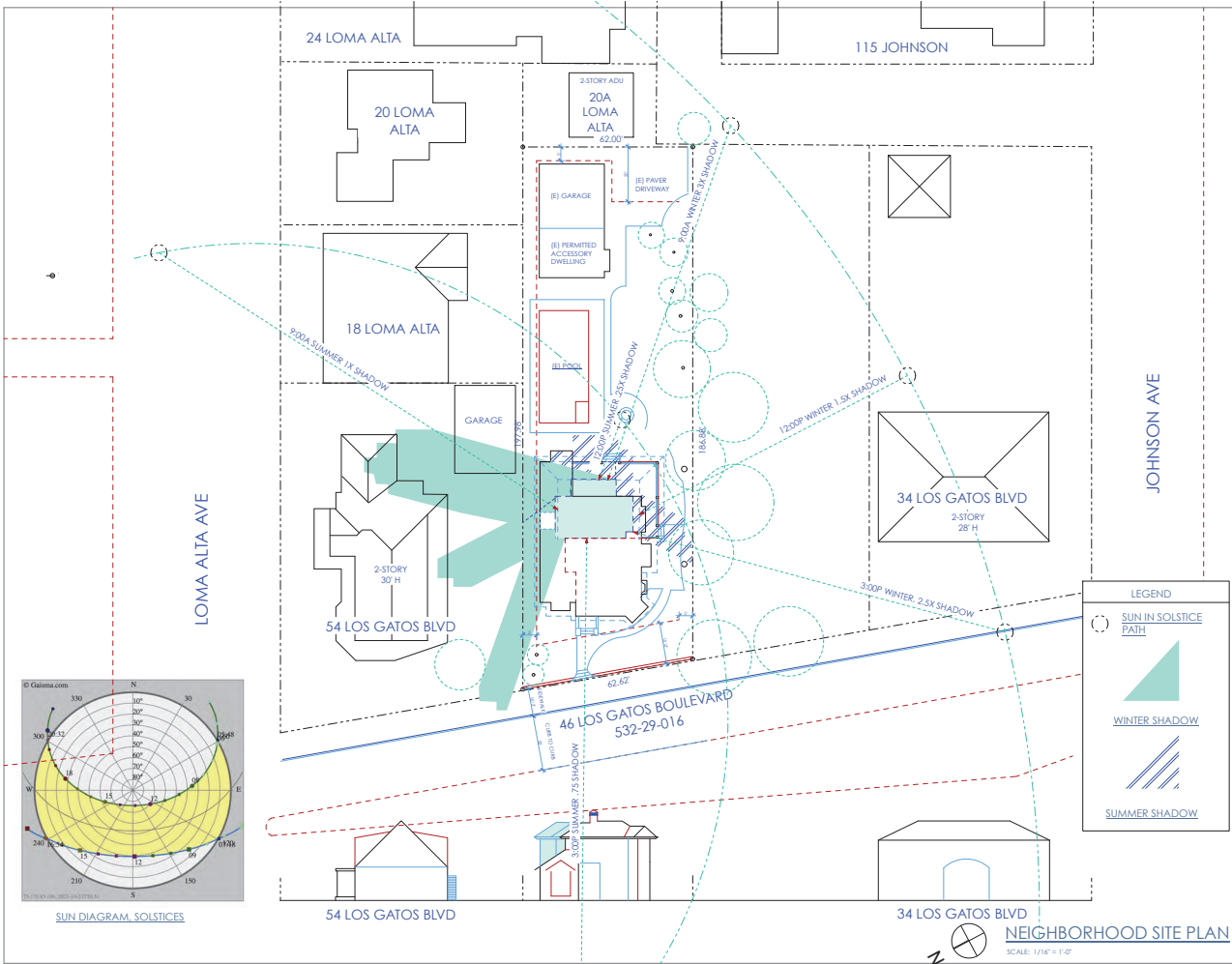
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| PROJECT DATA | |
|---------------------|---|
| PROJECT ADDRESS | 46 LOS GATOS BLVD LOS GATOS, CA 95030 532-29-006 |
| PROJECT OWNER | KATHLEEN AND MORGAN MAGID 46 LOS GATOS BLVD LOS GATOS, CA 95030 408 406 996 KATHLEENMAGID@GMAIL.COM |
| OCCUPANCY | R3-1U RESIDENTIAL |
| APN | 532-29-006 |
| ZONING | R3-1-U |
| CONSTRUCTION TYPE | V-B |
| PROJECT DESCRIPTION | 2ND FLOOR ADDITION OF PRIMARY SUITE 534 5F NEW LIFT AT FIRST FLOOR AND REMODEL ROOF DECK AT NEW PRIMARY SUITE |
| HISTORICAL ZONE | NO |
| WETLAND HABIT | YES |
| YEAR BUILT | 1881 |
| FLOOD ZONE | NO |
| SETBACKS | FRONT = 15'-0" SIDES = 5'-0" REAR = 20'-0" |
| MAX HEIGHT | 15'-0" ACCESSORY STRUCTURES 30'-0" MAIN STRUCTURES 30'-0" MAIN STRUCTURES |

| PROJECT TEAM | |
|--------------|--|
| OWNERS | KATHLEEN AND MORGAN MAGID 46 LOS GATOS BLVD LOS GATOS, CA 95030 408 466 9116 KATHLEENRULEMAGID@GMAIL.COM |
| ARCHITECT | MICHELLE KUSANOVICH ARCHITECT AIA 101 CHURCH STREET SUITE 1 LOS GATOS, CA 95030 408 575 7549 PHONE KUSANOVICHARCHITECT@GMAIL.COM |

| SHEET INDEX | |
|-------------|---|
| A01 | SITE PLAN SHEET INDEX |
| A02 | NEIGHBORHOOD SITE PLAN & SHADOW STUDY |
| A03 | SHADOW STUDIES |
| A04 | NEIGHBORHOOD PHOTOS |
| A05 | CALCULUS SHEETS |
| A11 | 1ST FLOOR EXISTING/DEMO PLAN |
| A12 | 2ND FLOOR EXISTING/DEMO PLAN |
| A21 | PROPOSED 1ST FLOOR PLAN |
| A22 | PROPOSED 2ND FLOOR PLAN |
| A4 | PROPOSED ROOF PLAN |
| A50 | EXISTING & S.F. EXTERIOR ELEVATIONS A AND C |
| A51 | EXISTING & S.F. EXTERIOR ELEVATION B |
| A503 | EXISTING & S.F. EXTERIOR ELEVATION D |
| A51 | PROPOSED EXTERIOR ELEVATIONS A AND C |
| A52 | PROPOSED EXTERIOR ELEVATION B |
| A53 | PROPOSED EXTERIOR ELEVATION D |

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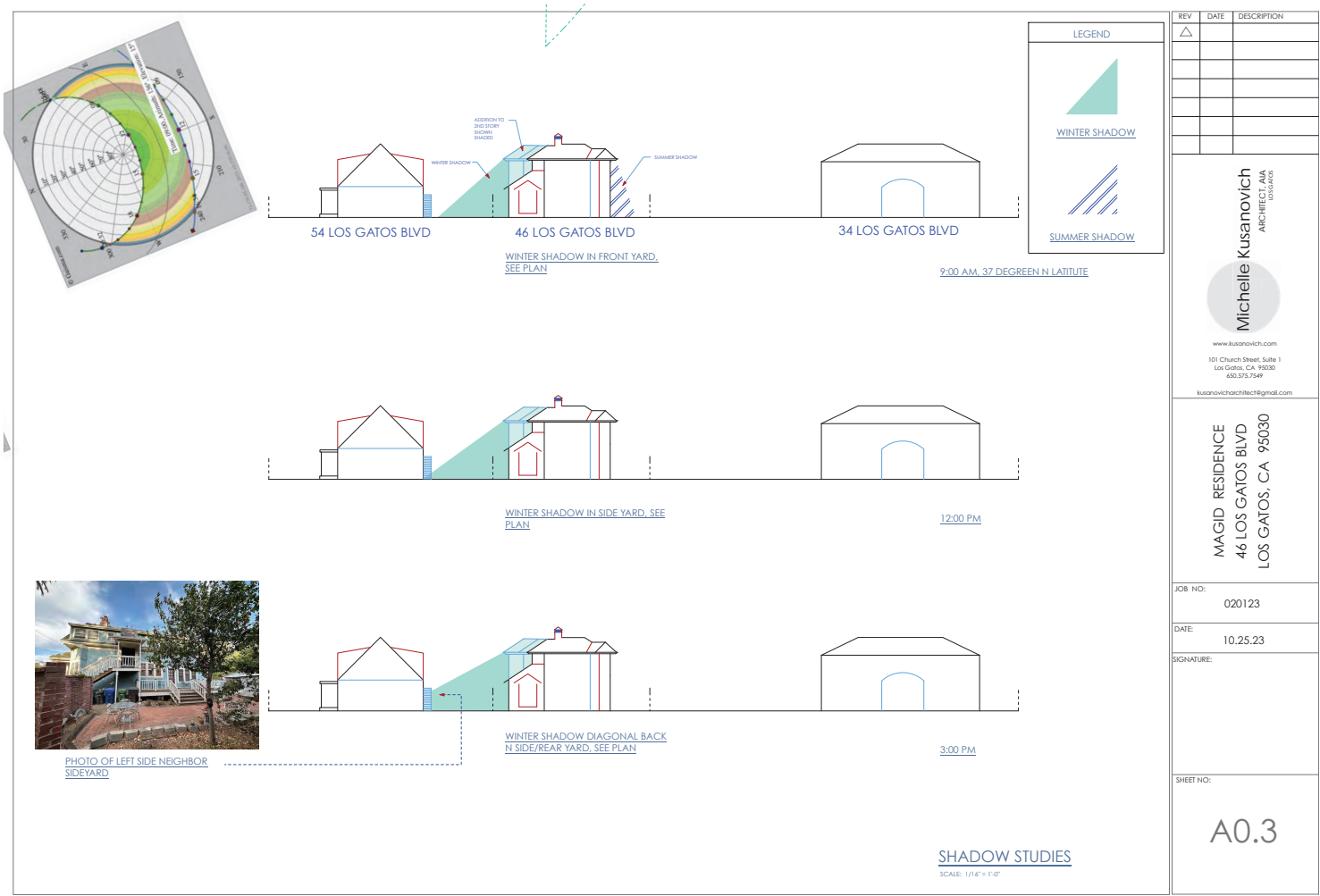
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MAGID RESIDENCE
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LOS GATOS, CA 95030

JOB NO: 020123
DATE: 10.25.23
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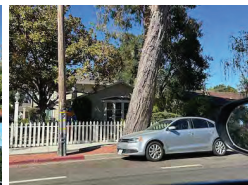
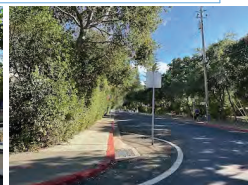
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SCALE: 1/16" = 1'-0"

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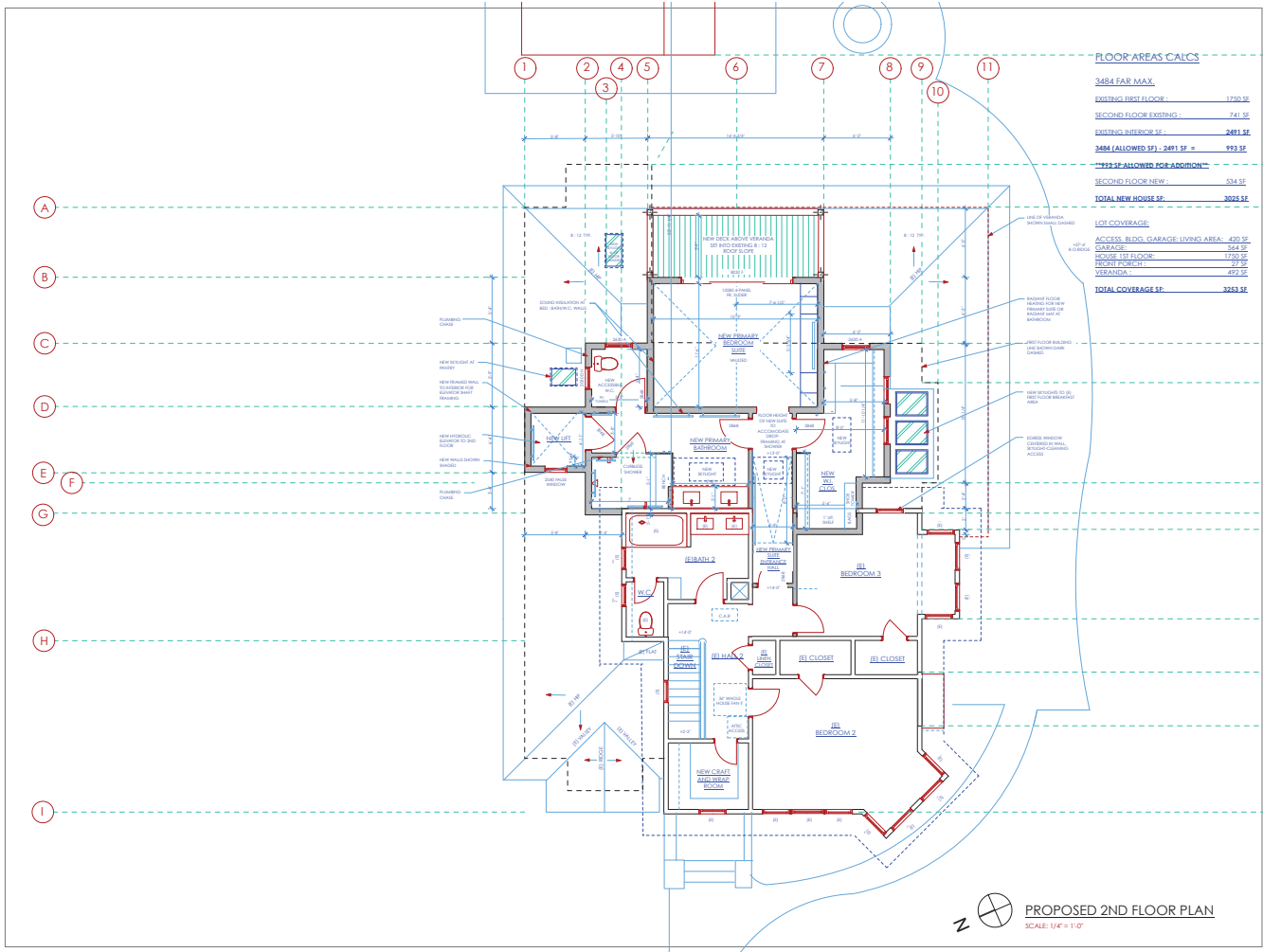
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GREEN RATINGS DATA

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FLOOR AREAS CALCS

| | |
|--|---------|
| 3484 FAR MAX. | |
| EXISTING FIRST FLOOR | 1750 SF |
| SECOND FLOOR EXISTING | 1741 SF |
| EXISTING INTERIOR SF | 3491 SF |
| 3484 (ALLOWED SF) - 3491 SF = | 993 SF |
| **993 SF ALLOWED FOR ADDITION** | |
| SECOND FLOOR NEW | 534 SF |
| TOTAL NEW HOUSE SF | 3025 SF |

LOT COVERAGE:

| | |
|-----------------------------------|---------|
| ACCESS, BLDG, GARAGE, LIVING AREA | 420 SF |
| GARAGE | 364 SF |
| HOUSE 1ST FLOOR | 1750 SF |
| POW. PORCH | 77 SF |
| VERANDA | 492 SF |
| TOTAL COVERAGE SF | 3263 SF |

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JOB NO: 020123

DATE: 10.25.23

SIGNATURE:

PLANNING #:

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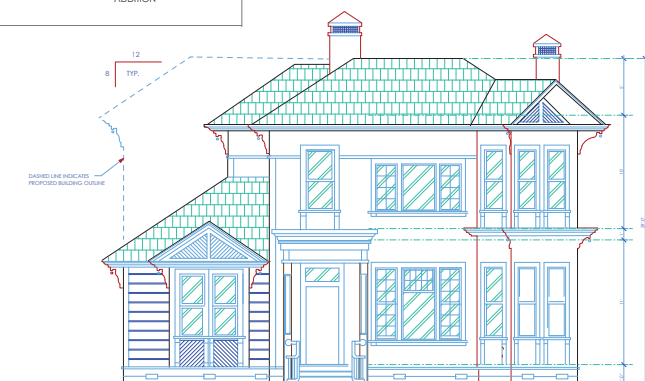


EXISTING EXTERIOR SURFACE
AREA TO REMAIN

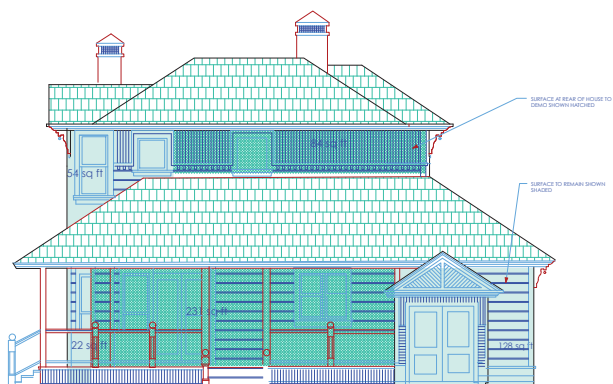
DASHED LINE INDICATES
OUTLINE OF PROPOSED
ADDITION



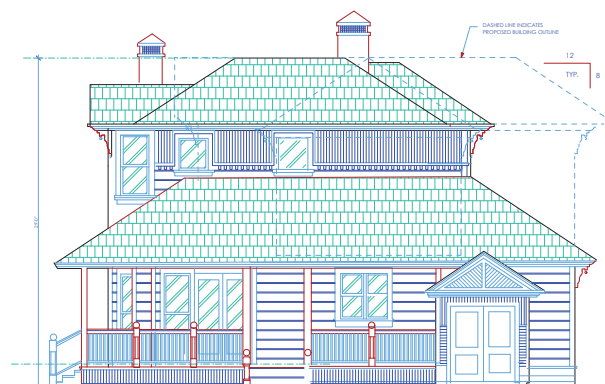
SURFACE SF: ELEVATION A



EXISTING FRONT ELEVATION A



SURFACE SF: ELEVATION C
1/4" = 1'-0"



EXISTING REAR ELEVATION C

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JOB NO: 000123

DATE: 10.25.23

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SURFACE AREA OF ELEVATIONS CALCULATION

Existing to remain A & C:
764
147
22
54

Existing to remain B:
706
270

Existing to remain D:
619
180

2834 SF TOTAL TO REMAIN

Existing to Demo Elev C:
231
84

315 SF TO DEMO



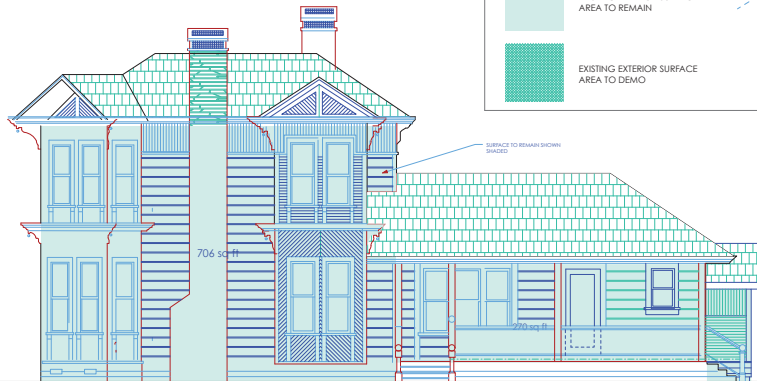
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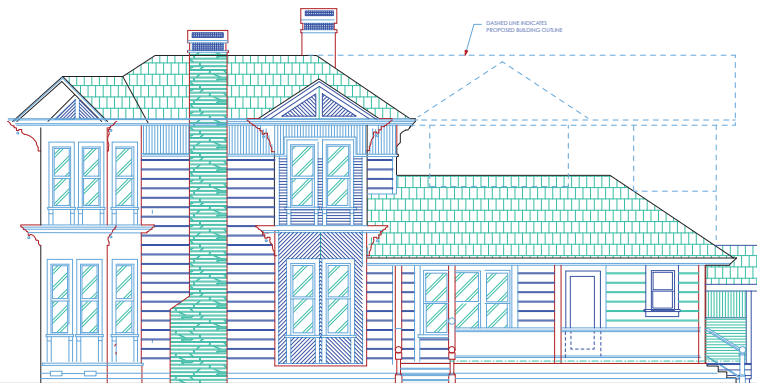
EXISTING EXTERIOR SURFACE
AREA TO REMAIN

EXISTING EXTERIOR SURFACE
AREA TO DEMO

DASHED LINE INDICATES
OUTLINE OF PROPOSED
ADDITION



SURFACE SF: SOUTH SIDE ELEVATION B
1/4" = 1'-0"



EXISTING SOUTH SIDE ELEVATION B
1/4" = 1'-0"

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JOB NO: 020123

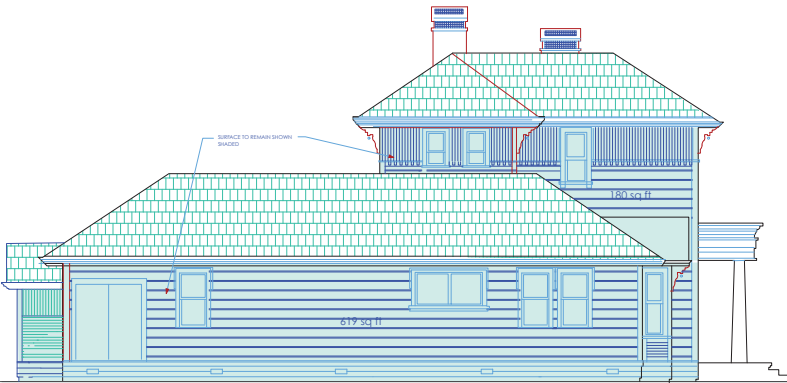
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SURFACE SF: NORTH SIDE ELEVATION D
1/4" = 1'-0"

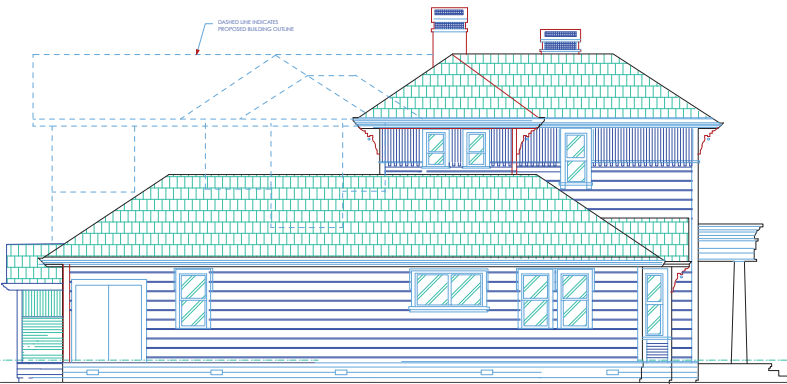
LEGEND



EXISTING EXTERIOR SURFACE
AREA TO REMAIN

EXISTING EXTERIOR SURFACE
AREA TO DEMO

DASHED LINE INDICATES
OUTLINE OF PROPOSED
ADDITION



EXISTING NORTH SIDE ELEVATION D
1/4" = 1'-0"

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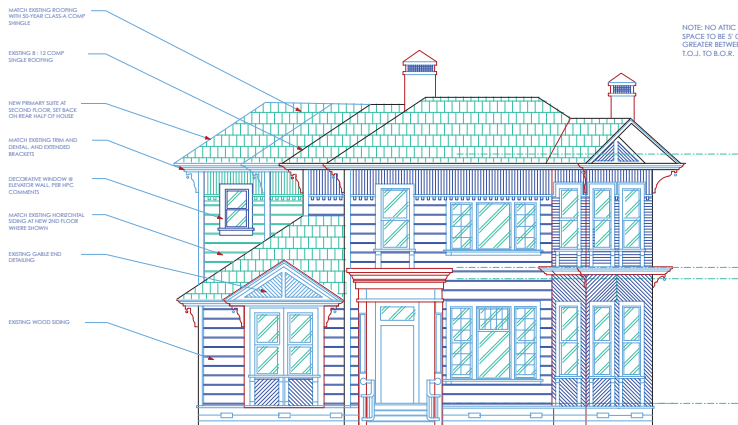
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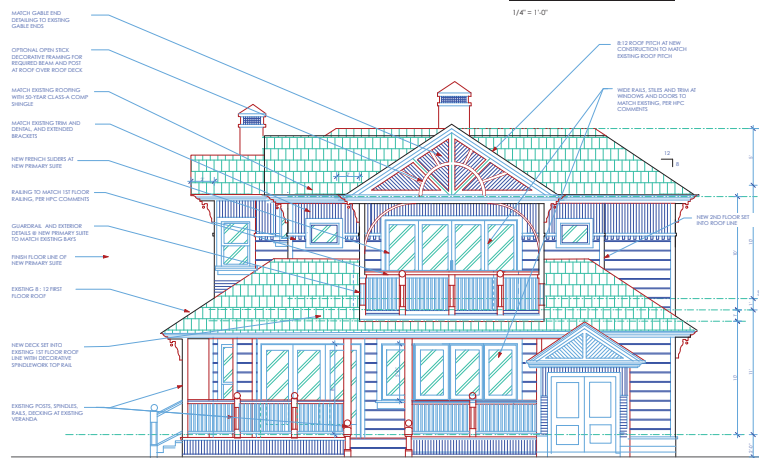
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A5.03



PROPOSED ELEVATION A

1/4" = 1'-0"



PROPOSED ELEVATION C

1/4" = 1'-0"

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JOB NO: 020123

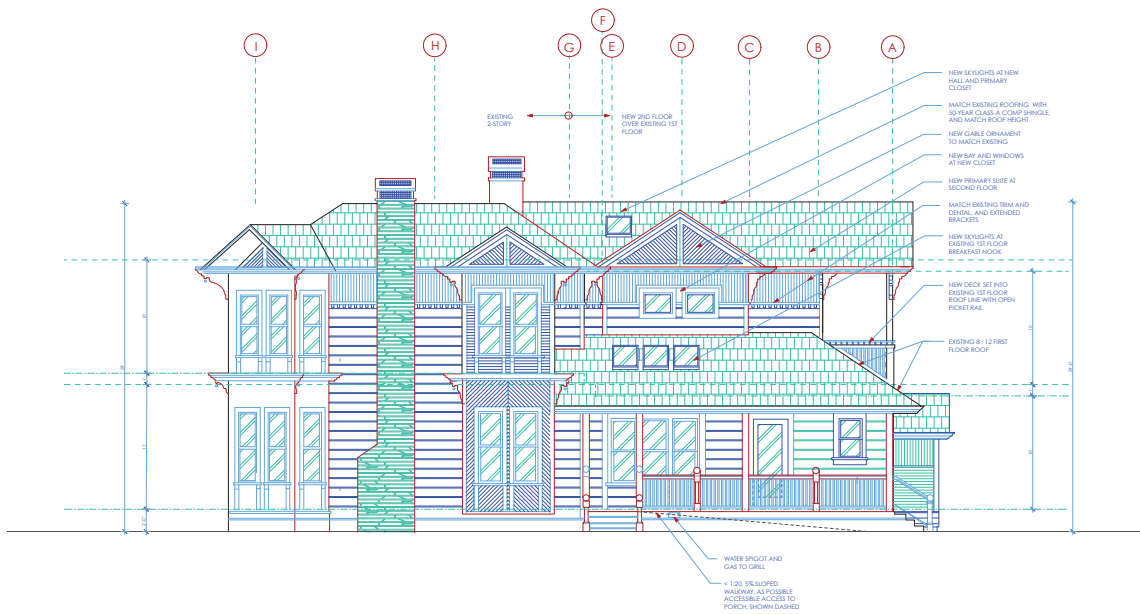
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A5.1



PROPOSED SOUTH SIDE ELEVATION B
1/4" = 1'-0"

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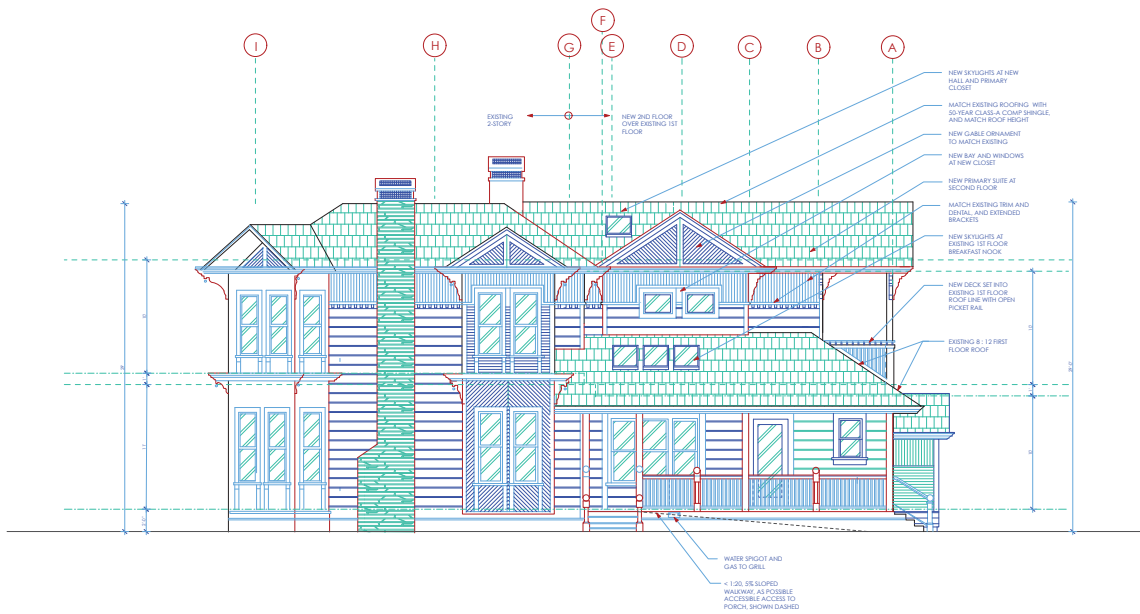
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LOS GATOS, CA 95030

JOB NO: 020123
DATE: 10.25.23
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PLANNING #: _____
JURISDICTION STAMP: _____

A5.2



PROPOSED SOUTH SIDE ELEVATION B
1/4" = 1'-0"

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Michelle Kusanovich
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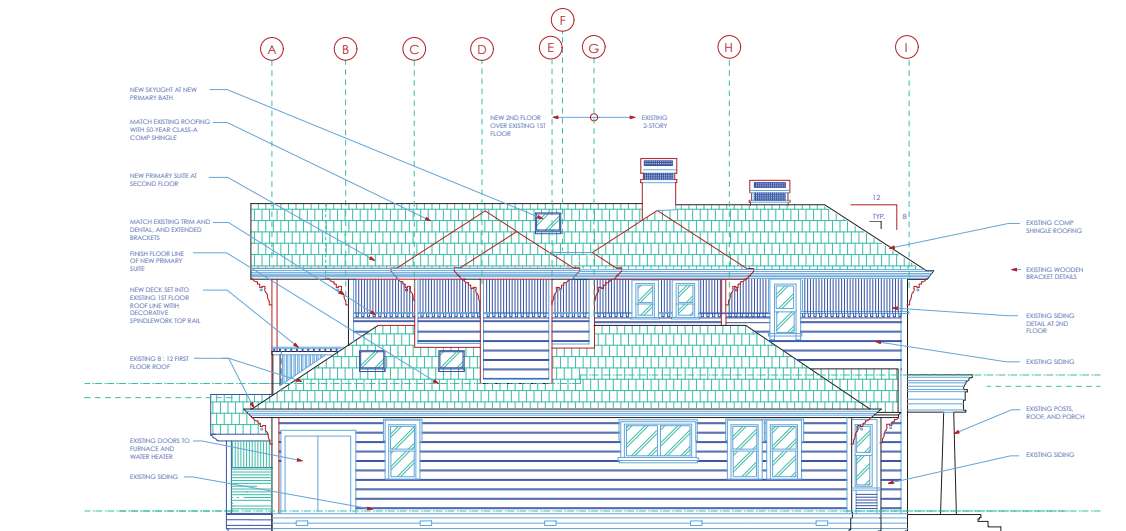
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LOS GATOS, CA 95030

JOB NO: 020123
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PLANNING #: _____
JURISDICTION STAMP: _____

A5.2



PROPOSED ELEVATION D
1/4" = 1'-0"

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DATE: 10.25.23

SIGNATURE:

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JURISDICTION STAMP:

A5.3



**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

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

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address C 80 Clelland

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 for 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 | 722 TOT ROOMS | 7 DINING ROOM | 1 POOL |
| SINGLE FAMILY | TRA 3-001 | 120 SQ. FEET | BEDROOMS | 5 FAMILY ROOM | GARAGE S/F |
| USE CODE | 01 | 112 ADDN S/F | 1 BATHS | 1.0 UTILITY RM | FIN BSMT |
| TR BUILT | ACRES | .30 | NO. FLOORS | | 280 |

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

PHOTOS: Roll/frame # 022-21 Date 11 Jan 30

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation Recognition

District Name

Previous Survey

Gebhard: page # illustration page #

Butler/Junior League



W H B TRANTHAM -1st HOUSE

56 Cleland

Parcel: 529-33-025 Style: Vernacular

058/1

Built 1885 (Newspaper)

Own/Res:publisher LGWN

Alt:Addition

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

✓ Robert, Mrs. Partridge
198 Broadway (p-1901)

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

✓ John, Nora Hellingesen
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 Ollivas
301 Johnson (1895)

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

Los Angeles Project Bullringel 1976-1987

| | |
|---|---|
| ✓ Melvin, Gloria Sabatini 1651 Alhambra/Don Gato Road (p-1901) | George, Mitzel Salton 39 College (1891) |
| ✓ Thomas, Ann Atkinson 75 Alpine (1887) | James, Mrs. Farwell 113 Eden (1899) |
| ✓ Spencer, Eleanor Anderson 256 Bechem (1880) | Galen, Marjorie Mutersbach 118 Eden (p-1901) |
| ✓ Thomas J., Mrs. Pashos 328 Bechem (1885) | ✓ Mrs. Eva Small 121 Eden (p-1901) |
| ✓ Joseph W., Mrs. Meyer 212 Bella Vista Avenue (1881) | ✓ Mrs. Jeanne, Miss Jacquie Wilson 259 Eden (1892) |
| ✓ Thomas R., Mrs. Conklin 316 Bella Vista Avenue (1891) | ✓ Elmer, Mrs. Rhoads 255 Eden (1900) |
| ✓ Dan, Linda Sylvester 37 Broadway (1896) | ✓ Gary, Lita Ruble 52 Fairview Plaza (1890) |
| ✓ Peter Carter 45 Broadway (1886) | ✓ Ronald, Marilyn Pleasants 63 Fairview Plaza (1890) |
| ✓ Raymond Macabee 62 Broadway (1885) | ✓ Ms. Jane Hinchliffe 87 Fairview Plaza (1885) |
| ✓ Daniel, Mrs. Krag 64 Broadway (1891) | ✓ William, Marie Sloan, Hoelt 10700 Farley Road (1881) |
| ✓ Michael, Kim Wasserman 72 Broadway (1887) | ✓ William, Mrs. Cotton 14 Glenridge (1895) |
| ✓ Patrick, Mrs. Boner 81 Broadway (1893) | ✓ J. Phillip D'Napoli 19 Glenridge (1885) |
| ✓ Mrs. Bruce Berryman 89 Broadway (1891) | ✓ Gary, Marjorie Hart 20 Glenridge (1885) |
| ✓ Lynn, Pam Brandhorst 91 Broadway (1887) | ✓ Steven, Mrs. Sponteder 22 Glenridge (1885) |
| ✓ Bernard, Mrs. La Casco 107 Broadway (1891) | ✓ A.P., Mrs. Rodriguez 25 Glenridge (1886) |
| ✓ Mrs. Stanley Swanson 111 Broadway (p-1901) | ✓ Andre, Jean Libante 33 Glenridge (1885) |
| ✓ Harold, Mrs. Partridge 198 Broadway (p-1901) | ✓ Robert, Mrs. Bruce 216 Glenridge (1886) |
| ✓ Richard, Marlene Wright 42 Central Avenue (1890) | ✓ Richard, Mrs. Kline 19 Hernandez (1895) |
| ✓ John, Nora Hollingson 54 Central Avenue (1895) | ✓ Gerald W. Clark 124 Hernandez (p-1900) |
| ✓ Mrs. Matt Tabor 16 Chestnut (1895) | ✓ Gordon H., Lita Langlots 130 Hernandez (1895) |
| ✓ Patrick O'Laughlin, Maggie Kilkenny 54 Chestnut (1894) | ✓ James, Annie Lewis 145 Johnson (1891) |
| ✓ Robert, Mrs. Brower 56 Cleland (1896) | ✓ Tai, Margarita Lloyd 200 Johnson (p-1901) |
| ✓ Robert H. Schumacher 90 Cleland (1886) | ✓ Dan, Naldine Clark 202 Johnson (p-1901) |
| ✓ Gary, Susan Griffiths 120 Cleland (1891) | ✓ Anthony Oliver 301 Johnson (1895) |
| ✓ Jack B., Mrs. Wytman 126 Cleland (1886) | ✓ Robert W., Jeanette Allen 333 Johnson (1891) |

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CL

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address C 80 Clelland

PARCEL MAP INFORMATION

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

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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 | 120 | AV LG 95030 | 972 | TOT ROOMS | 7 | DINING ROOM | 1 | POOL |
| SINGLE FAMILY | TRA | 3-001 | WIDTH | 86. FEET | ADBN S/F | BEDROOMS | 3 | FAMILY ROOM | | GARAGE S/F |
| | USE CODE | 01 | DEPTH | 112 | NO. FLOORS | 1 | BATHS | 1.0 | UTILITY RM | FIN BSMT |
| | YR BUILT | | ACRES | .30 | | | | | | 286 |

OWNERSHIP SHOWN ON MAPS

| Source Name | Source Date | Source Page | Location of property, or Old tract/block/lot | Lot Size | Owner Name |
|-------------|-------------|-------------|--|----------|------------|
| | 1891 | | | | <u>COX</u> |
| 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



21

LOS GATOS HISTORIC RESOURCES INVENTORY
EVALUATION SHEET

Building or District Name Cox/Sullivan House

Address(es) 80 Cleland

| Criterion | This Building | Ratings |
|------------------------|---|------------------------------|
| A. ARCHITECTURE | | |
| 1. Building type | <u>1 story single family res.</u> | <u>(E)</u> VG <u>(G)</u> FP |
| 2. Construction | <u>rustic r/w wood frame</u> | E VG <u>(G)</u> FP |
| 3. Style | <u>FS -</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>not rated (all new)</u> | E VG G <u>(FP)</u> <i>NR</i> |
| B. HISTORY | | |
| 7. Age | <u>ca 1883</u> Deed 1883 | <u>(E)</u> VG G F P |
| 8. Person(s) | <u>Thos. Cox ^{Miller} early settler/Jack Sullivan Fire Chief</u> (Cox son-in-law) | <u>(E)</u> VG G FP |
| 9. Event | <u>one of earliest houses on street not an event</u> | <u>(F)</u> VG G <u>(FP)</u> |
| 10. Patterns | <u>early(1880s) settler; continuity of family to 1980s</u> | <u>(E)</u> VG G FP |
| C. ENVIRONMENT | | |
| 11. Scale/Massing | <u>impressive setting</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 ? |
| D. INTEGRITY | | |
| 14. Alterations | <u>add'ns-some by Cox</u> | E VG <u>(G)</u> 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

Evaluated by: 90 CLELAND AVENUE Date 7/90
 Reviewed by: LOS GATOS, CA 95032 Date 22-8-90
 Reviewed by: _____ Date _____
 Reviewed by: _____ Date _____



Miss Cecelia Sullivan
Lg-41. 1883

[PLEASE PRINT]

Los Gatos Museum Association
Historic Home Survey

POSTED

Street:

Informant:

Cleland

Holden

House number:

Phone:

80

Present owners: Miss Celia Sullivan

Phone:

Estimated construction date: 1883 IGTR

Builder:

Ownership:

Original: John & Jessie Sullivan

Occupation: IG Fire Chief

19__ : Colby

" "

(year of purchase)

19__ :

" "

19__ :

" "

19__ :

" "

(Present owner)

1973: Celia Sullivan

" "

Occupants:

19__ :

Occupation:

19__ :

" "

19__ :

" "

19__ :

" "

History: (Please identify information source.)

i.e. 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 |
|------------------------|--|---|
| A. ARCHITECTURE | | |
| 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>rustic w wood frame</u> | E VG <input checked="" type="radio"/> G FP |
| 3. Style | <u>FS Folk Victorian</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>not rated (all new)</u> | E VG G <input checked="" type="radio"/> FP NR |
| B. HISTORY | | |
| 7. Age | <u>ca 1883</u> Deed 1883 | <input checked="" type="radio"/> E VG G F P |
| 8. Person(s) | <u>Thos. Cox^{Miller}, early settler/Jack Sullivan Fire Chief</u> (Cox son-in-law) | <input checked="" type="radio"/> E VG G FP |
| 9. Event | <u>one of earliest houses on street not an event</u> | <input checked="" type="radio"/> E 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 |
| C. ENVIRONMENT | | |
| 11. Scale/Massing | <u>impressive setting</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 ? |
| D. INTEGRITY | | |
| 14. Alterations | <u>add'ns-some by Cox</u> <i>compatible east & west side additions</i> <i>incompatible porch addition/replacement</i> | 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 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
 Reviewed by: Date 3/25/91
 Reviewed by: 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

Cleland W Spencer
 Deed Deed OWNER Deed Index U
 Deed-McMillan & McMurtry to W. Spencer; Book 40-Page 537[See Cleland 1878 Tax Rec
 ord]

80 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.)

80 Cleland Cox
 1883 Deed Clela
 Book 70 page 6 - [copy made May 15 1990 Spencer to Cox]

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

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

80 Cleland Thos W Cox
 1886 LGWN Clela Miller-LG Mfg Co
 ne-atr-i-ann-pwn

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

80 Cleland Thos Cox
 1886 LGWN Clela
 Adding Improvements

80 Cleland Thos Cox
 1886 LGWN Clela
 New porch & steps

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

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

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

80 Cleland Cox
 1891 1883-Forbe 80 Clela
 Lot 26

80 Cleland Cox Owner
 1892 TA Clela
 E. Wise; S Wilcox; W Ellis L#350 I #200

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

80 Cleland Thos Cox
 1895 CD Clela Lab-LG Ice

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

 1896 Cleland Thos Cox Owner
 TA Clela Lab. LG Ice Co -1895
 N. side C1 St. N. E Stewart S. Ryland W. Ellis L#350 I #250

 30 Cleland Thos Cox
 1900 FC Clela
 Dwl 433

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

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

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

 30 Cleland John M Sullivan
 2 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
 136; 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

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

CLELAND DISTRICT RESEARCH RECORD- Selective Record - Page 4

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

80 Cleland J M Sullivan
 1934 CD 80 Clela

 80 Cleland Mrs J M Sullivan Owner
 1941 1941 80 Clela
 Age 58; 996 sq ft; mudsill; medium condition

80 Cleland J M Sullivan
 1947 CD 80 Clela

 80 Cleland Mrs Jessie M Sullivan
 1958 CD 80 Clela

 80 Cleland John Arioto Owner
 0 Walk 80 Clela
 Bot in 198_ from Sullivan estate. Major internal rennovation; concrete found'n dug under house.

80 Cleland Celia Sullivan Owner
 1883 BR 80 Clela Museum Surve
 Est 1883. Says Sullivan original [Cox was] - see detail sheet- shows grandfathe
 r 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> </u> | <u>15</u> |
| ARCHITECTURE | | | | | | (Max. 50) |
| (10) | 5 | 2 | 1/0 | Age | | |
| (15) | 8 | 4 | 0 | Person | | |
| 10 | 5 | 2 | (0) | Event | | |
| (15) | <u>8</u> | <u>4</u> | <u>0</u> | Patterns | <u> </u> | <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> </u> | <u>22</u> |
| ENVIRONMENT | | | | | | (Max. 25) |
| 0 | (-6) | -12 | 125 | INTEGRITY | <u> </u> | <u>-6</u> |
| Cumulative Rating: | | | | | | CUMULATIVE TOTAL <u>56</u> |

60+ = 3 (appears eligible for National Register)

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

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

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

80
Cleland

on Saturday, resulting from the 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
auspices of Garden

Los Gatos

In front of the re
F. Knowles, of Los
beautiful orange tree
of golden for three
this winter than ev

a crop of about 225
cannot be surpassed
and quality in the

The tree is eleven
and promises to ex
er portions next ye
from 400 to 500 or
kindly presented a
tative with two av
which are on exhib

Dr. McMurtry
trees in front of h
with ripening oran
lot are several line
most delicate of
branches bending l
of palatable acidity

The numerous or
borne fruit in th
when properly plan
can be grown with

A literary societ
weeks, was organ
ening in the Union
McCarty was elect

SUND
See 1890 TA
File 2

28 Jan 1887
Los Gatos News



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,

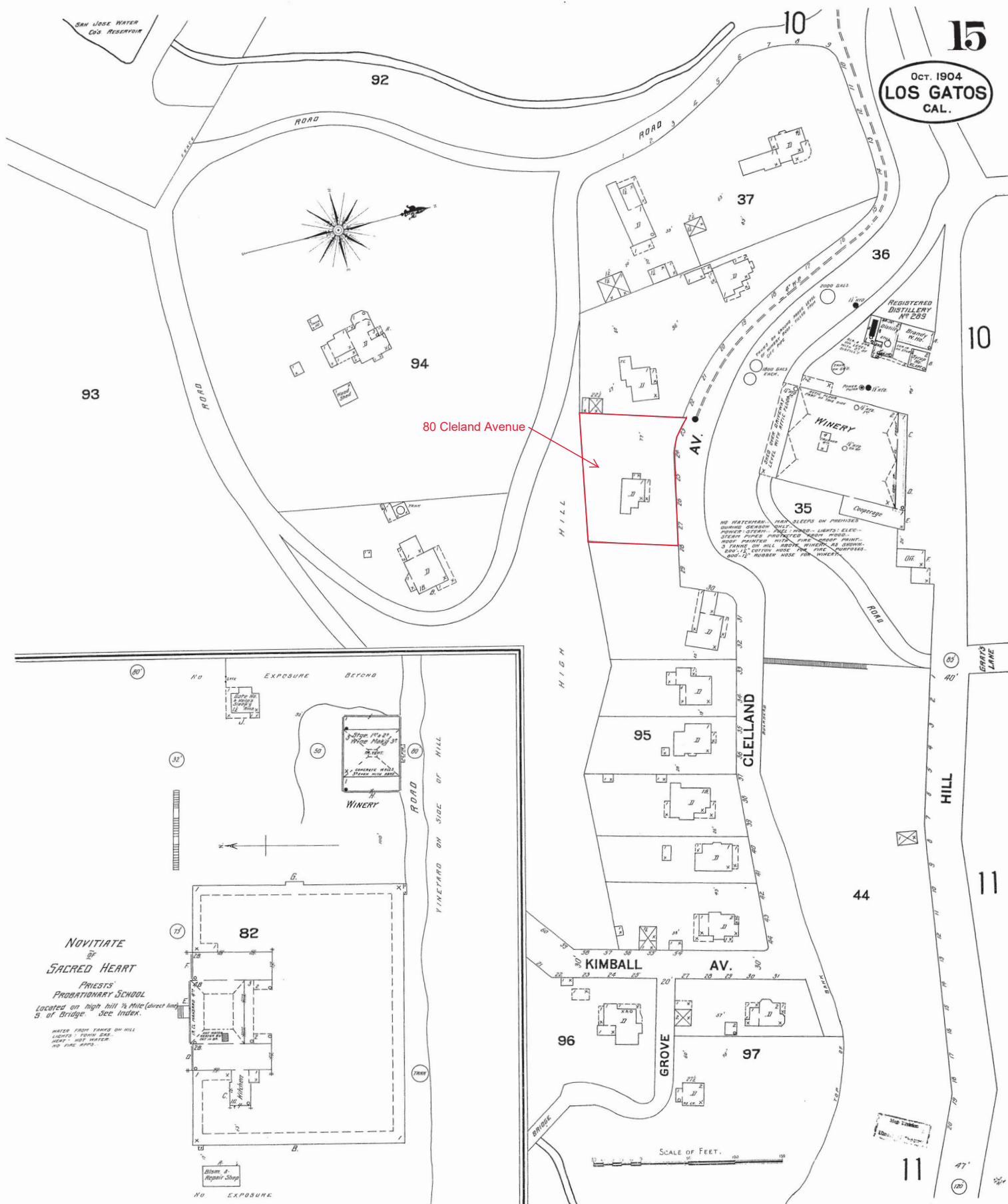

Lee E. Bowman
Planning Director

LEB:slb

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OCT. 1904
LOS GATOS
CAL.

80 Clelland Avenue

NOVITIATE
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: TOWN GAS.
HEAT: HOT WATER.
NO FIRE ALARMS.

NO EXPOSURE

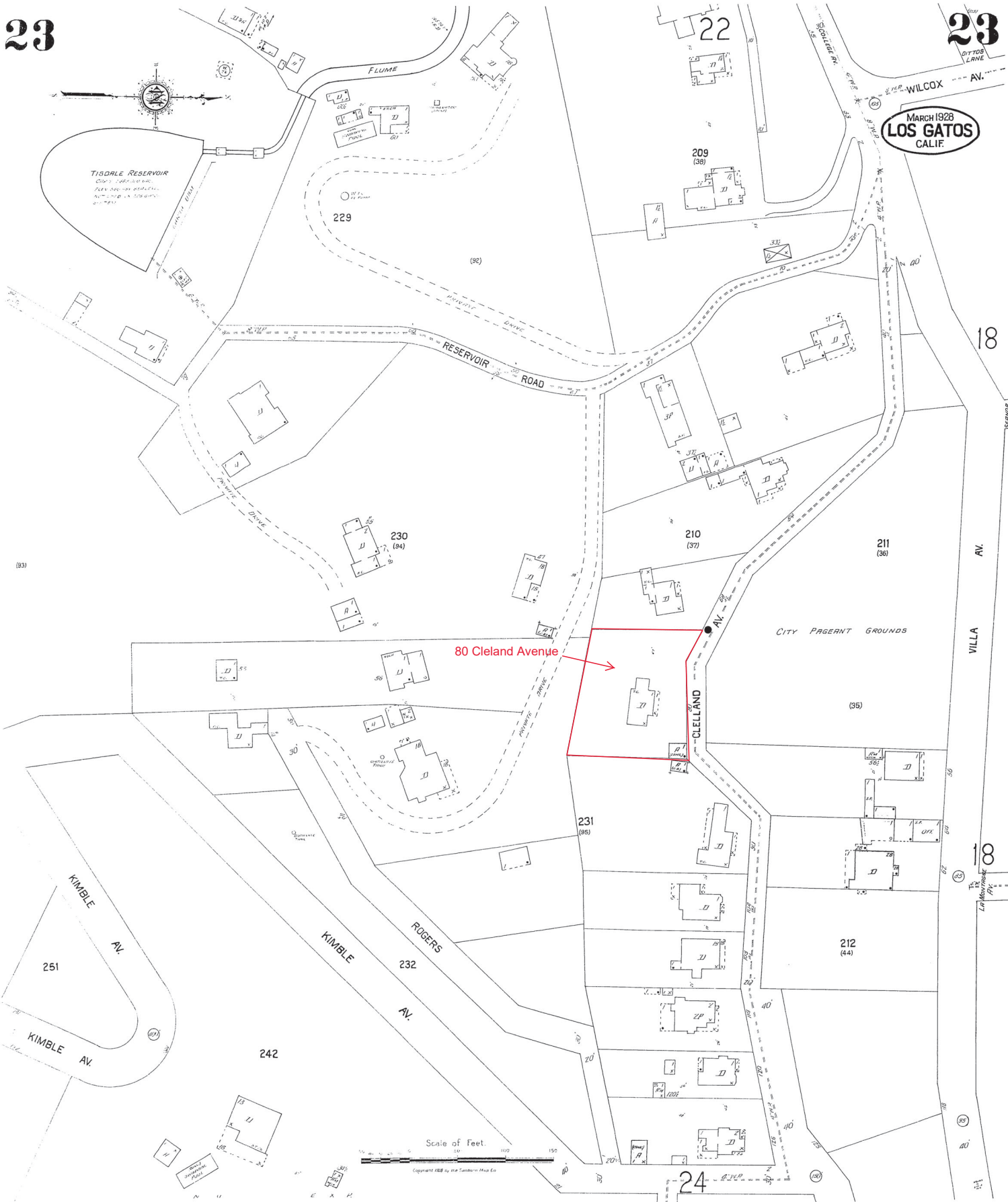
23

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MARCH 1928
LOS GATOS
CALIF.

18

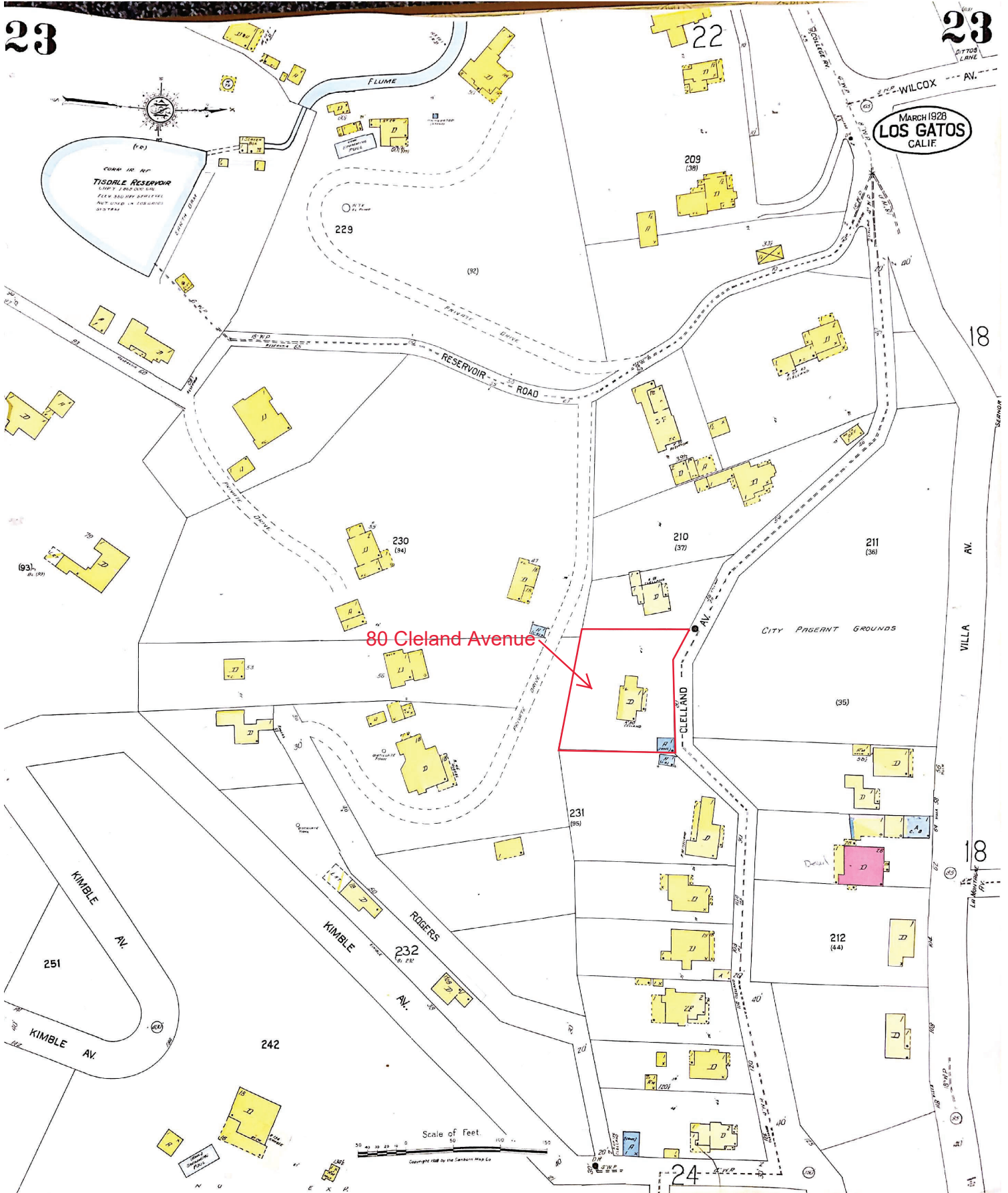
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MARCH 1928
LOS GATOS
CALIF.



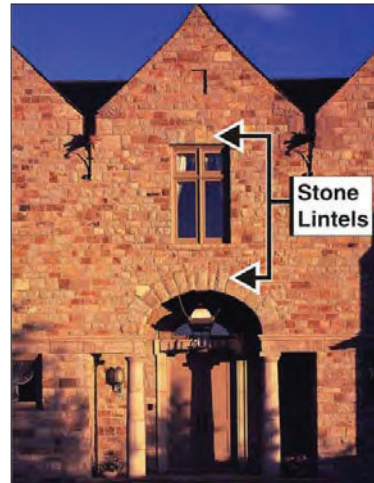
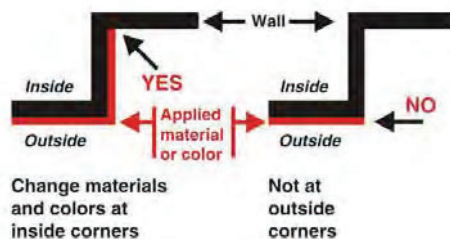
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3.8.3 Use traditional detailing

- 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.



Site Photos

| | |
|---|------------|
| Revised | |
| Revised | |
| Revised | |
| Revised | |
| MISHRA RESIDENCE 80 CLEGG AVENUE LOS GATOS, CA 95030 | |
| SITE PHOTOS | |
| Sheet Scale: AS NOTED | 1/2"=1'-0" |
| Drawn By: DGG | |
| Reviewed By: DGG | |
| | 1/2/2023 |



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A-P

A2.1



A2.2



| | | |
|------------------------|---|----------|
| Sheet Scale: AS1 NOTED | MISHRA RESIDENCE 60 CLELAND BO. LOS GATOS CA 95030 | Revision |
| Drawn By: DG | | Revision |
| Reviewed By: DG | | Revision |
| 10/23/2023 | | Revision |

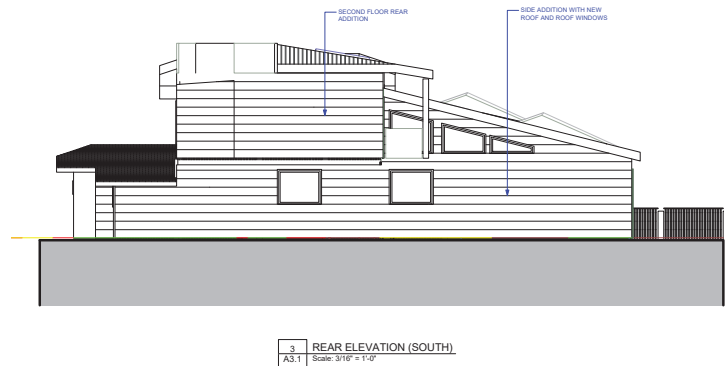
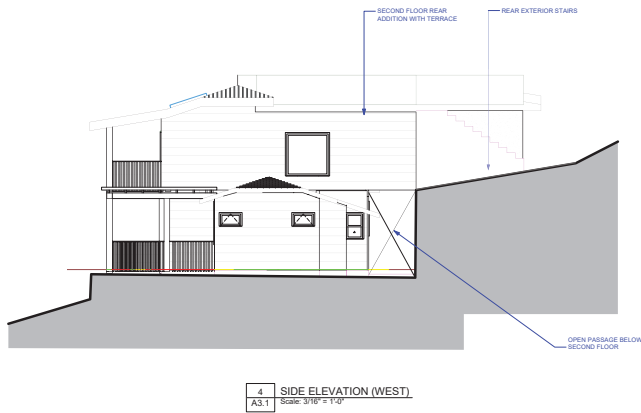
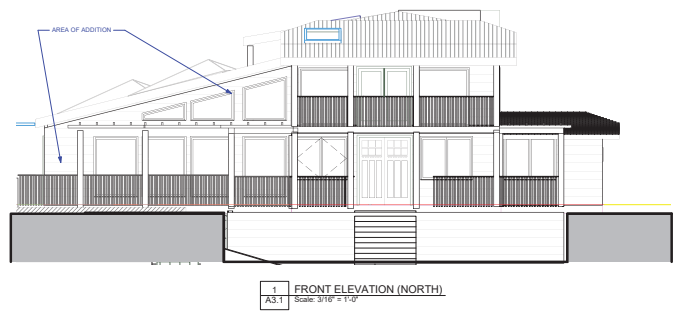
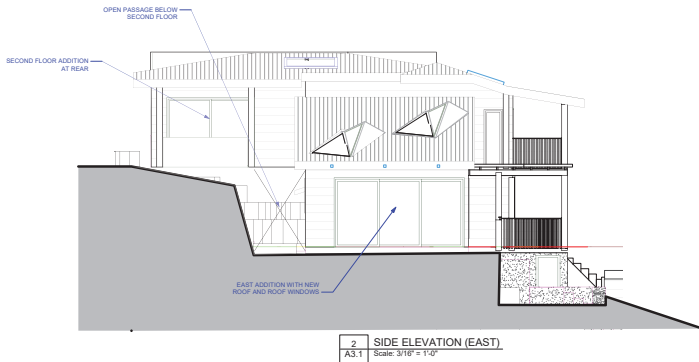


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|-----------------------|-----------------|---------------------|------------|
| Revised | Revised | Revised | Revised |
| 10/23/2023 | 10/23/2023 | 10/23/2023 | 10/23/2023 |
| Drawn By: JG | Reviewed By: JG | MISHRA RESIDENCE | |
| 80 COLUMBIA AVE. #105 | | EXTERIOR ELEVATIONS | |
| CA 95033 | | | |



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A3.1



Front Elevation



Front Isometric Elevation

| | |
|--|--|
| Revision | |
| Revision | |
| Revision | |
| Revision | |
| Revision | |
| MISHRA RESIDENCE | |
| 80 COLUMBIA AVE. SUITE 105 SAN JOSE, CA 95033 | |
| 3D VIEWS AND MATERIALS | |
| Sheet Scale: AS NOTED | |
| Drawn By: DG | |
| Reviewed By: DG | |
| 10/25/2023 | |



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