



**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

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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

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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

313  
 0

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	3-007	WIDTH 43	DEPTH 155	ACRES 1.565	PT. LG. 1900	NO. UNITS 1	POOL	FIREPLACE 4,500	NO. FLOORS 2	DISHWASH. REC. OR TENNIS	TOT. AREA ELEVATOR 4,500
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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

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



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

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

ARCHITECTURAL HISTORY  
 (415) 922-1063  
 222 W. WEBSTER STREET  
 SAN FRANCISCO, CA 94115

Anne Tomfield  
 ARCHITECTURAL SURVEY  
 BUILDING RESEARCH

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)

Initials \_\_\_\_\_ Date \_\_\_\_\_

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	this	39 FV Plaza		D	N	2	-	1 side	1			
1908	7	"	23 ex 39 m		same								
1928	15	this	92 "		D	N	1 1/2		2	2	gar. rear		
1944	"	"	"		Same								

Initials \_\_\_\_\_ Date \_\_\_\_\_

Anne Bloomfield

2229 WEBSTER STREET  
SAN FRANCISCO, CA 94115

ARCHITECTURAL SURVEY  
ASSESSMENT ROLL RESEARCH

File Address 92 Fairview

Tract/Block/Lot FA-116

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

Date	Page	Name	Lot Identification/Boundaries					Assessment for		Other Info.
			Tract/ Acres	N Bdy	Block/ E Bdy	Lot/ S Bdy	W Bdy	Land	Improvements	
1891	11	Hobart O'H	FairVA			15-17-18-19		\$ 710	\$ -	<del>also 700</del>
<del>1898</del>	<del>30</del>	" CH	"			16		250	750	
"	"	"	7 acres FairVU		Lyden <sup>M 77</sup>	Lyden		525	-	
1893	33	McGinty MC		"		16		250	800	
1897	10	Fletcher GW		"		"		200	-	also AG & Lyden to Mrs Mayo Mrs A Hewitt
1900	56	Bond Alberta		"		"		200	1100	<del>mt 7</del> 1900

/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	Lutz, F H Mulford, Mrs G G West, Mrs H C
1927	SJD	West Mrs Helen K	h 92 AV
1896	"	McGinty	φ
"	"	Fletcher, Geo W	[no occ] r Bachman av nr Sta C2
"	"	Bond, Arthur J	(Bonds Mayo St east of corner, E Main nr RR) r Lyndon av
"	"	Hobart	
1987	"		
1900	LGD	Bond, A J	commercial traveler 11 Fairview
1905	SJD	" "	[no occ] 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.

- |   |  |
|---|--|
| <p><b>Los Gatos Library:</b></p> <p><u>  </u> City directories (name &amp; street index)</p> <p><u>  </u> Historic Collection Index (green boxes)</p> <p><u>  </u> Thompson &amp; West, 1876 (bio index)</p> <p><u>  </u> Pen Pictures, 1888 (bio index)</p> <p><u>  </u> Sunshine Fruit &amp; Flowers, 1895 (bio index)</p> <p><u>  </u> Guinn, 1904 (bio index)</p> <p><u>  </u> Sawyer, 1922 (bio index)</p> <p><u>  </u> Extended index to Bruntz</p> <p><u>  </u> Bio index of Munroe Frazer, 1881 (Survey box)</p> <p><u>  </u> Photo collection (2 boxes)</p> <p><b>Los Gatos Museum (Forbes Mill):</b></p> <p><u>  </u> Death records by year</p> <p><u>  </u> Funeral records (index cards to big books)</p> <p><u>  </u> Photo collection</p> | <p><b>California History Center, De Anza College:</b></p> <p><u>  </u> Biographical file</p> <p><u>  </u> Photo collection</p> <p><b>San Jose Historical Museum:</b></p> <p><u>  </u> Great Registers (of voters)</p> <p><u>  </u> Indexes</p> <p><u>  </u> Photo collection</p> <p><b>Other sources:</b></p> <p><u>  </u> Indexes, California Historical Quarterly</p> <p><u>  </u> State Library Information Index (fiche)</p> <p><u>  </u> State Library-S.F. Newspaper Index (")</p> |
|---|--|

**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).**

Hansher, ~~118~~ 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

Los Gatos, CA 94296-0001

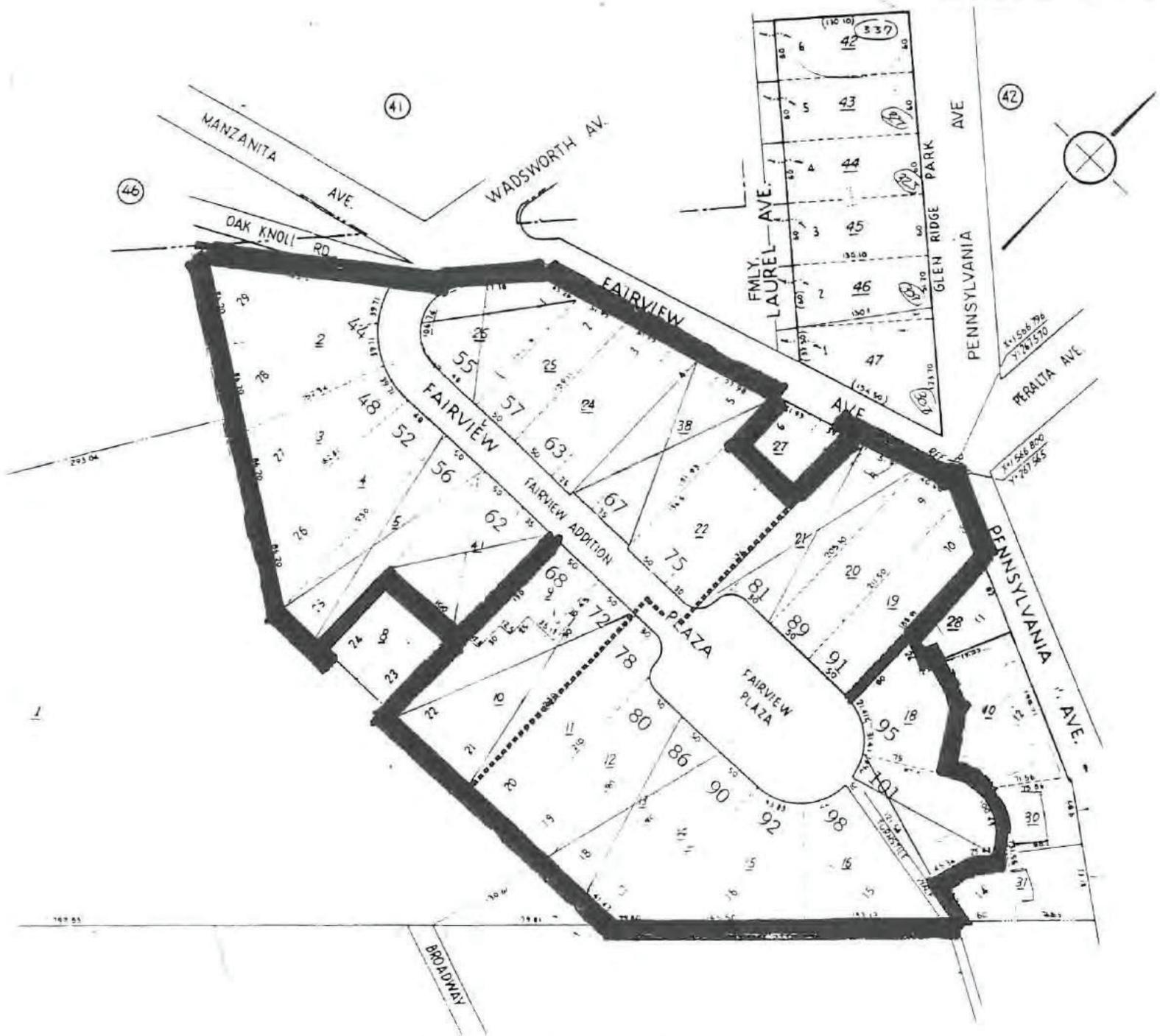
89, 91, 95 Fairview  
 April 1991

## List of Properties in District

<u>Dst</u>	<u>Address</u>	<u>Historic</u>	<u>Name</u>	<u>Rate</u>	<u>ParcelNo</u>	<u>Built</u>	<u>Index</u>
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/SIE	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 designation #HD-76-1
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

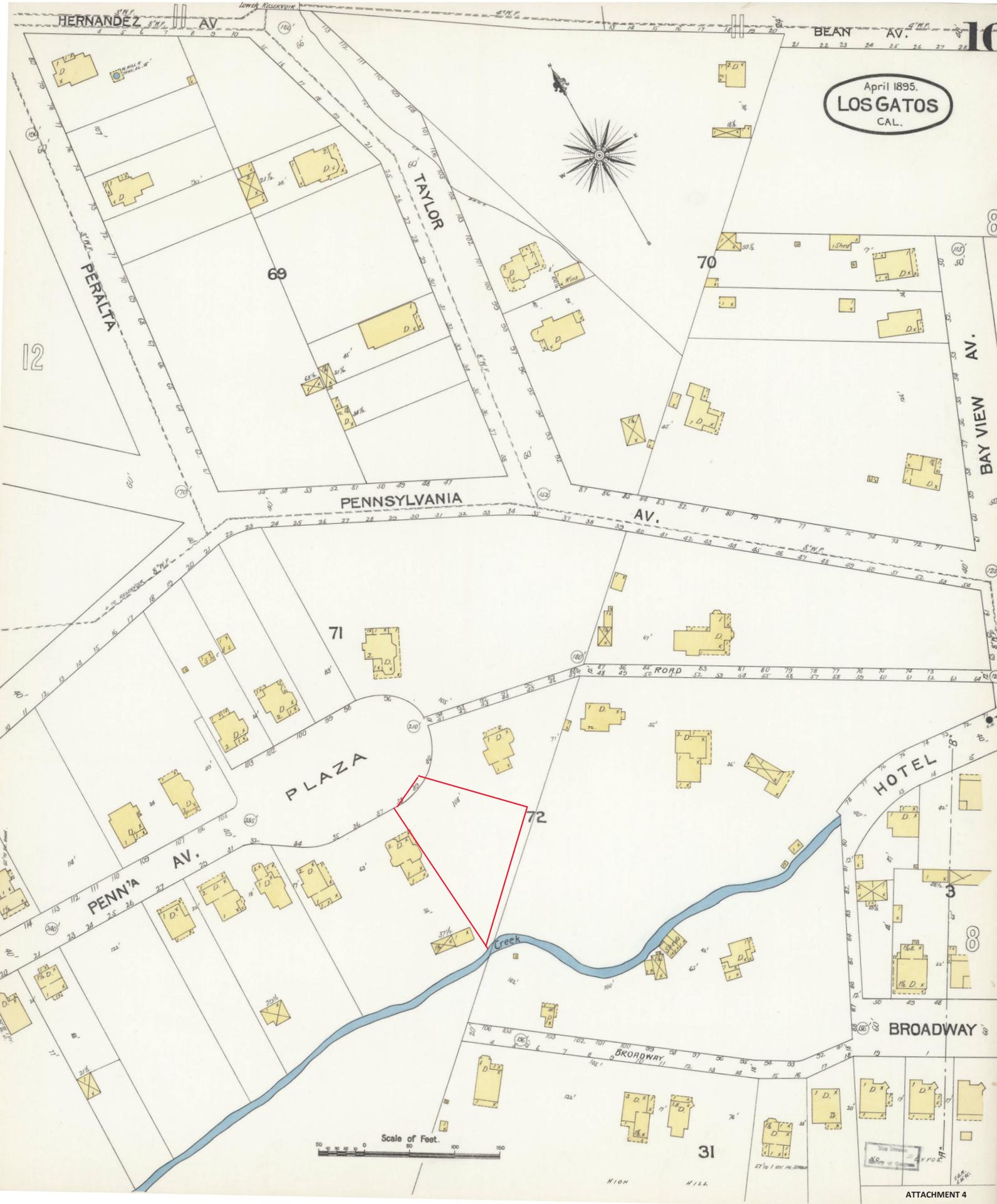
WESLEY PECK HOUSE  
95 Fairview Plaza Parcel: 510-43-018 Style: Queen Anne  
Built 1893-94 (Tax Rec./Sanborn)  
Alt: Few or none apparent Own/Res: Realtor



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.

April 1895.  
**LOS GATOS**  
CAL.



HERNANDEZ AV.

2

BEAN AV. 6

OCT. 1904  
LOS GATOS  
CAL.

8

PERALTA

TAYLOR

BAY VIEW AV.

5

69

70

PENNSYLVANIA AV.

AV.

FAIRVIEW AV.

71

ROAD

PLAZA

MAIN

72

7

FAIRVIEW AV.

BROADWAY

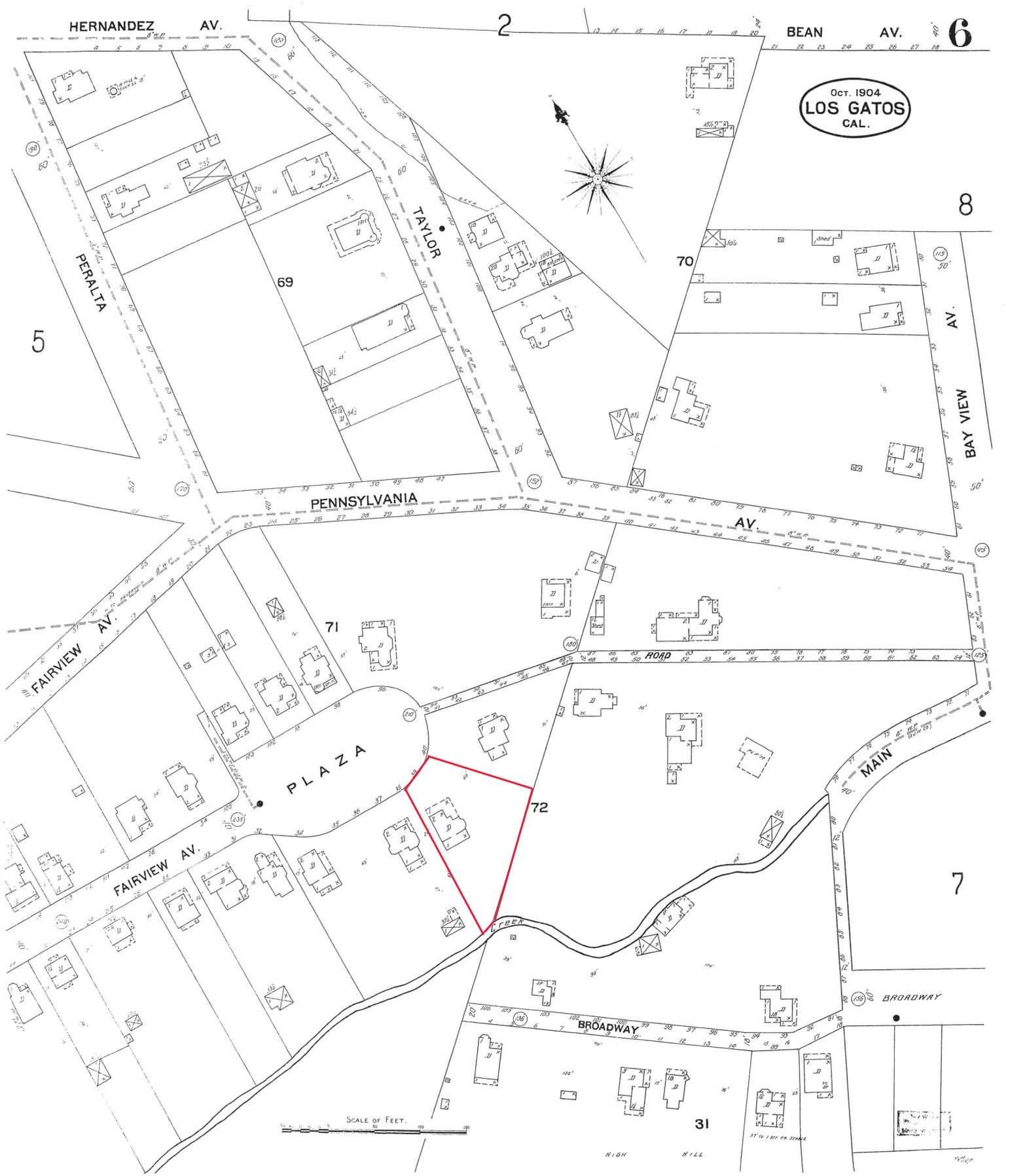
BROADWAY

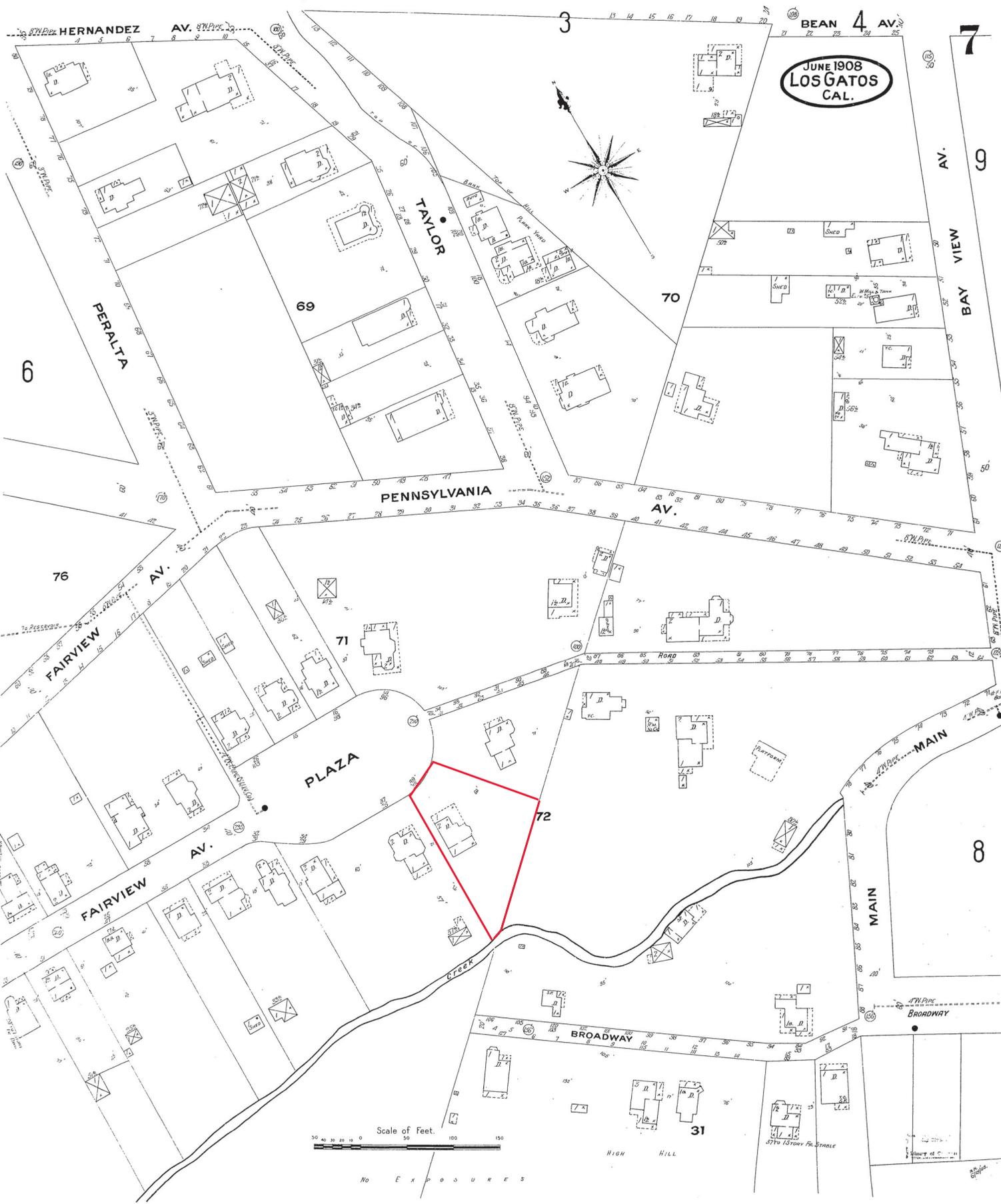
31

SCALE OF FEET.

HIGH HILL

57' to 187' PR. STRIKE





JUNE 1908  
LOS GATOS  
CAL.

PENNSYLVANIA  
AV.

BEAN 4 AV.

AV.  
VIEW  
BAY

PLAZA

FAIRVIEW  
AV.

MAIN  
ST

BROADWAY

Scale of Feet.  
0 50 100 150

No Exposures

ST. TONY'S PR. STABLE

HIGH HILL

6

3

4

7

69

70

76

71

72

8

31

MARCH 1928  
LOS GATOS  
CALIF.

15

15

HERNANDEZ AV.

BEAN AV.

PERALTA

GLEN RIDGE

16

BAYVIEW AV.

PENNSYLVANIA AV.

AV.

FAIRVIEW AV.

PLAZA

FAIRVIEW AV.

W. MAIN

21

Scale of Feet.

Copyright 1928 by the Sanborn Fire Co.

BROADWAY



14

10

155 (69)

156 (70)

163 (71)

164 (71)

182 (72)

183 (72)

8

16

16

14

8



15

MARCH 1928  
LOS GATOS  
CALIF.

15

58

HERNANDEZ AV.

BEAN AV.

BALTA

GREEN RIDGE

BAYVIEW AV.

PENNSYLVANIA AV.

FAIRVIEW AV.

AV.

PLAZA

FAIRVIEW AV.

W. MAIN

21

Scale of Feet.

Copyright 1928 by the Sunburn Map Co

BROADWAY

BROADWAY



14

188  
(71)

182  
(72)

183  
(72)

184  
(71)

Abbey Inn



MARCH 1928  
LOS GATOS  
CALIF.

15

15

10

14

16

6

HERNANDEZ AV.

BEAN AV.

PERLITA

GLEN RIDGE

BAYVIEW AV.

PENNSYLVANIA AV.

FAIRVIEW AV.

AV.

PLAZA

FAIRVIEW AV.

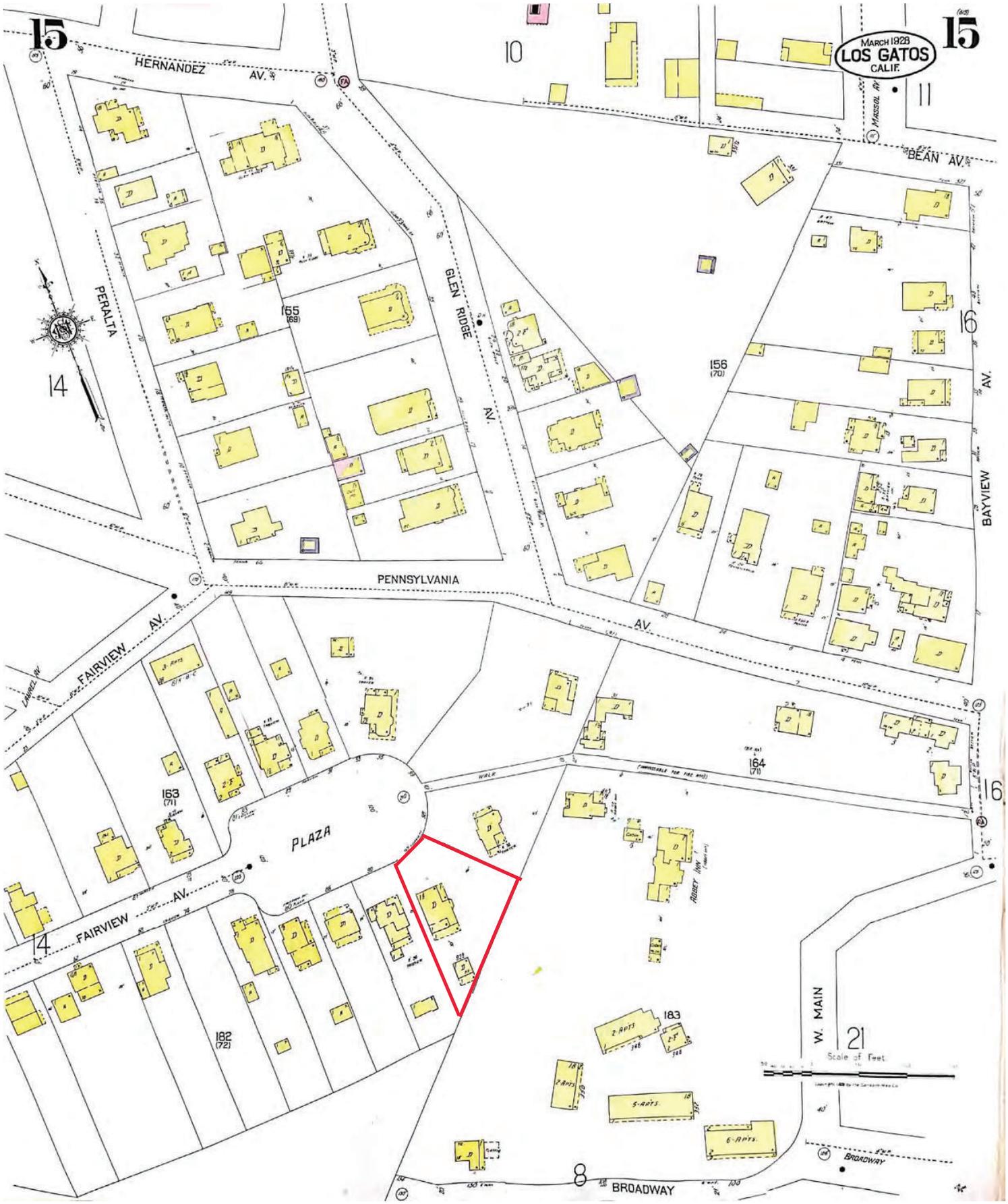
W. MAIN

21

Scale of Feet

BROADWAY

BROADWAY





Windows to be removed



Windows to be removed





Windows to be removed



Windows to be removed

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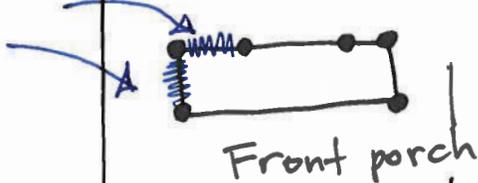
Fairview Plaza

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

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

RECOMMENDATION:

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

PROPERTY DETAILS:

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

DISCUSSION:

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

PREPARED BY: SEAN MULLIN, AICP  
Senior Planner

---

DISCUSSION (continued):

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

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

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

CONCLUSION:

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

FINDINGS:

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

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

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

PAGE 3 OF 3

SUBJECT: 32 Euclid Avenue/PHST-23-019

DATE: November 10, 2023

ATTACHMENTS:

1. Request Letter and Research Results

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

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

RE: 32 Euclid Court

Dear Staff:

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

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

Respectfully,

Kurt B. Anderson, AIA, GCBBP  
Principal



ATTACHMENT 1

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

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

RE: 32 Euclid Court

Dear Staff:

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

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

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

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

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

Summation:

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



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

Respectfully,

Kurt B. Anderson, AIA, GCBBP  
Principal



## DOCUMENTS EXPLANATION

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





TOWN OF LOS GATOS

Building Inspection Department  
Phone El Gato 356-6876

**Electric Wiring Permit**

No. 339

Location

322 27th St Apt

No.

Fees

Date

11-19-73

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

11/19/73

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	Amps.

\$3.00

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By

TOTAL FEES

8.50

**TOWN OF LOS GATOS**  
**Building Inspection Department**  
**Phone Elgato 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 Two-hundred Dollars  
 as inspection fee is hereby acknowledged.

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By [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	
<u>1/14/62</u>	
<b>TOTAL FEE</b>	<b>12.00</b>

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 RUCOLID AV  
 Owner: [REDACTED]  
 Address: 32 RUCOLID AV  
 City: LOS GATOS CA  
 Contractor: OWNER/BUILDER  
 License: 000000  
 Address: SAME  
 City: [REDACTED]  
 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 Unit Count: 003

\*\*\*\*\* PERMIT FEES \*\*\*\*\*

Permit Issuance:	25.00	Park Tax:	.00
Building Permit:	52.25	Planning Plan Ck.:	.00
Title-24:	.00	Micro Planning:	.00
Seismic Tax:	.50	Storm Drain Eng.:	.00
Plan Check:	.00	Hauling Fee:	15.62
Micro Building:	5.00	Computer Services:	2.09
Construction Tax:	.00	Electrical Fee:	
Utility Tax:	.00	Plumbing Fee:	
Gen Pln Updt.:	.00	Mechanical Fee:	

\*\*\*\*\*

Total Calculated Fees: 100.66  
 Total Additional Fees: .00  
 Total Fees Due: 100.66  
 Total Payments: .00  
 BALANCE DUE: 100.66

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

CONTRACTOR DECLARATION

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

WORKERS COMPENSATION DECLARATION

A. I hereby affirm that I have a policy of WORKERS COMPENSATION Insurance. A certified copy of a certificate of THIS Insurance is available, furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.  
 Signature X

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

CERTIFICATION OF PERMIT ISSUANCE

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

TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

ATTENTION OWNER-BUILDERS!

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

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

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

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

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

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

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

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

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

[Redacted Signature]

8-19-97  
(DATE)

Property Owner: [Redacted]

Address: 22 Sycamore Ave.  
(OF job site)

BLD1 FORM (OWNER) 11

E 97-000.376

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

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

CONTRACTOR'S DECLARATION  
 I certify that I am properly licensed by the State of California Contractors License Law.  
 Signature: \_\_\_\_\_

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: \_\_\_\_\_

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: James P. Rowland

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: James P. Rowland

- 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

CITY 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]

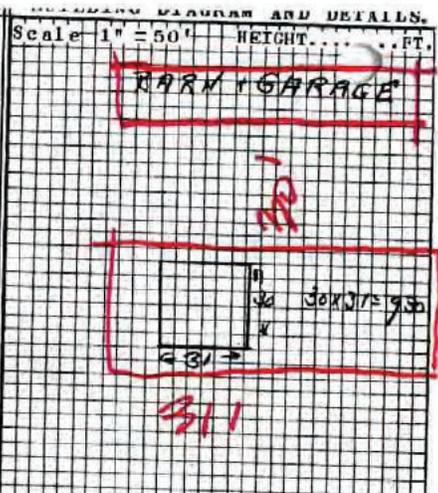
12-16-96 Date [Redacted] Signature of Owner

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-10005\OWNER.APP

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



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				\$		
Garage	X 30 X 31 = 930	cu. ft	\$ 1.25	\$ 1162	46% Good	\$ 534.
Appreciation	50% Pct. Good	50%				
TOTAL DEPRECIATED VALUE				\$		\$ 267

EXTERIOR DESCRIPTION		INTERIOR DESCRIPTION			
<b>COMMERCIAL BLDGS</b> 1-2 Stories Office Bldg Apartments Rns. Hotel Eng. House Rns. Hosp. Rns. Loft Warehouse Car Garage Rec. Theatre Factory Station Van House School	<b>FOUNDATION</b> Deep Shallow Concrete Brick Stone Posts Piers Mudfill Piles On Wood Leth On ChickWire Rustle OP RW Resaved Brd. & Bat. Shiplap Novelty T&G Corr. Iron Painted Stained	<b>EXTERIOR WALLS</b> Brick Stone Terra Cotta Tile Stucco On Wood Leth On ChickWire Rustle OP RW Resaved Brd. & Bat. Shiplap Novelty T&G Corr. Iron Painted Stained	<b>INSIDE TRIM</b> Stock Spec. Pine Blvd. Painted Enam. Plaster Plank. Hd. Comp. Hd. Stucco Vauisco Paneled Beamed Ceiling Tile Wall	<b>PLUMBING</b> No. of Fixt. Old Style Modern Good Med. Chp. <b>BATH ROOMS</b> Large Small Rooms Good Medium Cheap Shower Tile Floor Tile Wall	<b>BUILT-IN FEATURES</b> Kitch. Cab. Buffet Book Cases Lockers Patent Bldg. Refrigerator Open Shelv. <b>MISCELLANEOUS</b> Sidelark Lights Fire Escapes Plate Glass <b>MECHANICAL EQUIPMENT - Pres. Val.</b> Ventilating System \$ Sprinkler System \$ Automatic Fire Alarm \$ Vacuum Cleanng System \$ Water Heater Storage Automatic Air Conditioning \$ Well Windmill Elec. Pump Tank Pressure System

STREET FRONT  
 PRICED BY *W.W. Holden* DATE *4/20/41*  
 CLASSIFICATION 1 2 3 4  
 QUALITY: Cheap...; Medium...; Good...; Special...  
 OCCUPANCY Owner Tenant  
 Vacant Set Home  
 Age **50** Yrs. Remodeled Age **30** Yrs.  
 Condition: New Good  Medium Poor  
 Improvement: Yes No Functional Defects...  
 Depreciation For: Lack of Utility...  
 Design: Good...; Acceptable...; Poor...; Freak...  
 FLOOR PLAN: Good...; Acceptable...; Awkward...  
 Perimeter of Wall... 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.











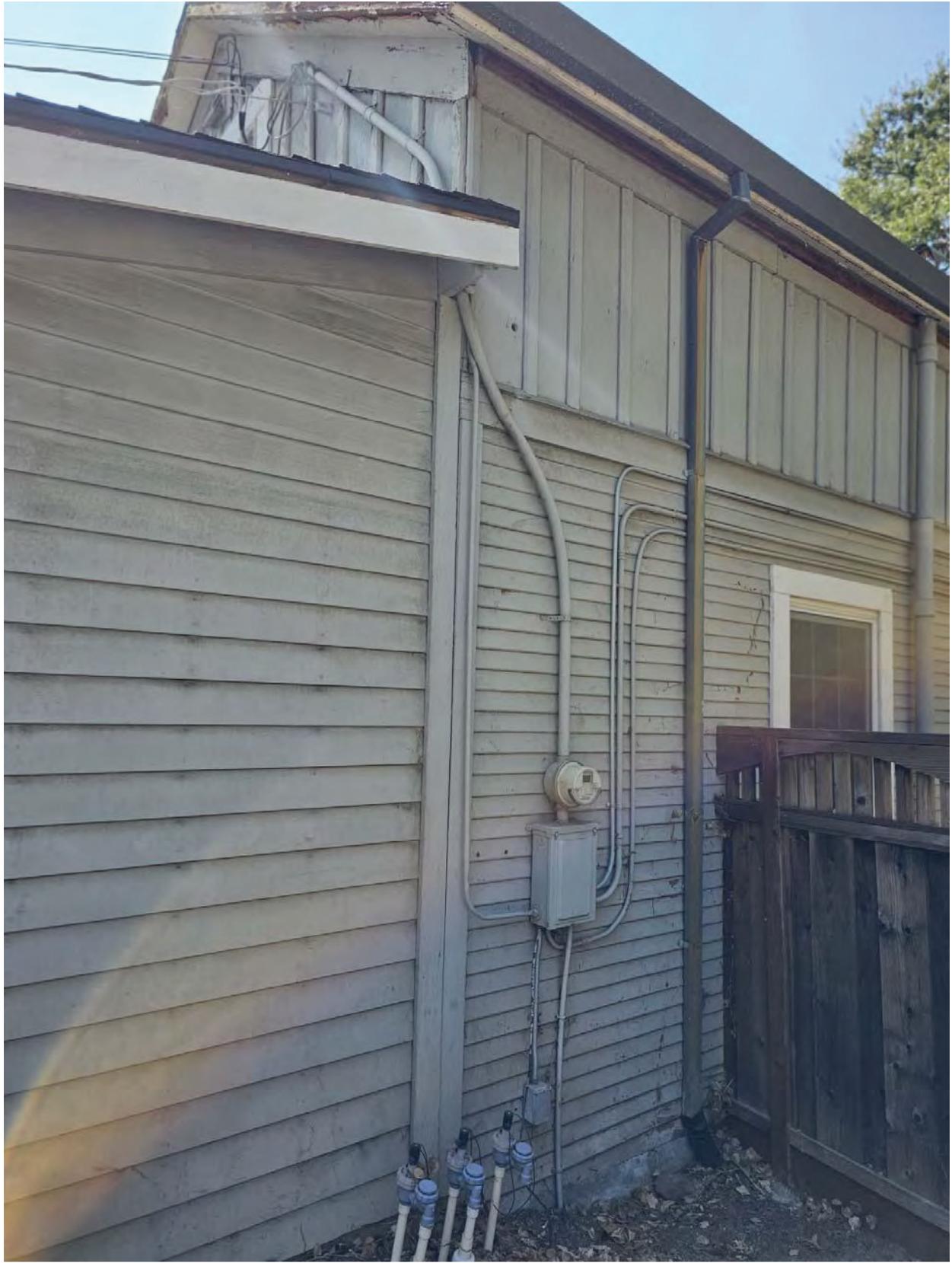




































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**TOWN OF LOS GATOS  
HISTORIC PRESERVATION  
COMMITTEE REPORT**

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: 310 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: \_\_\_\_\_  
House number: \_\_\_\_\_

Informant: M. Gualtieri  
Phone: 4-1943

Present owners: Mrs. Angela Ambrosini Phone: 4-4355  
Estimated construction date: 1890 - CA2 [ATN 1800s HCrall]  
Builder: \_\_\_\_\_

*possible chg. of front entrance*

Ownership:	Original: <u>Judge Eben G. Farley</u>	Occupation: <u>Civil War Veteran</u>
late 1800s	<u>1897: Mr. Owen W. Caldwell</u>	" livery stable owner
(year of purchase)	19__ : _____	" "
	19__ : _____	" "
	19__ : _____	" "
(Present owner)	19__ : <u>Angela Ambrosini</u>	" "
Occupants:	i.s. <u>W.L. Briggs</u>	Occupation: _____
	19 <u>10-17</u> <u>Frank and Lulu Briggs</u>	" "
C.D., T.D.:	19 <u>25</u> : <u>W.G. USZ</u>	" "
	19 <u>46</u> : <u>Jeanette Ambrosini</u>	" "
	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.L. Briggs: Frank B. and Lulu Briggs rented #44 from O.W. Caldwell, who owned a stable on 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 Beach 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 H. 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.L. Briggs. Store continued to operate under Ed Briggs on No. Santa Cruz Ave. near present Bus Depot until Mr. Briggs sold it in 1946. Ed became defunct about 2 years later.  
 Mr. Ed Briggs served as LG Postmaster from 1950 until his retirement in 1966.

Return to:  
Alpine Ave.  
Las Gatos, Ca.

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

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

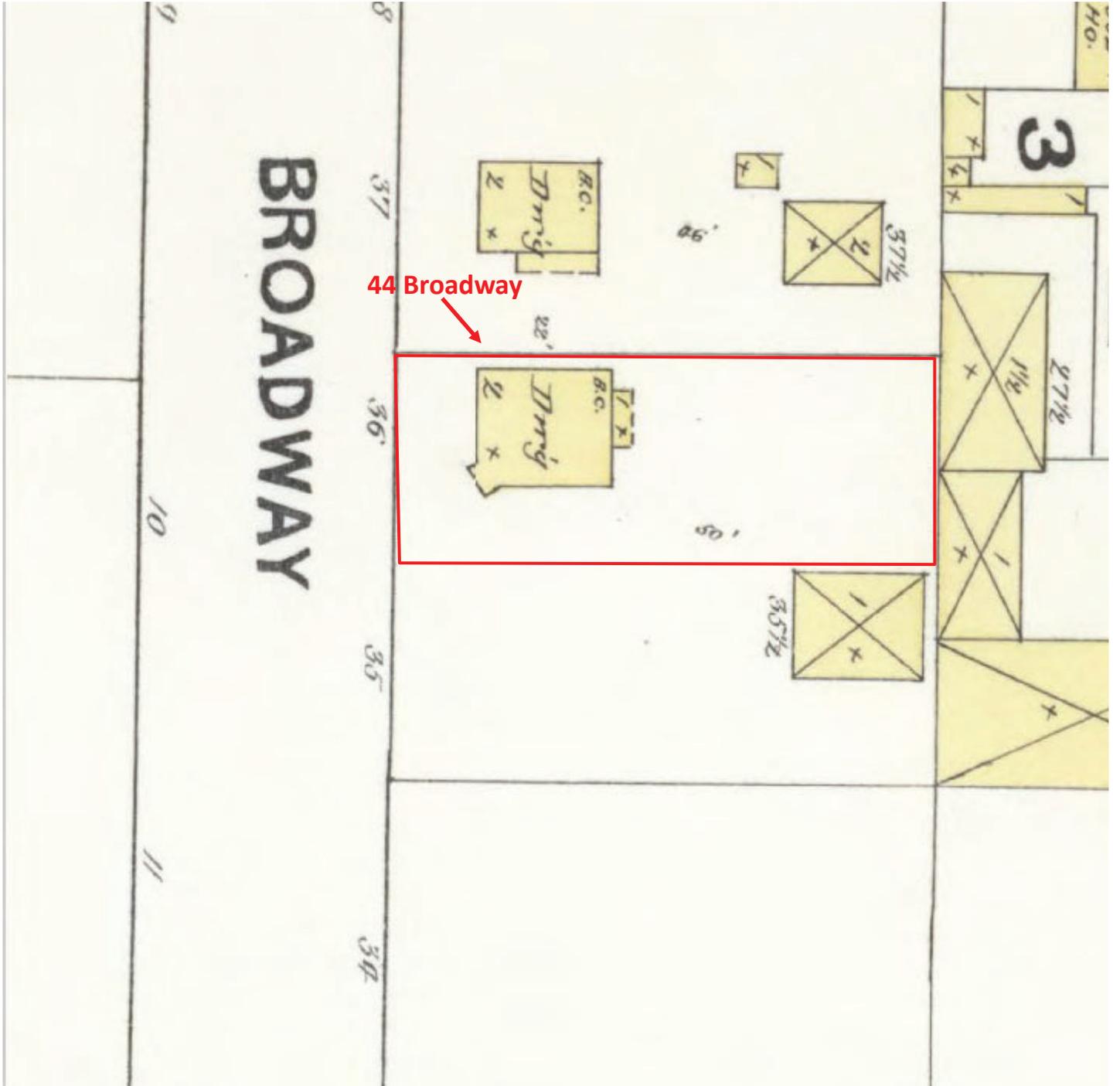
Requesting permission to change the exterior material of an existing residence in the University-Edelen Historic District in the R-1D-LHP zone. *no, keep orig.*  
PROPERTY OWNER: Robert Harris

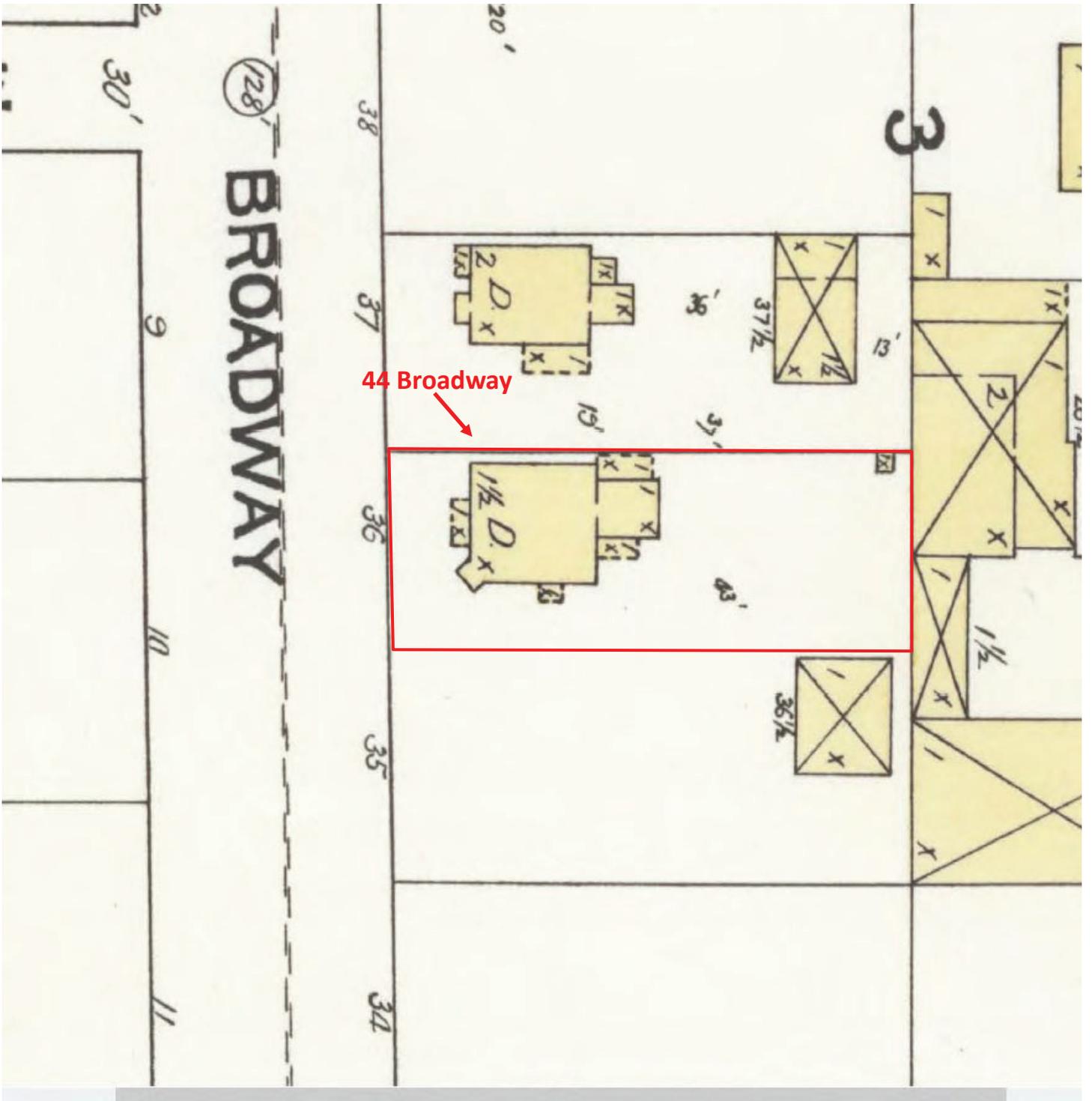
5. Discussion regarding unacceptable building materials. *see Guidelines to come*

Distribution:

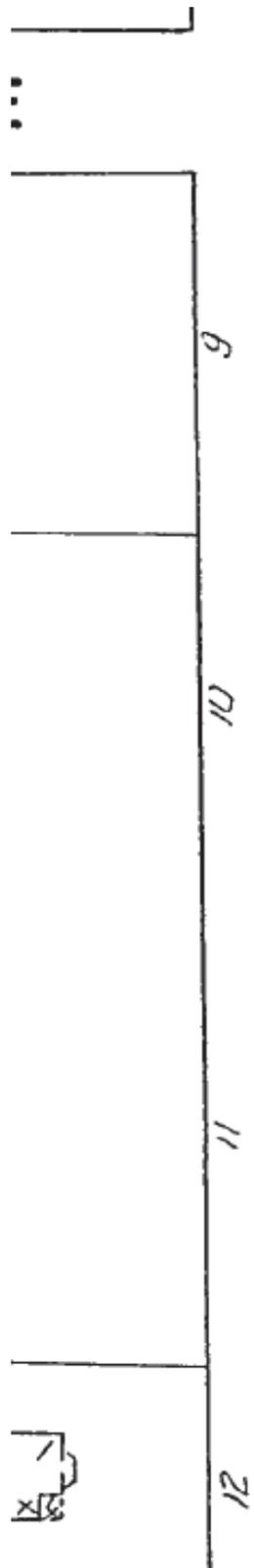
Historic Preservation Committee: Allmand, Anderson, Clapp, Cowan, Morgan  
Town Council: Benjamin, Carlson, Ferrito, Hamilton, Ventura  
Lee Bowman, Planning Director  
Planners: Baily, Gyorey, Heinrichs, Lortz, Rawlins, Ross  
Los Gatos Weekly  
Los Gatos Times-Observer  
Anne Bloomfield, 2229 Webster 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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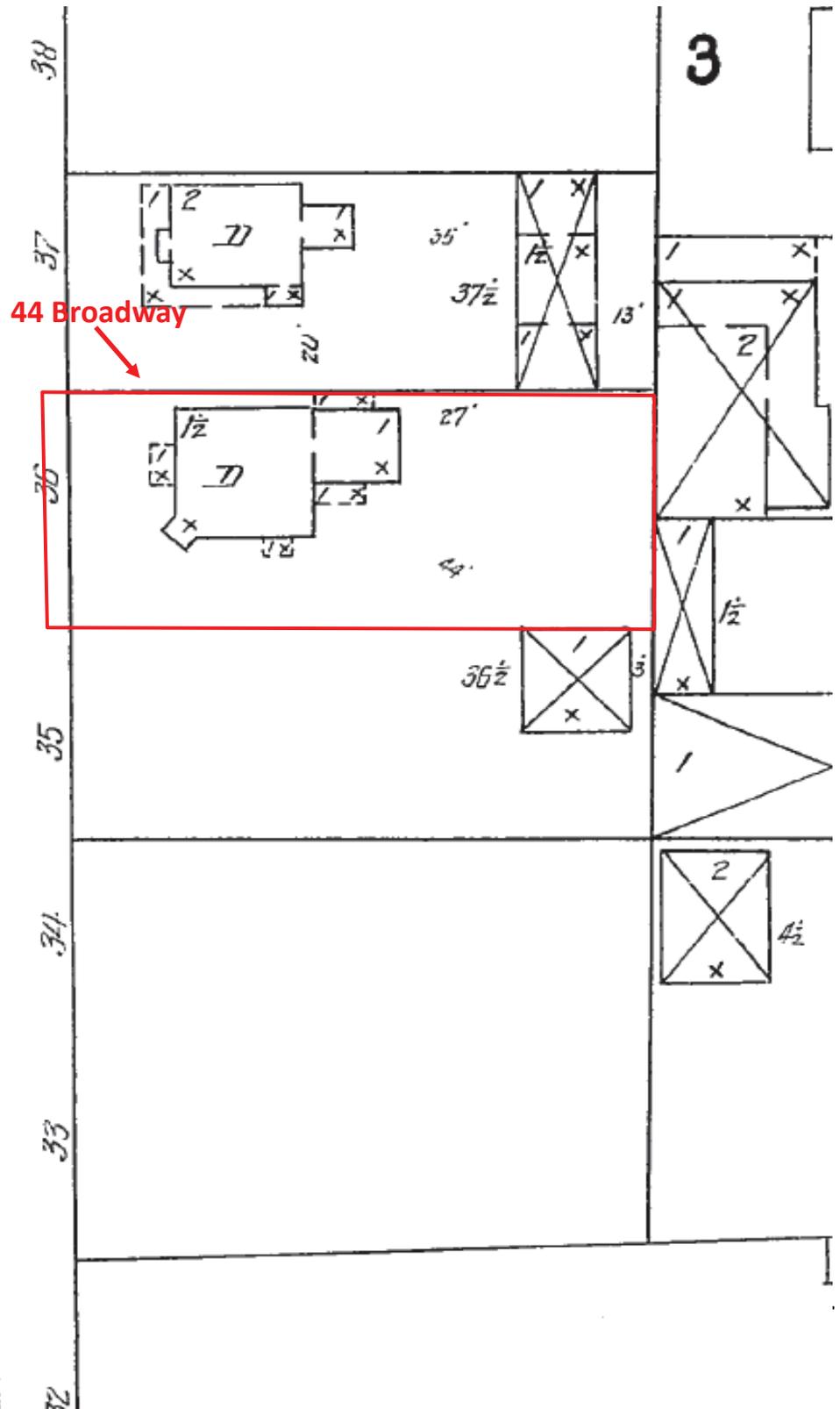




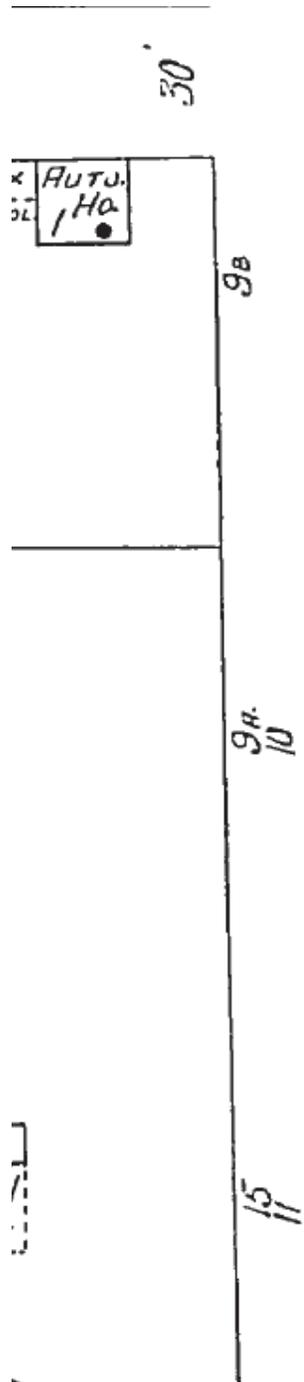
44 Broadway



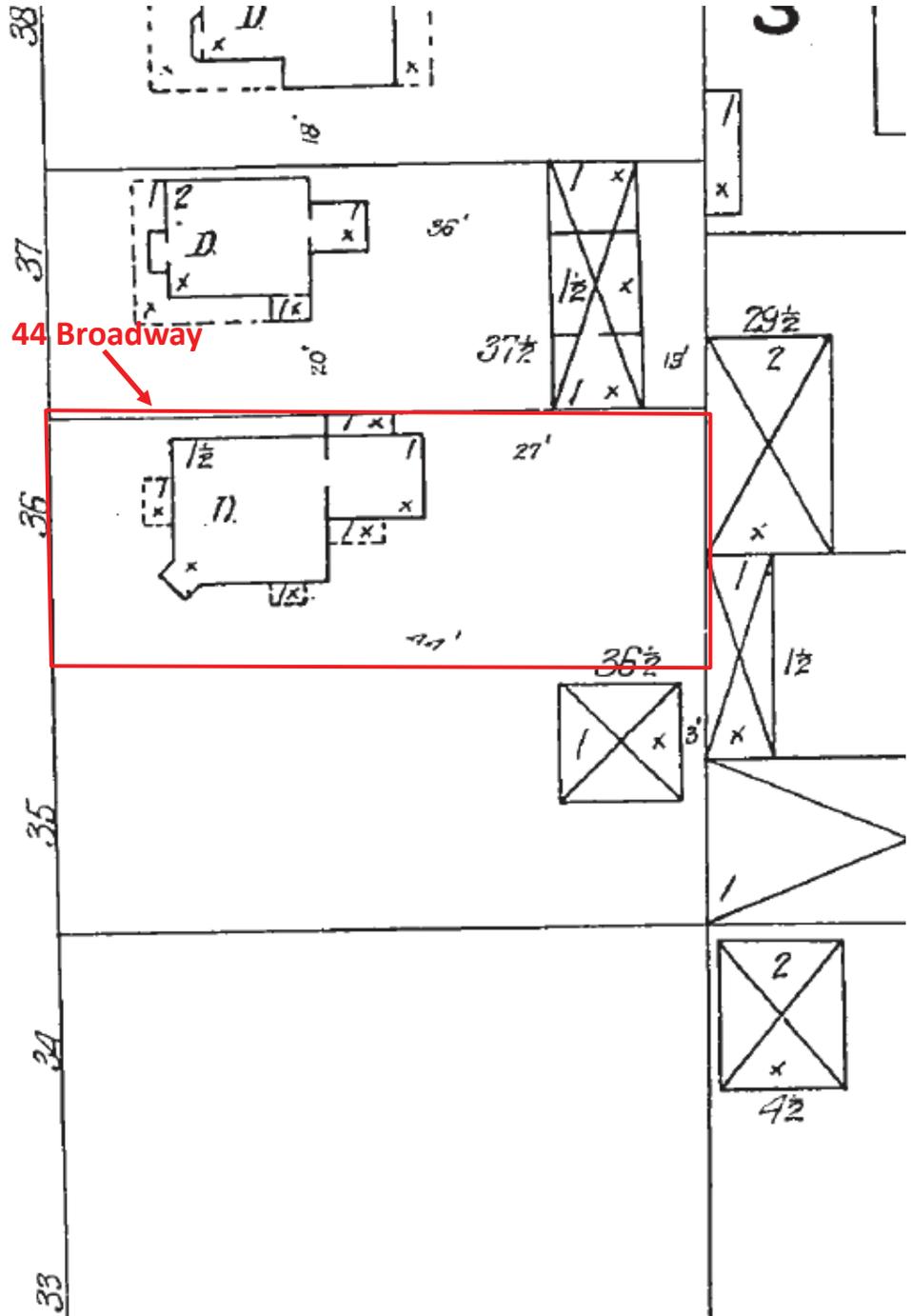
# BROADWAY

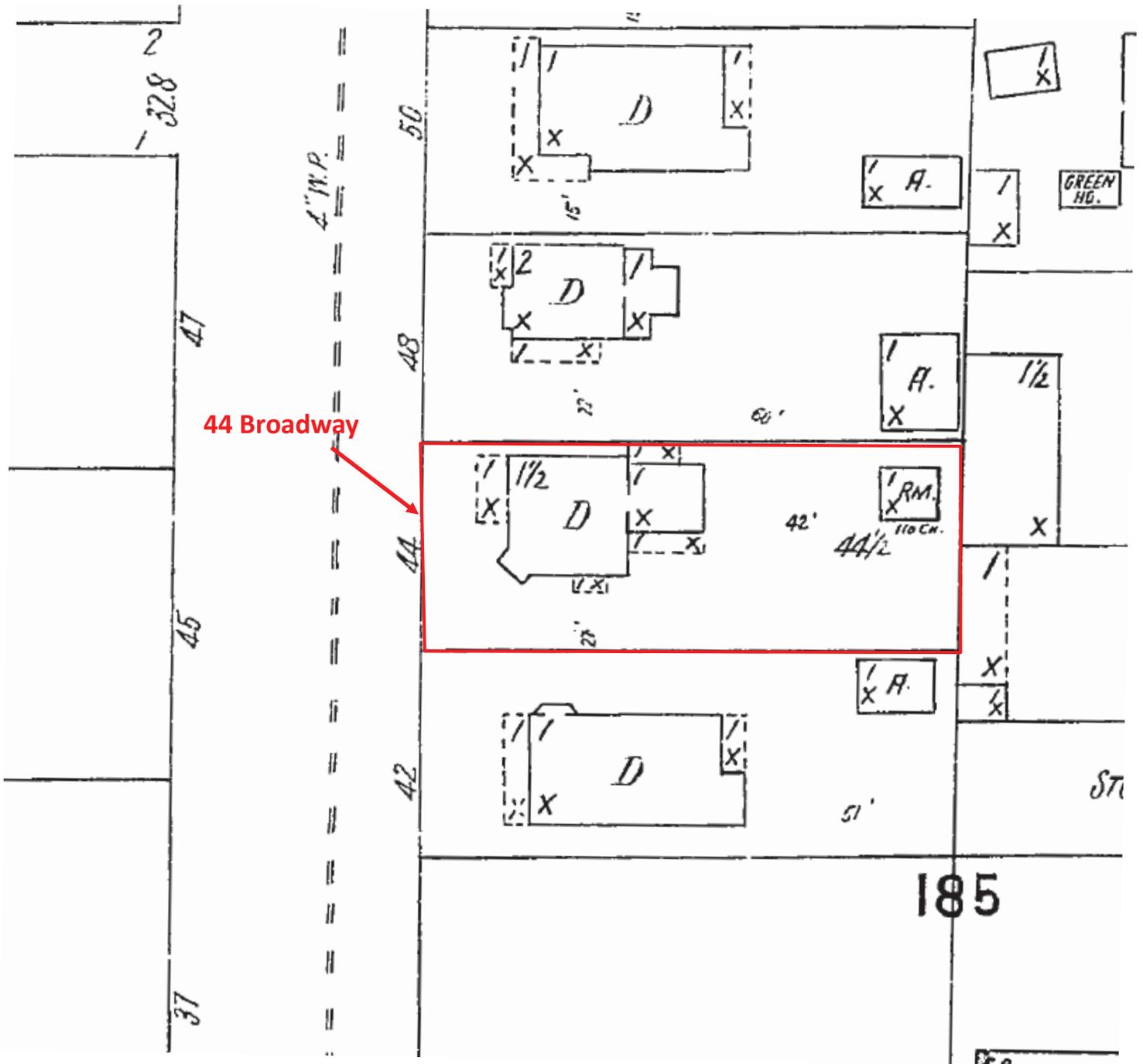


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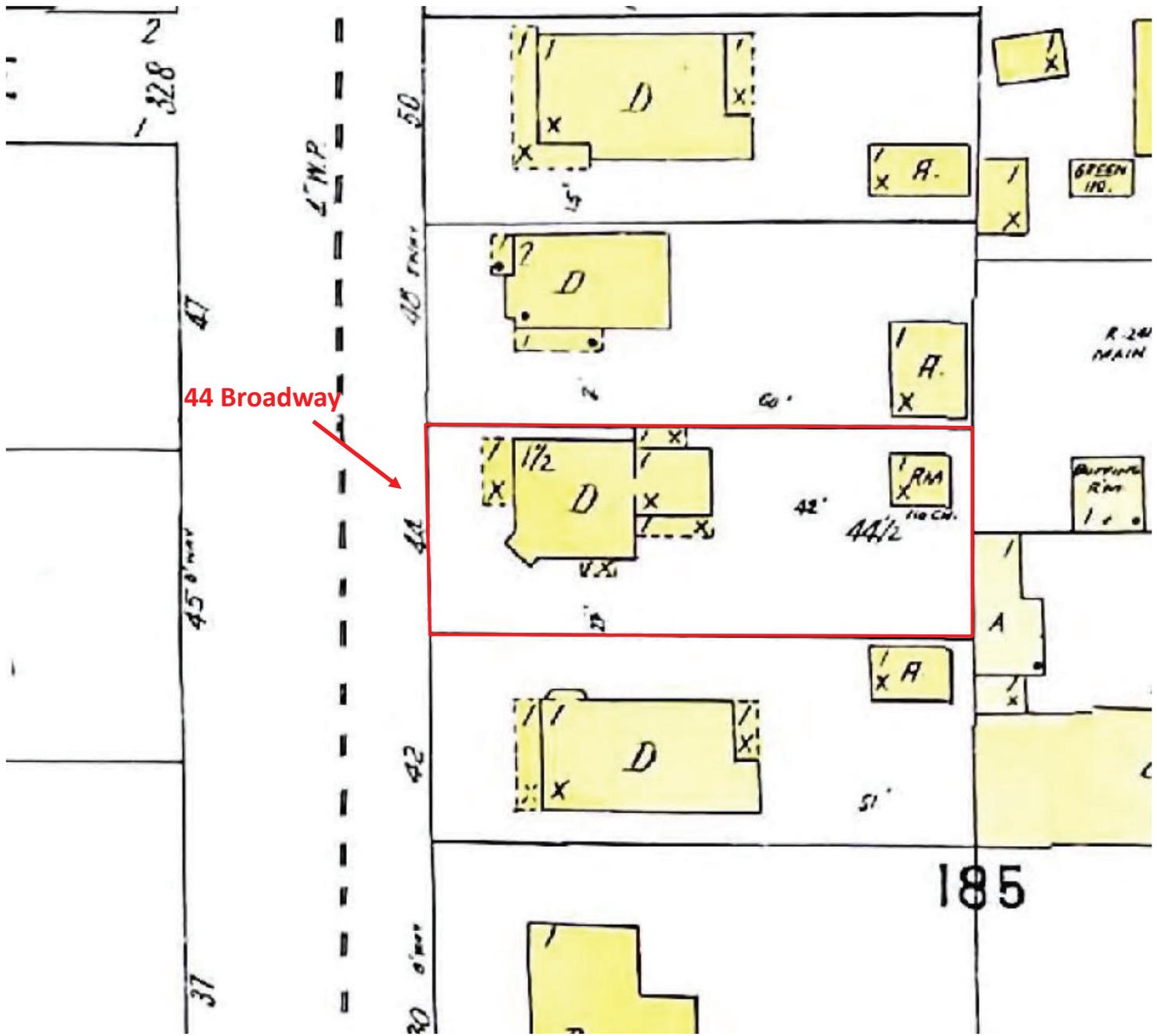


# BROADWAY









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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.<sup>1</sup> 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.<sup>2</sup>

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).<sup>3</sup> The subject property (Lot 15) was vacant (Figure 1).

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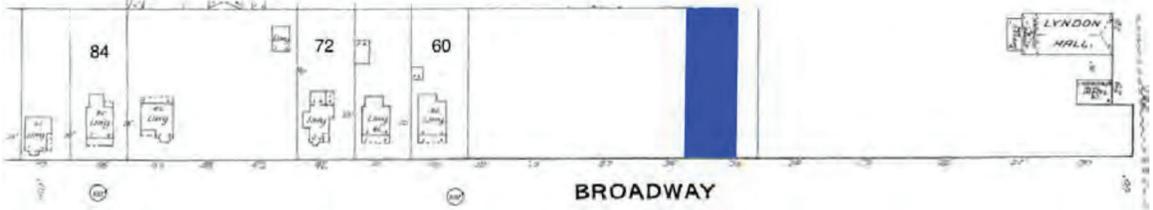
\* Bonnie Montgomery meets the requirements in the area of history as listed in the Secretary of the Interior's professional qualifications outlined in 36 CFR Part 61.

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

<sup>2</sup> 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.

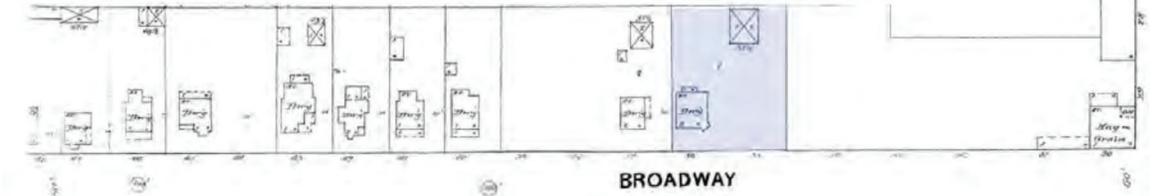
<sup>3</sup> Real estate transactions to Hayselden (San Jose *Mercury*, May 28, 1886), Tice (San Jose *Herald*, November 24, 1886), and Moore (San Jose *Herald*, May 2, 1887).

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.



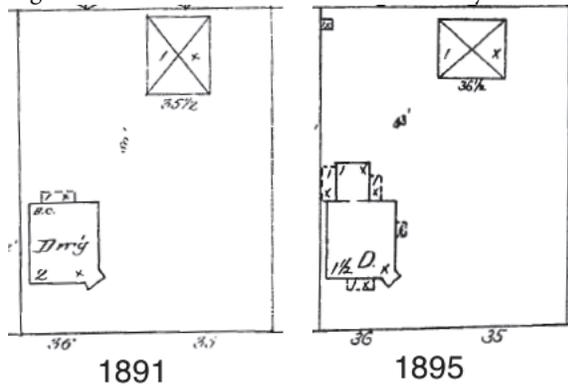
William T. and Louisa Rice and their sons Edwin and Russell were living in the house on Broadway in the 1892 Los Gatos directory. On January 23, 1892, the San Jose *Herald* reported that William T. Rice granted Lots 14 and 15 to his wife Louisa as a gift. On February 4, 1894, the San Jose *Mercury* reported, “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.<sup>4</sup>

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.”<sup>5</sup> 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.

<sup>4</sup> SCC Deeds Book 170, Page 110.

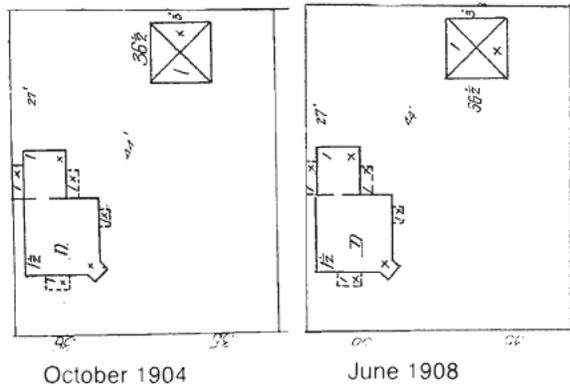
<sup>5</sup> “Death Calls Edward Harlow,” Los Gatos *Mail*, September 3, 1903, page 1.

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.<sup>6</sup> 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.



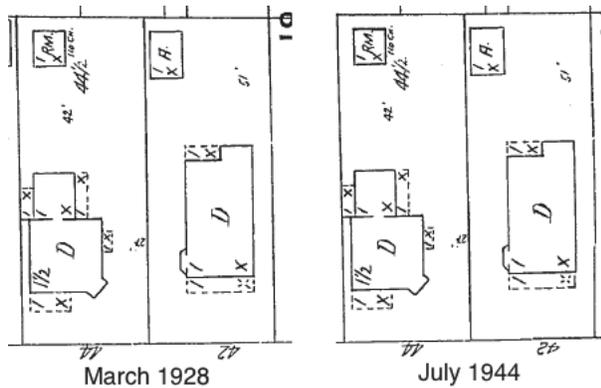
A house was built on Lot 14 (42 Broadway) in 1915, according to county assessor records. Edward D. and Lucile Franks were renting 42 Broadway in the 1920 census, but they appear to have purchased it between 1922 and 1924. William C. and Martha C. Wurz, Christian Science practitioners, were living at 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.<sup>7</sup>

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.

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

<sup>7</sup> 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.<sup>8</sup>

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.<sup>9</sup>

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.<sup>10</sup>

<sup>8</sup> SCC OR Book D032, Page 380, Doc. No. 5735875.

<sup>9</sup> SCC OR Book L251, Page 877, Doc. No. 10415151.

<sup>10</sup> SCC OR Doc. No. 24825729; SCC OR Doc. No. 25462642; SCC OR Doc. No. 25462643.









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.

	APPROVAL DATE
AFFIDAVIT FILED WITH PLANNING DIRECTOR.	<u>1-9-86</u>
DECLARATION OF RESTRICTION FILED WITH PLANNING DIRECTOR	<u>1-9-86</u>
APPROPRIATE BUILDING PERMITS FILED WITH BUILDING OFFICIAL	<u>12-22-85</u>

FINAL APPROVAL: FEBRUARY 21, 1986

[Signature]  
PLANNING DIRECTOR

[Signature]  
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 B Street

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 # 022/20 Date 15-2-70



[ 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 G. 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.)  
*1. 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 Apts 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]

Appendix D. 2003 Los Gatos Historic Homes Tour history of 44 Broadway, based on research by then owners Scott R. Baker and Dolores Baker.



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:	Finalled	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
<b>Balance Due</b>	<b>\$0.00</b>

**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
<b>Balance Due</b>	<b>\$0.00</b>

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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 # \_\_\_\_\_

\_\_\_\_ 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 Phone:  
 44 BROADWAY  
 LOS GATOS CA, 95030  
 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
<b>Balance Due</b>	<b>\$0.00</b>

### 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
<b>Balance Due</b>	<b>\$0.00</b>

**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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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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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:	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	\$75.00
Total Payments	\$75.00
<b>Balance Due</b>	<b>\$0.00</b>

### 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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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:	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	\$61.00
Total Payments	\$61.00
<b>Balance Due</b>	<b>\$0.00</b>

### 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. \_\_\_\_\_

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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

**OWNER-BUILDER DECLARATION**

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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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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:	Finald	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
<b>Balance Due</b>	<b>\$0.00</b>

### 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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Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Expiration Date \_\_\_\_\_  
Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_

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\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**OWNER-BUILDER DECLARATION**

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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:	E99-000678	Applied:	10/29/1999
Work Description:	ADD A SUBPANEL	Approved:	
Status:	Finald	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
<b>Balance Due</b>	<b>\$0.00</b>

**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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\_\_\_\_ 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.).

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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:	B02-000066	Applied:	01/29/2002
Work Description:	REPLACE EXTG PORCH, ADD WINDOW	Approved:	02/08/2002
Status:	Finald	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		

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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
<b>Balance Due</b>	<b>\$0.00</b>

**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.

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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:	Finalled	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
<b>Balance Due</b>	<b>\$0.00</b>

### 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.

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Signature of Applicant

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Date

**OWNER-BUILDER DECLARATION**

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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 \_\_\_\_\_

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:	Finalled	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
<b>Balance Due</b>	<b>\$0.00</b>

**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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Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Expiration Date \_\_\_\_\_  
Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_

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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:	B06-0763	Applied:	09/08/2006
Work Description:	REMODEL KITCHEN 272 SF	Approved:	09/08/2006
Status:	Finald	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
<b>Balance Due</b>	<b>\$0.00</b>

**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.

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Expiration Date \_\_\_\_\_ Contractor Signature \_\_\_\_\_

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Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

Name of Agent \_\_\_\_\_ Phone # \_\_\_\_\_

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Signature of Applicant

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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:	Finald	Issued:	11/17/2011
Address:	44 BROADWAY	Expires:	05/16/2012
Owner:	PUGLIESE ATHENA 44 BROADWAY LOS GATOS CA, 95030	Phone:	██████████
Contractor:	ANDREW SMUTNAK ██████████	Phone:	██████████
License No.:	380793		

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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
<b>Balance Due</b>	<b>\$0.00</b>

**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.  
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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.

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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:	Finald	Issued:	11/17/2011
Address:	44 BROADWAY	Expires:	05/16/2012
Owner:	PUGLIESE ATHENA 44 BROADWAY LOS GATOS CA, 95030	Phone:	██████████
Contractor:	ANDREW SMUTNAK ██████████	Phone:	██████████
License No.:	380793		

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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
<b>Balance Due</b>	<b>\$0.00</b>

**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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Date

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Signature of Property Owner or Authorized Agent

\_\_\_\_\_  
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:	Finald	Issued:	11/17/2011
Address:	44 BROADWAY	Expires:	08/06/2012
Owner:	PUGLIESE ATHENA C 44 BROADWAY LOS GATOS CA, 95030	Phone:	██████████
Contractor:	DMD DEVELOPMENT INC. ██████████	Phone:	██████████
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
<b>Balance Due</b>	<b>\$0.00</b>

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

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Date

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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:	Finalled	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		

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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
<b>Balance Due</b>	<b>\$0.00</b>

### LICENSED CONTRACTOR'S DECLARATION

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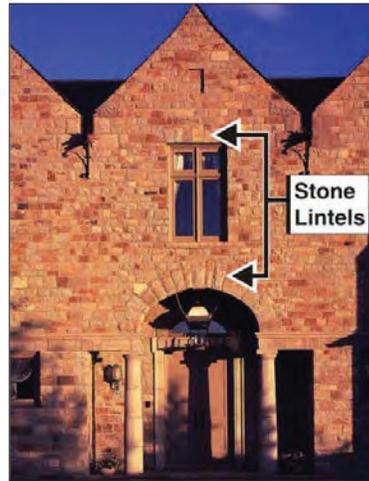
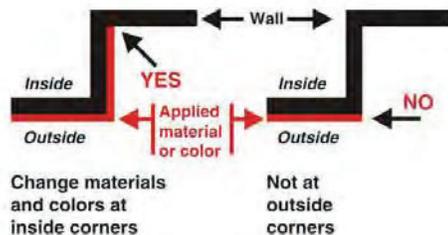
\_\_\_\_\_  
Date

**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.

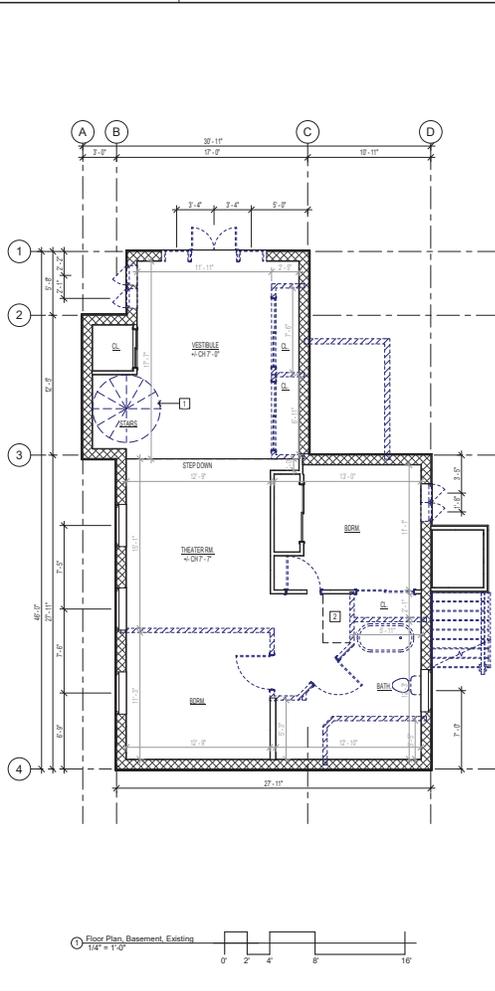
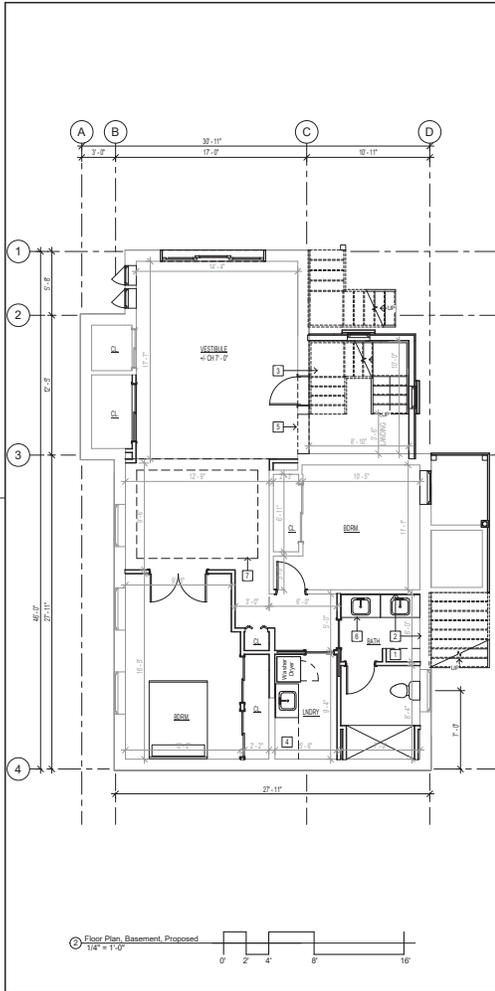












FLOOR PLAN EXISTING KEYNOTES

- 1 SPIRAL STAIRS TO BE DEMO
- 2 BUILT CANNET TO BE DEMO

FLOOR PLAN PROPOSED KEYNOTES

- 1 SHELVING BUILT-IN
- 2 WAINSCOTTING TILE TO CEILING
- 3 STORAGE UNDER STAIRS
- 4 SUMP PUMP IN BATTERY, ELEVATED AS HIGH AS POSSIBLE
- 5 42" OPENING, ENTRY TO BASEMENT
- 6 CUSTOM VANITY, PER OWNER'S SPECS
- 7 COFFERED CEILING

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, Basement, Existing & Proposed



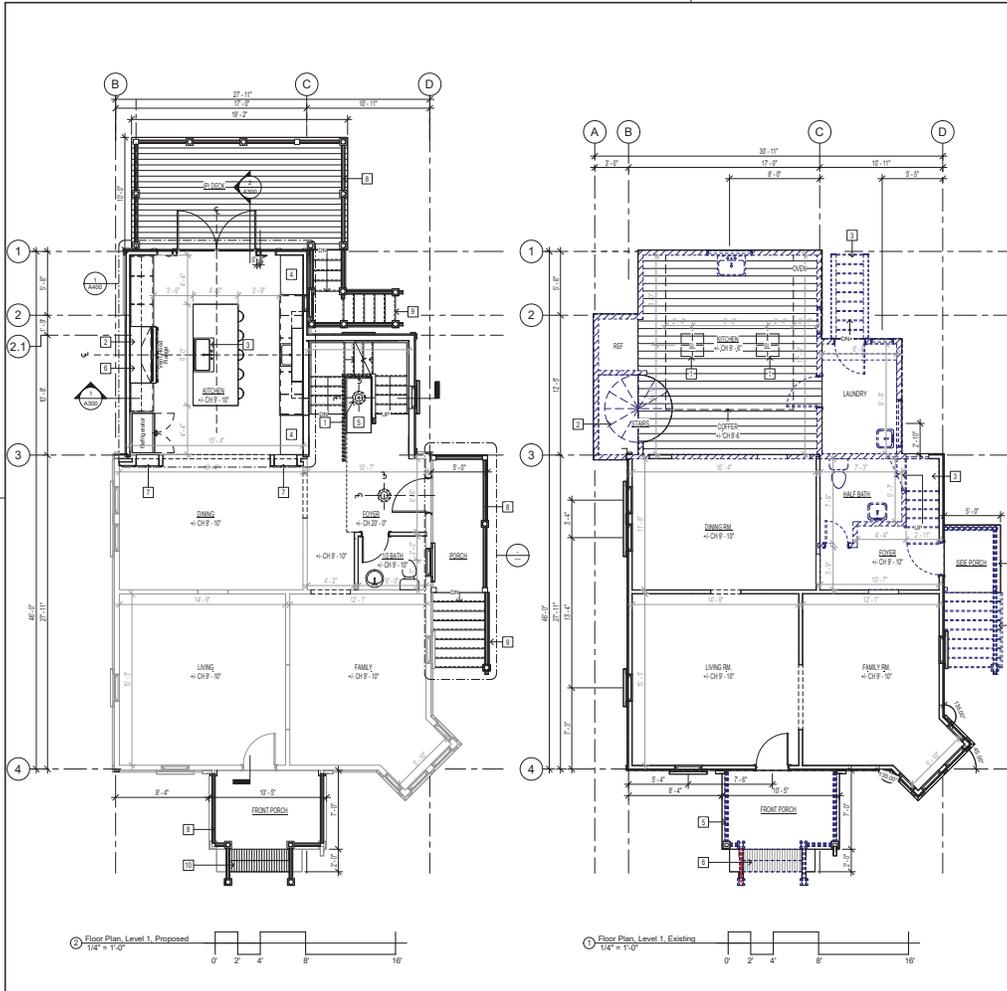
RESIDENTIAL ADDITION & REMODEL  
44 BROADWAY  
LOS ANGELES, CA 90013  
TEL: 213.463.1111  
WWW.FIGHTECTS.COM



Residential Addition & Remodel  
44 Broadway  
Los Angeles, CA 90013

Revised	Revised Description

Floor Plans, Basement, Existing & Proposed  
A100  
SCALE 1/4" = 1'-0"  
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- FLOOR PLAN EXISTING KEYNOTES
- 1 SKYLIGHT TO BE DEMO'D
  - 2 SPIRAL STAIRS TO BE DEMO'D
  - 3 STAIRS TO BE REMOVED
  - 4 SIDE PORCH TO BE DEMO'D & ADJUSTED
  - 5 GUARDRAILS TO BE ADJUSTED & RETROFITTED, MIN. 42" TALL
  - 6 BRICK STEPS TO BE DEMO'D

- 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 STAIRS RAILING TO MATCH EXISTING STYLE & HISTORICAL DETAILS
  - 9 STEPS, OFC

NOTES

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- GC TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE.



RESIDENTIAL ADDITION & REMODEL  
 44 BROADWAY  
 LOS ANGELES, CA 90012  
 TEL: 213.463.1111  
 WWW.FCHTACTS.COM

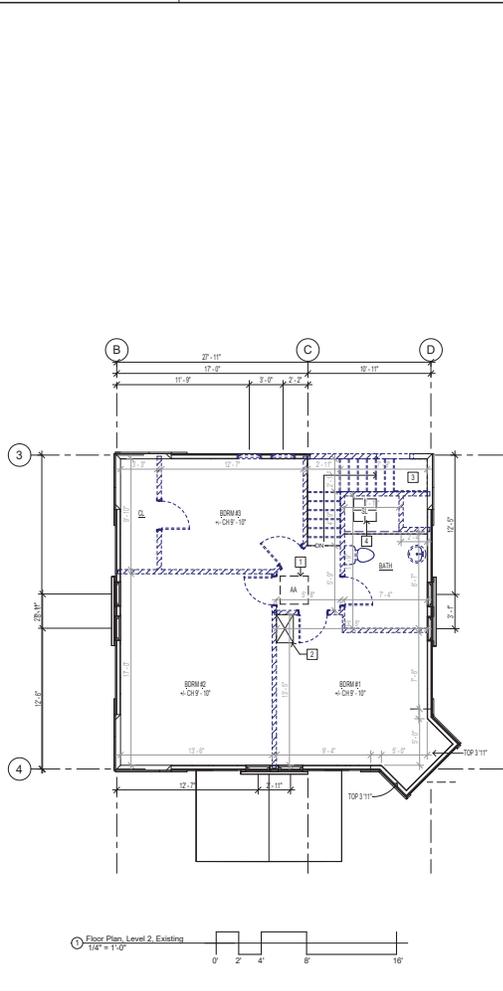
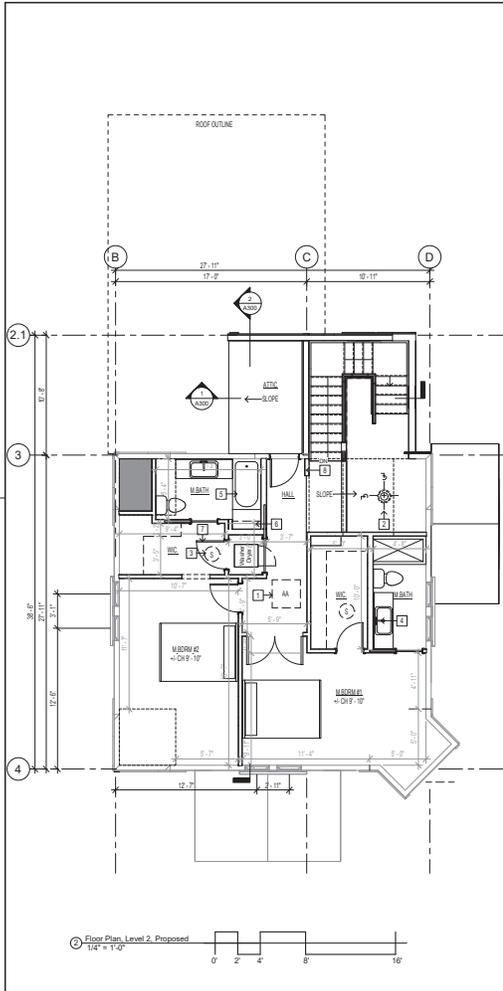


Floor Plans, Lvl 1, Existing & Proposed

Residential Addition & Remodel  
 44 Broadway  
 Los Angeles, CA 90012

Revised Schedule Revision	By	Date

Floor Plans, Lvl 1,  
 Existing &  
 Proposed  
 A101  
 SCALE 1/4" = 1'-0"  
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- FLOOR PLAN EXISTING KEYNOTES
- 1 ATTIC ACCESS TO BE ADJUSTED
  - 2 CHASE TO BE REMOVED
  - 3 STAIRS TO BE DEMO'D
  - 4 SKYLIGHT TO BE DEMO'D

- FLOOR PLAN PROPOSED KEYNOTES
- 1 ATTIC ACCESS PULLDOWN
  - 2 CHANDLER
  - 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.



RESIDENTIAL ADDITION & REMOVAL  
44 BROADWAY  
LOS ANGELES, CA 90013  
TEL: 213.462.1111  
WWW.FGTHCTECTS.COM

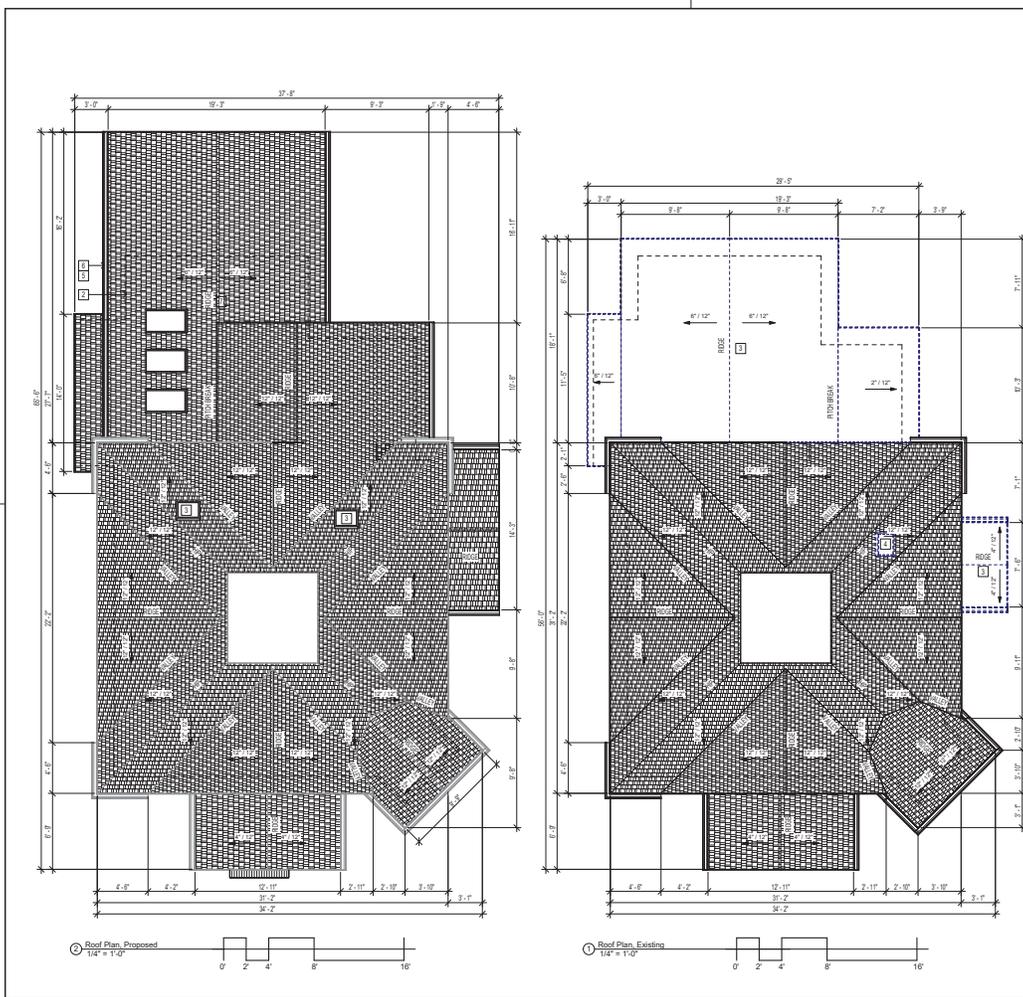


Floor Plan, Lvl 2, Existing & Proposed

Residential Addition & Remodel  
44 Broadway  
Los Angeles, CA 90013

Revised Schedule Revision	Revised Description

Floor Plan, Lvl 2,  
Existing &  
Proposed  
**A102**  
SCALE 1/4" = 1'-0"  
10/6/2023 1:43:02 PM



- ROOF PLAN, EXISTING KEYNOTES
- 1 DOWNPOUTS, TYP.
  - 2 BUILDING OUTLINE
  - 3 AREA OF ROOF TO BE DEMO'D
  - 4 SKYLIGHT TO BE REMOVED

- ROOF PLAN, PROPOSED KEYNOTES
- 1 DOWNPOUTS, TYP.
  - 2 BUILDING OUTLINE
  - 3 SKYLIGHT, TYP.
  - 4 SUN TUNNEL, TYP.
  - 5 FASCIA BOARD, TYP.
  - 6 GUTTER, TYP.
  - 7 COMPOSITE ROOF SHINGLES, MATCH W/ EXISTING STYLE

NOTES

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

EXTERIOR MATERIALS PROPOSED

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

Roof Plans, Existing & Proposed



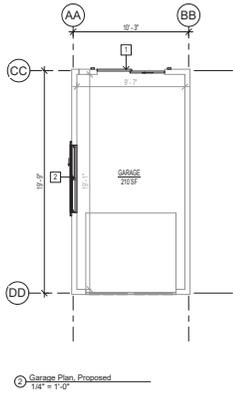
RESIDENTIAL ARCHITECTURE  
 44 Broad Street  
 Los Angeles, CA 90012  
 (213) 622-1111  
 www.residentialarchitect.com



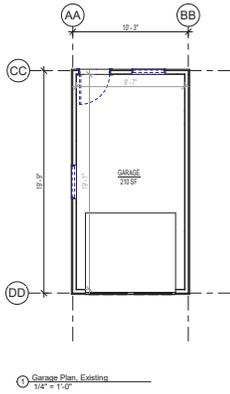
Residential Addition & Remodel  
 44 Broad Street  
 Los Angeles, CA 90012

Revised	Revised Description

Roof Plans, Existing & Proposed  
 A103  
 10/6/2023 1:43:31 PM



2 Garage Plan Proposed  
1/8" = 1'-0"



1 Garage Plan Existing  
1/8" = 1'-0"

GARAGE PLAN PROPOSED KEYNOTES

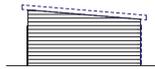
- 1 GLASS SLIDER
- 2 WINDOW MATCH W/ EXISTING STYLE

ELEVATIONAL PROPOSED KEYNOTES

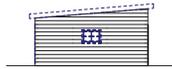
- 1 ROOF MATERIAL TO MATCH W/ EXISTING

EXTERIOR MATERIALS PROPOSED

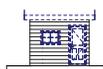
	COMPOSITE ROOF SHINGLES GARAGE HOUSE STYLE CHARCOAL		SCISSOR TRUSSES, WOOD STAIN
	CHANNEL BEVEL SIDING WHITE		EXTERIOR TRIM WHITE
	WOOD DECKING REDWOOD, STAINED FINISH		WINDOW VICTORIAN STYLE BLACK
	T&G GROOVE CEILING WHITE		



6 East Garage Existing  
1/8" = 1'-0"



5 West Garage Existing  
1/8" = 1'-0"



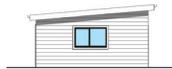
4 North Garage Existing  
1/8" = 1'-0"



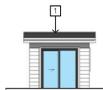
3 South Garage Existing  
1/8" = 1'-0"



8 East Garage Proposed  
1/8" = 1'-0"



9 West Garage Proposed  
1/8" = 1'-0"



7 North Garage Proposed  
1/8" = 1'-0"



10 South Garage Proposed  
1/8" = 1'-0"

Garage Plan, Existing & Proposed



ARCHITECTURAL FIRM  
 44 BROADWAY  
 LOS ANGELES, CA 90012  
 TEL: 213.622.1111  
 WWW.FCHTACTS.COM



Residential Addition & Remodel  
 44 Broadway  
 Los Angeles, CA 90012

Project Schedule Revision	

Garage Plan,  
 Existing &  
 Proposed  
 A104  
 SCALE As indicated  
 10/6/2023 1:43:38 PM





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



- ELEVATIONS, PROPOSED, KEYNOTES
- 1 SHED ROOF
  - 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 REAR PORCH MATCH W/ EXISTING WANSICOTTING & HISTORICAL DETAILS
  - 9 SKYLIGHT, TYP.

EXTERIOR MATERIALS, PROPOSED

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



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LOS ANGELES, CA 90012  
TEL: 213.462.1111  
WWW.ARTISTSANDARCHITECTS.COM



Elevations, Existing & Proposed

Residential Addition & Remodel  
44 Broadway  
Los Angeles, CA 90012

Project Schedule Revision


Elevations, Existing & Proposed  
SCALE 1/4" = 1'-0"  
10/6/2023 1:44:08 PM



- 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 MATCHING & 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

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

Elevations, Existing & Proposed



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44 BROADWAY  
LOS ANGELES, CA 90013  
TEL: 213.463.1111  
WWW.FIGHTCLIPS.COM



Residential Addition & Removal  
44 Broadway  
Los Angeles, CA 90013

Revised Schedule Revision

NO.	DATE	DESCRIPTION

Elevations, Existing & Proposed  
A202  
SCALE 1/4" = 1'-0"  
10/6/2023 1:44:20 PM



1 West Elevation, Existing  
1/4" = 1'-0"

- 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 & REMOVAL  
44 Broadway  
Los Angeles, CA 90012  
Tel: 213.463.1111  
www.fichtelics.com



2 West Elevation, Proposed  
1/4" = 1'-0"

- ELEVATIONS, PROPOSED, KEYNOTES
- 1 ROOF MATERIAL TO MATCH EXISTING
  - 2 (IN) GUARDRAIL & CORNER POST, MATCH EXISTING STYLE & HISTORICAL DETAILS
  - 3 WOOD DECK
  - 4 POST
  - 5 BEAM
  - 6 SKYLIGHT, TYP.

EXTERIOR MATERIALS PROPOSED

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

Elevations, Existing & Proposed

Revised Schedule Revision	Revised Description

Elevations,  
Existing &  
Proposed

**A203**

SCALE 1/4" = 1'-0"

10/6/2023 1:44:42 PM



**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.

PAGE 3 OF 3

SUBJECT: 46 Los Gatos Blvd/MR-23-009

DATE: November 10, 2023

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 STILES 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

REV	DATE	DESCRIPTION

  
**Michelle Kusanovich**  
 ARCHITECTS, LLC  
www.kusanovich.com  
 101 Church Street, Suite 1  
 Los Gatos, CA, 95030  
 408.373.2548  
kusanovicharchitect@gmail.com

**MAGID RESIDENCE**  
**46 LOS GATOS BLVD**  
**LOS GATOS, CA 95030**

JOB NO: 020123

DATE: 10.25.23

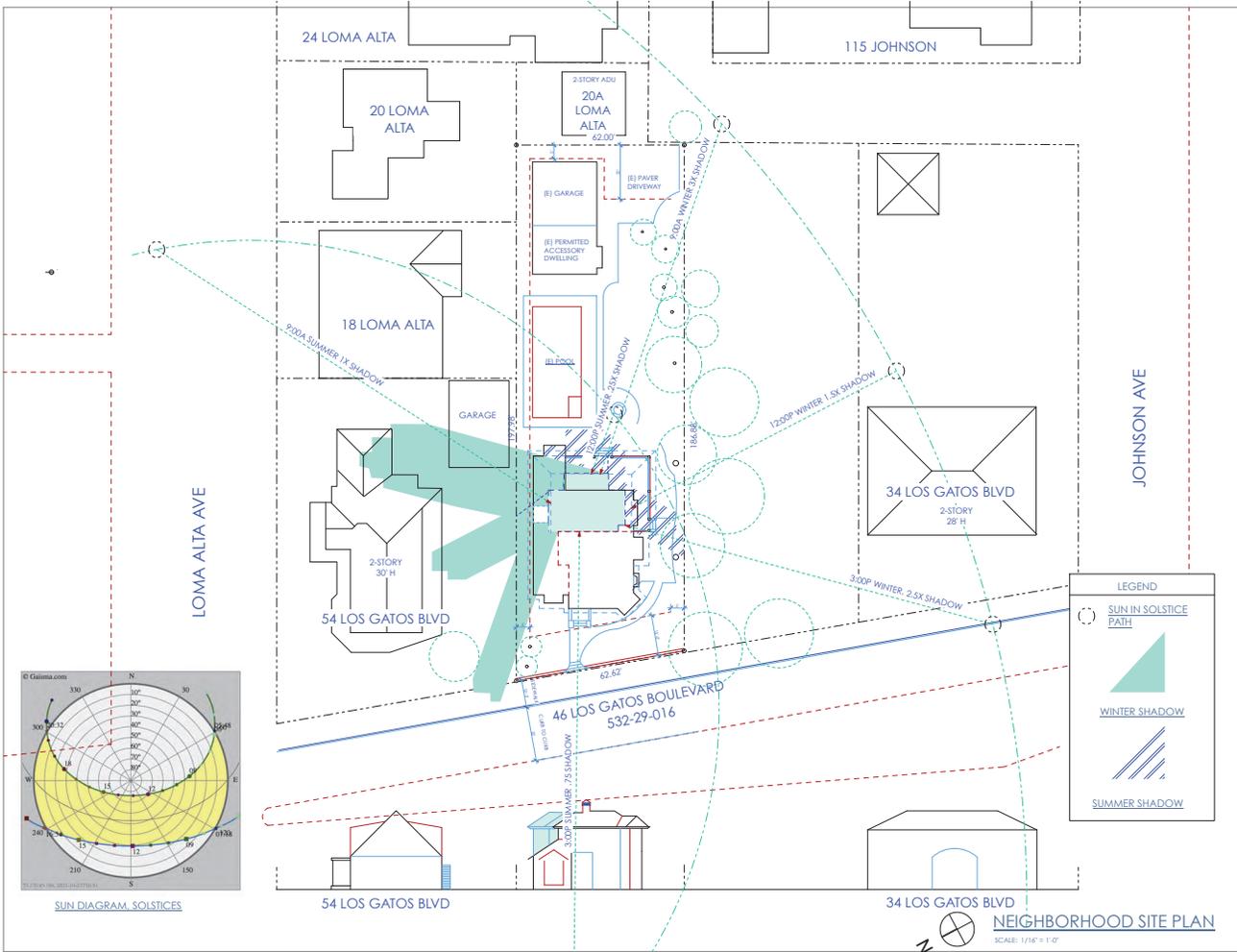
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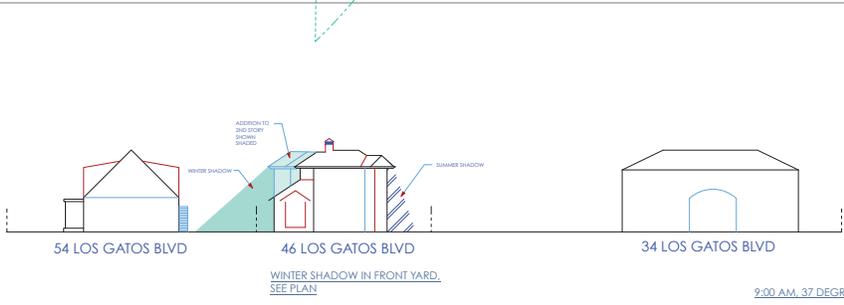
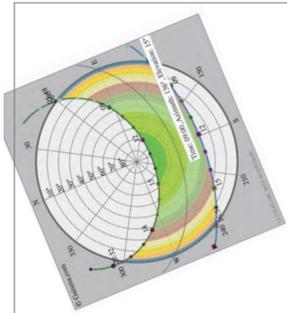
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**Michelle Kusanovich**  
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101 Church Street, Suite 1  
Los Gatos, CA 95030  
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46 LOS GATOS BLVD  
LOS GATOS, CA 95030

JOB NO: 020123  
DATE: 10.25.23  
SIGNATURE:  
SHEET NO: A0.2



LEGEND

WINTER SHADOW

SUMMER SHADOW

REV	DATE	DESCRIPTION
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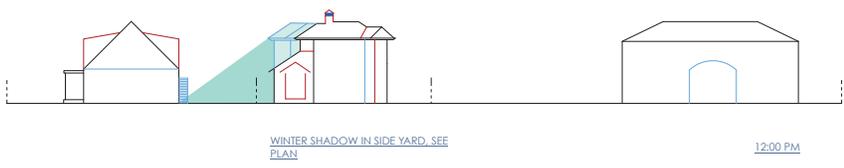
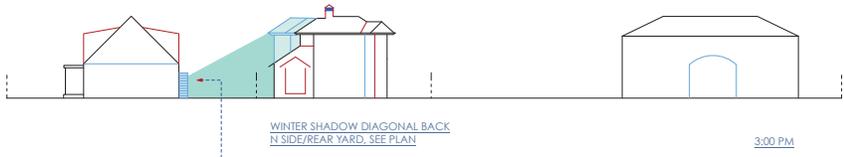


PHOTO OF LEFT SIDE NEIGHBOR SIDEYARD



SHADOW STUDIES  
SCALE: 1/16" = 1'-0"

Michelle Kusanovich  
ARCHITECT, AIA  
assistant

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MAGID RESIDENCE  
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LOS GATOS, CA 95030

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DATE: 10.25.23  
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SHEET NO: A0.3



LEFT SIDE NEIGHBOR



LEFT SIDE



FRONT



SUBJECT PROPERTY



REAR



RIGHT SIDE



RIGHT SIDE NEIGHBOR



ACROSS STREET



NEIGHBORHOOD PHOTOS  
SCALE: 1/16" = 1'-0"

REV	DATE	DESCRIPTION
△		

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46 LOS GATOS BLVD  
LOS GATOS, CA 95030

JOB NO: 020123

DATE: 10.25.23

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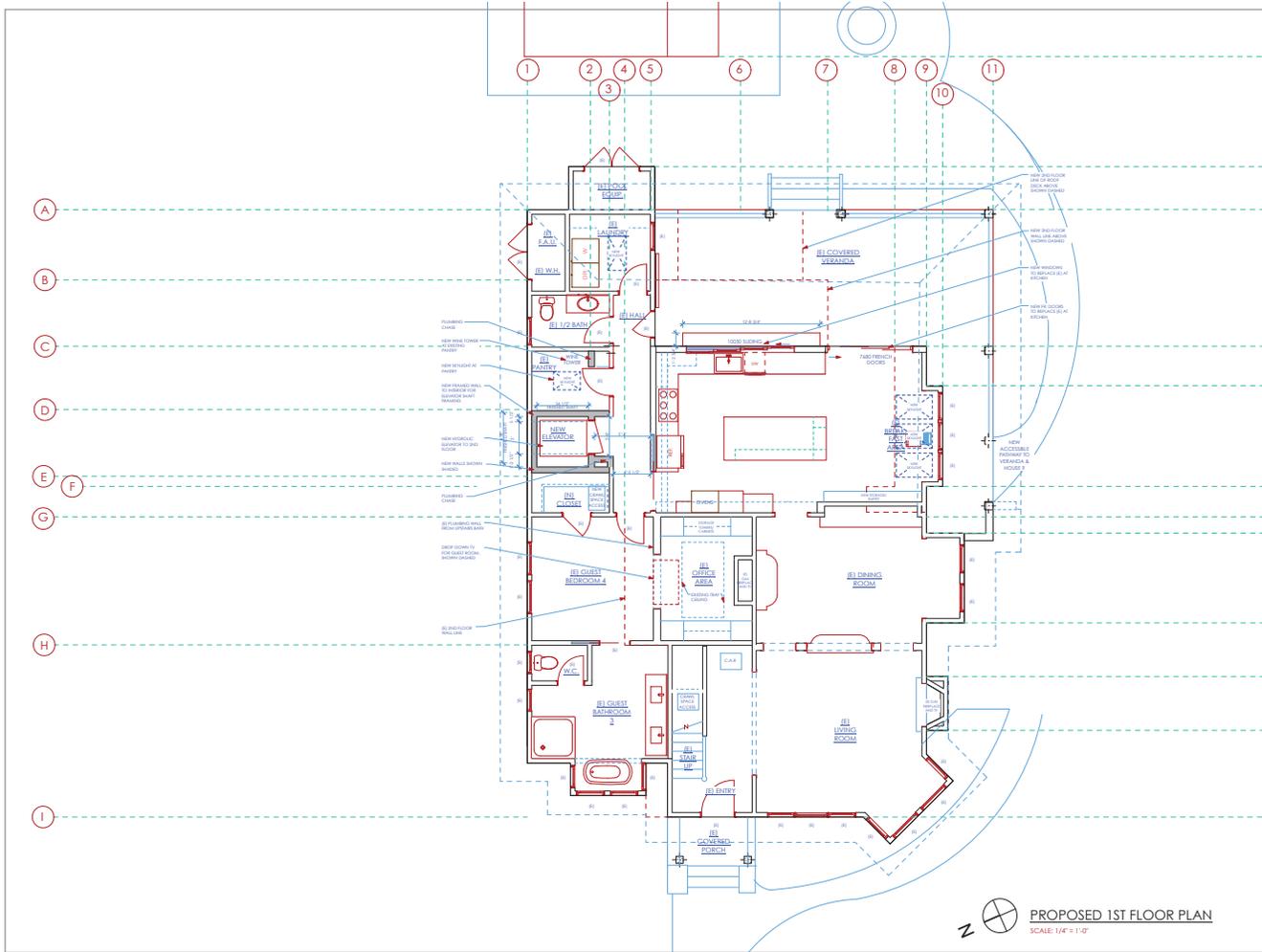
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A0.4









REV	DATE	DESCRIPTION

  
**Michele Kusanovich**  
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**MAGID RESIDENCE**  
**46 LOS GATOS BLVD.**  
**LOS GATOS, CA 95030**

JOB NO: 020123

DATE: 10.25.23

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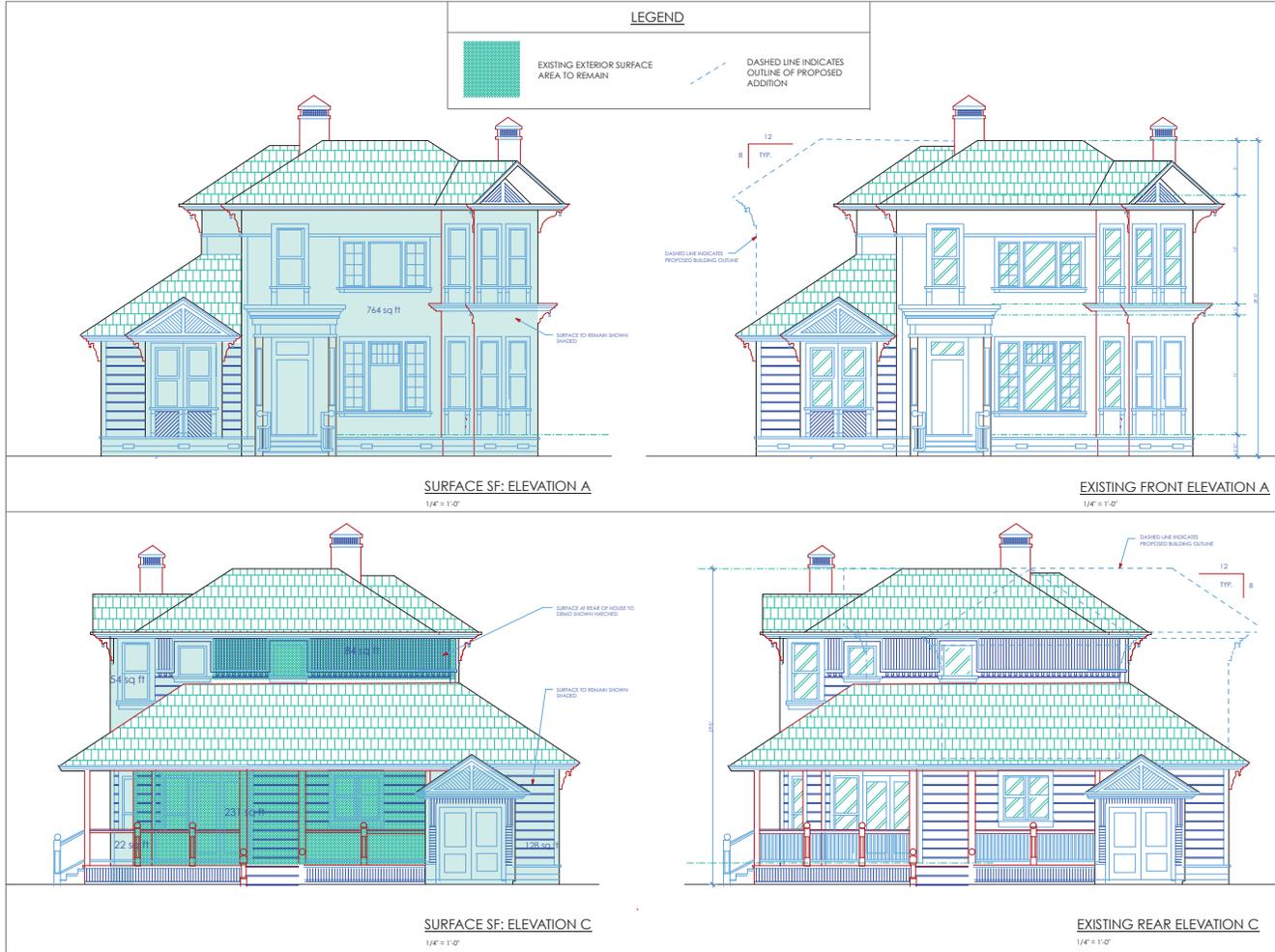
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REV	DATE	DESCRIPTION

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LOS GATOS, CA 95030

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

A5.01

**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**

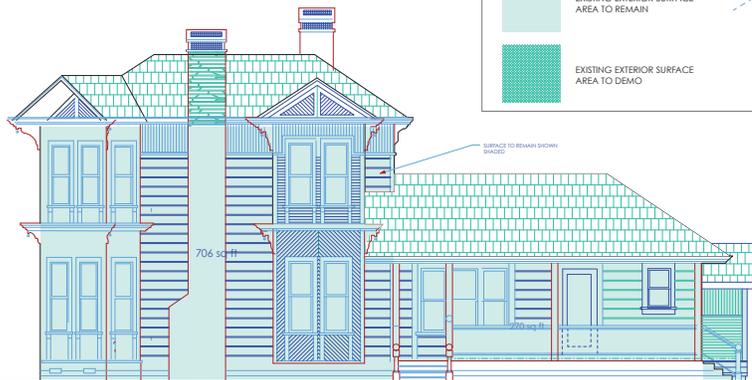
Existing to Demo Elev C:  
231  
84

**315 SF TO DEMO**

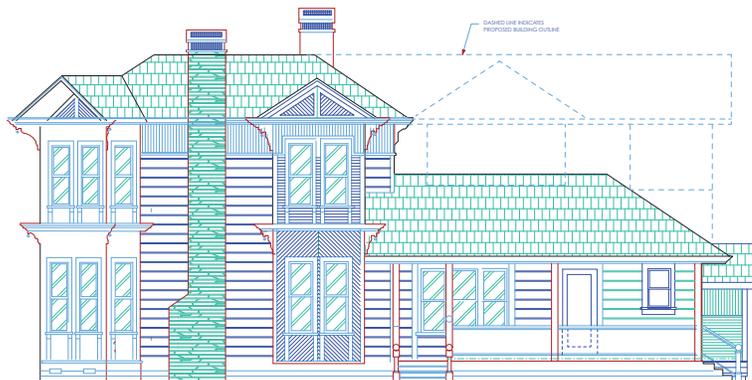


**LEGEND**

-  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"

REV	DATE	DESCRIPTION

**Michelle Kusanovich**  
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ARCHITECTURE

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**MAGID RESIDENCE**  
**46 LOS GATOS BLVD**  
**LOS GATOS, CA 95030**

JOB NO: 020123

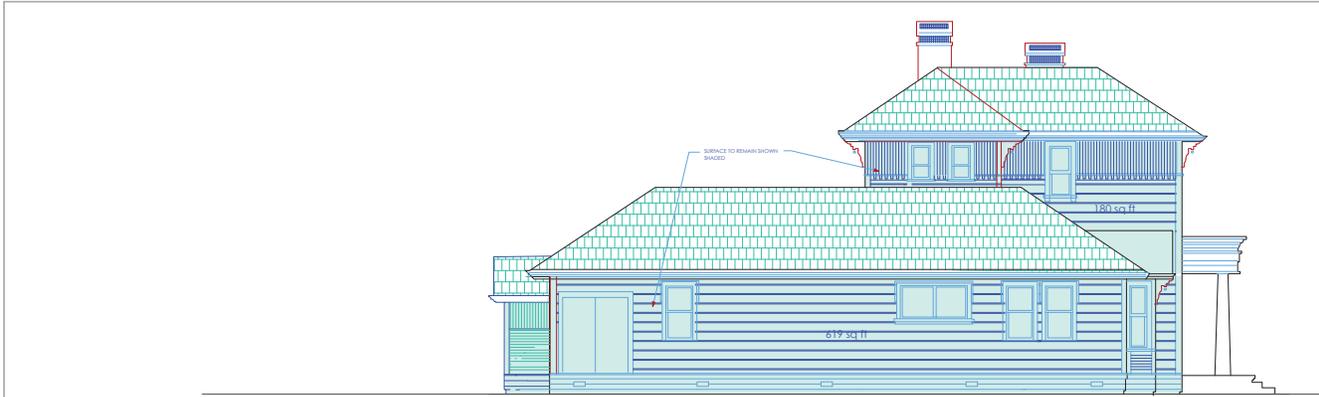
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PLANNING #:

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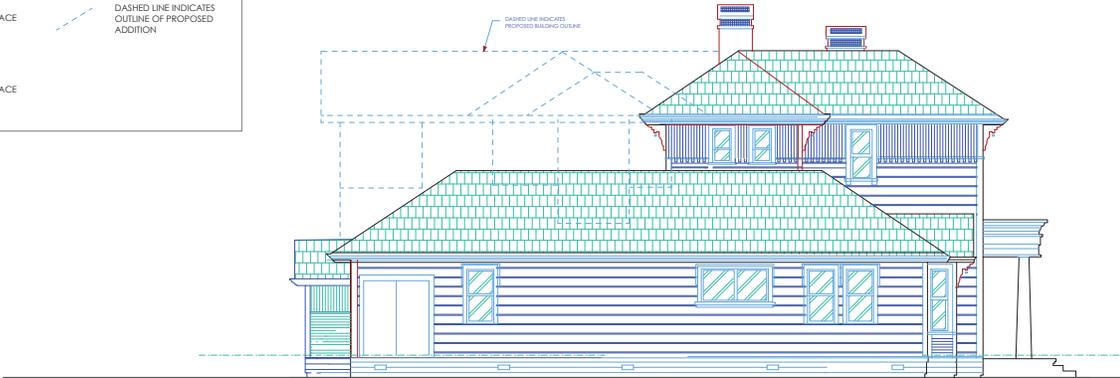
**A5.02**



**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"

REV	DATE	DESCRIPTION

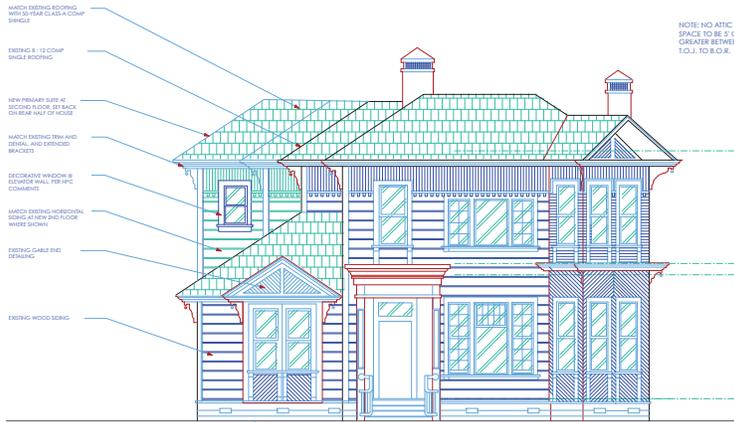
  
**Michelle Kusanovich**  
 ARCHITECTURAL  
101 CHURCH STREET, SUITE 1  
 LOS GATOS, CA 95030  
 402.372.2541  
 www.kusanovich.com  
 kusanovicharchitect@gmail.com

**MAGID RESIDENCE**  
**46 LOS GATOS BLVD**  
**LOS GATOS, CA 95030**

JOB NO: 020123  
 DATE: 10.25.23  
 SIGNATURE:

PLANNING #:  
 JURISDICTION STAMP:

**A5.03**



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



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

REV	DATE	DESCRIPTION

Michelle Kusanovich  
ARCHITECT  
www.kusanovich.com  
101 Church Street, Suite 1  
Los Gatos, CA 95030  
408.273.2548  
kusanovicharchitect@gmail.com

MAGID RESIDENCE  
46 LOS GATOS BLVD  
LOS GATOS, CA 95030

JOB NO: 020123

DATE: 10.25.23

SIGNATURE:

PLANNING #:

JURISDICTION STAMP:

A5.1

REV	DATE	DESCRIPTION

Michelle Kusanovich  
ARCHITECT, INC.  
www.kusanovich.com  
101 Church Street, Suite 1  
Los Gatos, CA, 95030  
650.372.5487  
kusanovicharchitect@gmail.com

MAGID RESIDENCE  
46 LOS GATOS BLVD  
LOS GATOS, CA 95030

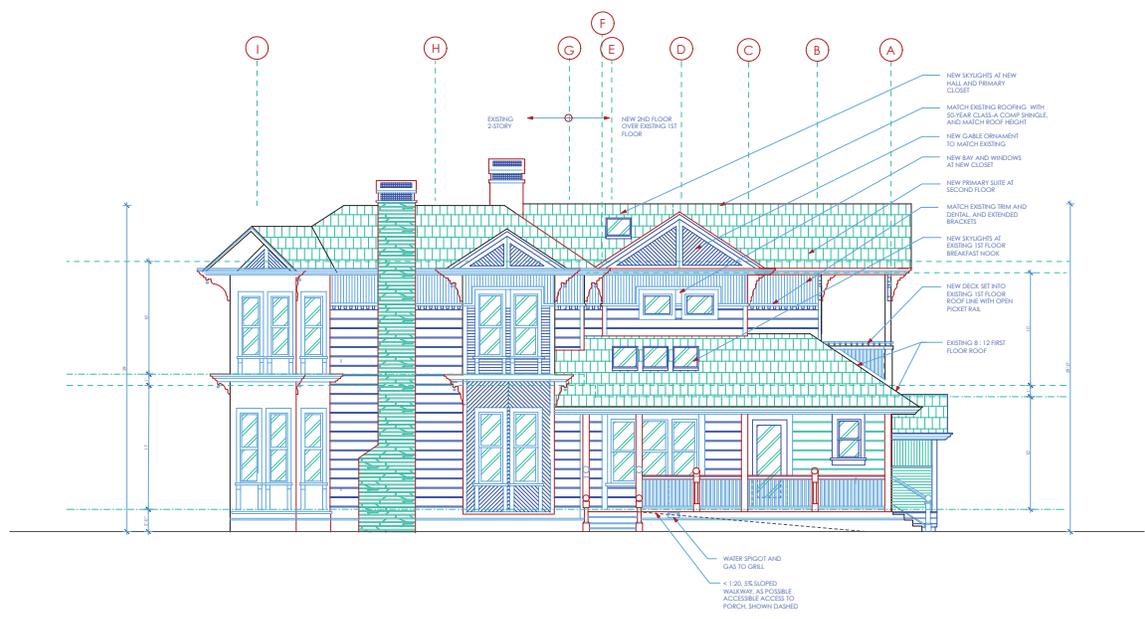
JOB NO: 020123  
DATE: 10.25.23

SIGNATURE:

PLANNING #:

JURISDICTION STAMP:

A5.2



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

REV	DATE	DESCRIPTION

**Michelle Kusanovich**  
 ARCHITECT  
 www.kusanovich.com  
 101 Church Street, Suite 1  
 Los Gatos, CA, 95030  
 650.372.5481  
 kusanovicharchitect@gmail.com

**MAGID RESIDENCE**  
 46 LOS GATOS BLVD  
 LOS GATOS, CA 95030

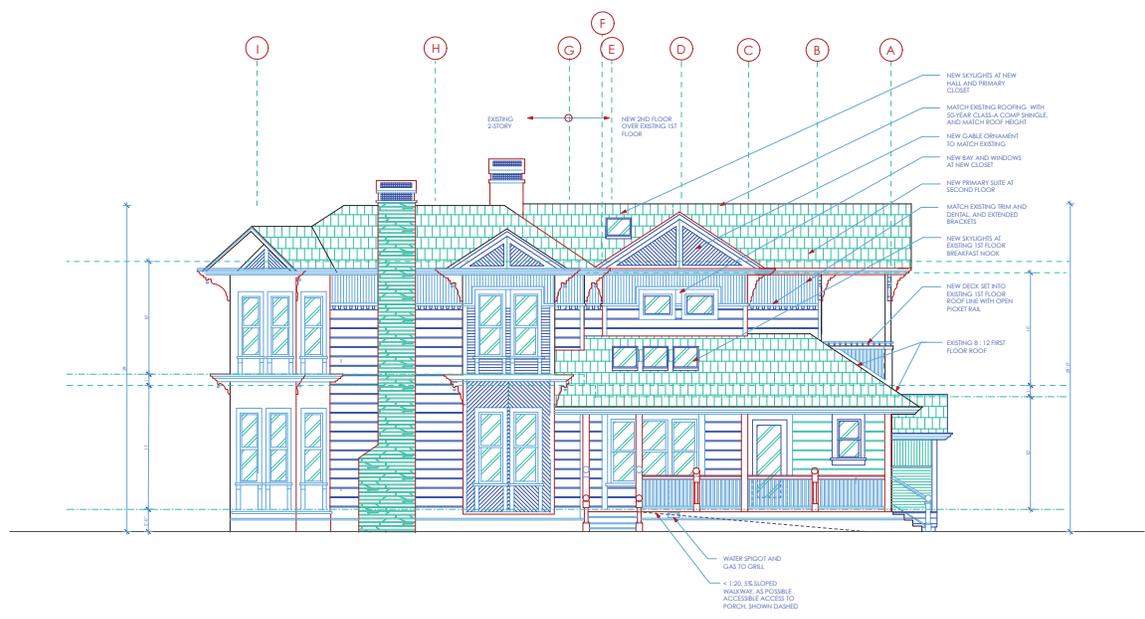
JOB NO: 020123  
 DATE: 10.25.23

SIGNATURE:

PLANNING #:

JURISDICTION STAMP:

**A5.2**



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

REV	DATE	DESCRIPTION



www.kusanovich.com  
 101 Church Street, Suite 1  
 Los Gatos, CA 95030  
 408.273.7548

kusanovicharchitect@gmail.com

**MAGID RESIDENCE**  
**46 LOS GATOS BLVD**  
**LOS GATOS, CA. 95030**

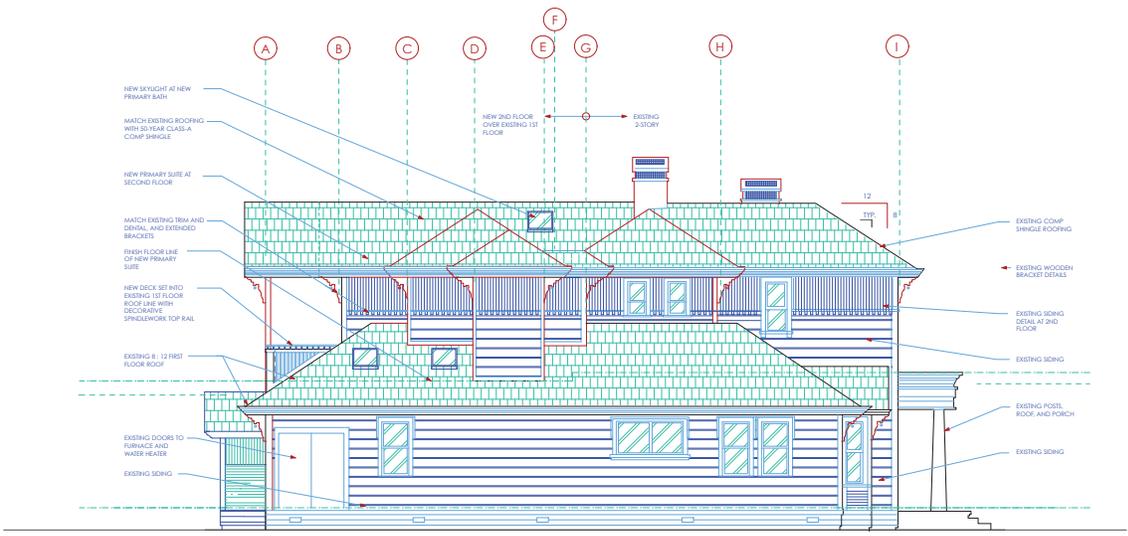
JOB NO: 020123

DATE: 10.25.23

SIGNATURE:

PLANNING #:

JURISDICTION STAMP:



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

**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 Cleland

PARCEL MAP INFORMATION

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

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

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

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

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

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

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating 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 WIDTH	112 ADDN S/F	1 BATHS	1.0 UTILITY RM	FIN BSMT
YR BUILT	01 DEPTH	.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

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

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





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



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

OS GATOS BL  
FOR GATOS HISTORIC

✓ Mrs. Partridge  
198 Broadway (p-1901)

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

✓ John, Nora Hellingren  
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)

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

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

✓ Anthony Ollvas  
301 Johnson (1895)

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

*Los Angeles Project Bellringel 1976-1987*

- |   |  |
|---|--|
| <p>✓ Melvin, Gloria Sakatani<br/>1651 Alameda/Loe Gates Road (p-1901)</p> <p>✓ Thomas, Ann Atkinson<br/>75 Alpine (1987)</p> <p>Spencer, Eleanor Anderson<br/>256 Beckman (1880)</p> <p>Thomas J., Mrs. Pashos<br/>328 Beckman (1885)</p> <p>Joseph W., Mrs. Meyer<br/>212 Bella Vista Avenue (1881)</p> <p>Thomas R., Mrs. Conklin<br/>316 Bella Vista Avenue (1891)</p> <p>II Dan, Linda Sylvester<br/>37 Broadway (1896)</p> <p>Peter Carter<br/>45 Broadway (1886)</p> <p>Raymond Macabee<br/>67 Broadway (1885)</p> <p>Daniel, Mrs. Krag<br/>64 Broadway (1891)</p> <p>✓ Michael, Kim Wasserman<br/>72 Broadway (1887)</p> <p>Patrick, Mrs. Boner<br/>81 Broadway (1893)</p> <p>✓ Mrs. Bruce Berryman<br/>89 Broadway (1891)</p> <p>✓ Lynn, Pam Brandhorst<br/>93 Broadway (1887)</p> <p>Bernard, Mrs. La Casso<br/>107 Broadway (1891)</p> <p>Mrs. Stanley Swanson<br/>131 Broadway (p-1901)</p> <p>✓ Harold, Mrs. Partridge<br/>188 Broadway (p-1901)</p> <p>Richard, Marlene Wright<br/>42 Central Avenue (1890)</p> <p>II John, Nora Hollingson<br/>64 Central Avenue (1895)</p> <p>Mrs. Matt Tabor<br/>16 Chestnut (1895)</p> <p>III Patrick O'Laughlin, Maggie Kilkenny<br/>54 Chestnut (1894)</p> <p>Robert, Mrs. Brower<br/>56 Cleland (1896)</p> <p>Robert H. Schumacher<br/>90 Cleland (1886)</p> <p>III Gary, Susan Griffiths<br/>120 Cleland (1891)</p> <p>Jack B., Mrs. Wytman<br/>126 Cleland (1886)</p> | <p>George, Mitzi Balten<br/>39 College (1891)</p> <p>James, Mrs. Farwell<br/>113 Edelean (1889)</p> <p>Galen, Marjorie Mittersbach<br/>118 Edelean (p-1901)</p> <p>✓ Mrs. Eva Small<br/>121 Edelean (p-1901)</p> <p>III Mrs. Jeanne, Miss Jacqui Wilson<br/>259 Edelean (1882)</p> <p>Elmer, Mrs. Rhoads<br/>255 Edelean (1900)</p> <p>Gary, Lita Ruble<br/>52 Fairview Plaza (1890)</p> <p>Ronald, Marilyn Pleasants<br/>63 Fairview Plaza (1890)</p> <p>Ms. Jane Hinchliffe<br/>87 Fairview Plaza (1885)</p> <p>III William, Marie Sloan, Hoelt<br/>10700 Farley Road (1891)</p> <p>William, Mrs. Cotton<br/>14 Glenridge (1895)</p> <p>J. Phillis D'Napoli<br/>19 Glenridge (1885)</p> <p>Gary, Marjorie Hart<br/>20 Glenridge (1885)</p> <p>Steven, Mrs. Spoorleder<br/>22 Glenridge (1885)</p> <p>A.P., Mrs. Rodriguez<br/>25 Glenridge (1886)</p> <p>André, Jean Libante<br/>33 Glenridge (1885)</p> <p>Robert, Mrs. Brusca<br/>216 Glenridge (1886)</p> <p>Richard, Mrs. Kline<br/>19 Hernandez (1895)</p> <p>Gerald W. Clerk<br/>124 Hernandez (p-1900)</p> <p>Gordon H., Lita Langlots<br/>130 Hernandez (1895)</p> <p>James, Annie Lawrie<br/>145 Johnson (1891)</p> <p>Tal, Marguerite Lloyd<br/>200 Johnson (p-1901)</p> <p>III Dan, Neldine Clerk<br/>202 Johnson (p-1901)</p> <p>Anthony Olivas<br/>301 Johnson (1895)</p> <p>Robert W., Jeanette Allen<br/>333 Johnson (1891)</p> |
|---|--|

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CL

Anne Bloomfield

85 p

ARCHITECTURAL/CULTURAL SURVEY  
LOS GATOS RESEARCH

File address C 80 Cleland

PARCEL MAP INFORMATION

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

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

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

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

at NE    NW    SE    SW    corner of   

HISTORIC INFORMATION ON PARCEL MAP

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

FIELD SURVEY INFORMATION (handwritten in red)

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

Alterations porch add'n - pergolas - nasty porch rail

Other   

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

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

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

National Register listed date   

County Inventory 1979   

Town of Los Gatos: Designation    Recognition   

District Name   

Previous Survey   

Gebhard: page #    illustration page #   

Butler/Junior League   

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





Miss Cecelia Sullivan  
Lg-41. 1883

[PLEASE PRINT]



Street: Cleland Informant: Holden

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

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

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

Ownership: Cox  
Original: John & Jessie Sullivan Occupation: IG Fire Chief

19\_\_ : Colby " " \_\_\_\_\_

(year of purchase) 19\_\_ : \_\_\_\_\_ " " \_\_\_\_\_

19\_\_ : \_\_\_\_\_ " " \_\_\_\_\_

(Present owner) 1973: Celia Sullivan " " \_\_\_\_\_

Occupants: 19\_\_ : \_\_\_\_\_ Occupation: \_\_\_\_\_

19\_\_ : \_\_\_\_\_ " " \_\_\_\_\_

19\_\_ : \_\_\_\_\_ " " \_\_\_\_\_

19\_\_ : \_\_\_\_\_ " " \_\_\_\_\_

History: (Please identify information source.)

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

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

Remodeling: (Please identify information source and year of change.)  
No cement foundation. Outside of home is unchanged.

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

mb

LOS GATOS HISTORIC RESOURCES INVENTORY  
EVALUATION SHEET

Building or District Name Cox/Sullivan House

Address(es) 80 Cleland

Criterion                      This Building    Ratings

A. ARCHITECTURE

- |                  |                                       |                             |
|------------------|---------------------------------------|-----------------------------|
| 1. Building type | <u>1 story single family res.</u>     | <del>E</del> VG <u>G</u> FP |
| 2. Construction  | <del>rustic</del> <u>wood frame</u>   | E VG <u>G</u> FP            |
| 3. Style         | FS <u>Folk Victorian</u>              | E <u>VG</u> G FP            |
| 4. Architect     | <u>unk</u>                            | E VG G <u>FP</u>            |
| 5. Design        | <u>clean-</u>                         | E VG <u>G</u> FP            |
| 6. Interior      | <del>not rated</del> <u>(all new)</u> | E VG G <u>FP</u> NR         |

B. HISTORY

- |              |   |                             |
|--------------|---|-----------------------------|
| 7. Age       | <u>Deed 1883</u><br>ca 1883   | <u>E</u> VG G F P           |
| 8. Person(s) | <u>Thos. Cox<sup>Miller</sup>, early settler/Jack Sullivan Fire Chief</u><br>(Cox son-in-law) | <u>E</u> VG G FP            |
| 9. Event     | <del>one of earliest houses on street</del> <u>not an event</u>                               | <del>E</del> VG G <u>FP</u> |
| 10. Patterns | <u>early(1880s) settler; continuity of family to</u><br>1980s                                 | <u>E</u> VG G FP            |

C. ENVIRONMENT

- |                   |  |                         |
|-------------------|--|-------------------------|
| 11. Scale/Massing | <del>impressive setting</del><br><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> <i>compatible east &amp; west side additions</i><br><i>incompatible porch addition, replacement</i> | E VG <u>G</u> FP |
|-----------------|---|------------------|

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

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

Reviewed by: B

Reviewed by: mb

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

Date 7/90  
 Date 2-2-90  
 Date 3/25/91  
 Date \_\_\_\_\_



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

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

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

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

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

Bob Schumacher Jan 1991

-----  
 Cleland W Spencer  
 Deed Deed OWNER Deed Index Q  
 Deed-McMillan & McMurtry to W. Spencer; Book 40-Page 587[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.)

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

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

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

-----  
 80 Cleland Thos W Cox  
 1885 Clela Miller-LG Mfg Co  
 ne-atr-i-ann-pwn

-----  
 80 Cleland Thos Cox  
 1886 LGWN Clela  
 90 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 Muntry. 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 C1 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 W  
 Dwl 433

-----  
 90 Cleland Thomas Cox Owner  
 1900 FC Dwl # Day laborer  
 Widow; B. 1837 (62); Son Walter B1877(22)-US Navy; Dau. Jessie M. B 1878 (22). Thi  
 s 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

-----  
 80 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

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

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

-----  
 90 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]

-----  
80 Cleland Charles M Sullivan  
1932 LG LI Prom Cit 'A'  
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  
Walk 80 Clela  
Bot in 198\_ from Sullivan estate. Major internal renovation; 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 grandfath  
er at Mill.  
-----

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

LOS GATOS HISTORIC RESOURCES INVENTORY

TALLY SHEET

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

Address(es) 80 Cleland

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

Cumulative Rating: CUMULATIVE TOTAL 56

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

80  
Cleland

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

The Fire.

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

where they were in the auspices of Garden

Los Gatos

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

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

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

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

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

SUND  
See 1890 TA  
File 2

28 Jan 1887  
Los Gatos News

2  
1



## TOWN OF LOS GATOS

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

### PLANNING DEPARTMENT (408) 364-8872

June 8, 1998

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

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

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

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

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

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

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

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

Very truly yours,

  
Lee E. Bowman  
Planning Director

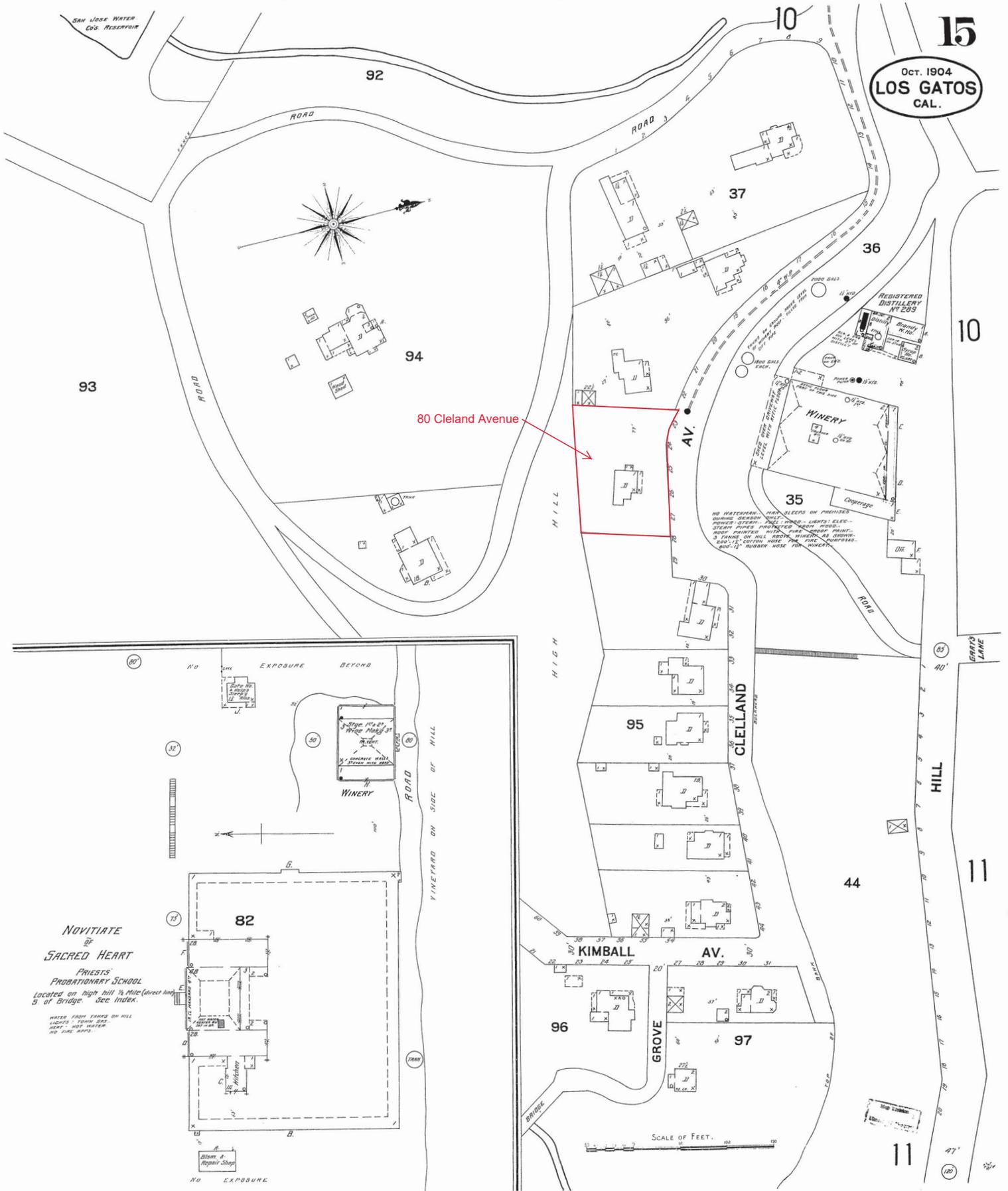
LEB:slb

SLB12\letters\80cle.1



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15  
 Oct. 1904  
**LOS GATOS**  
 CAL.



80 Cleland Avenue

NO WATCHMAN - HALL SLEEPS ON PREMISES  
 BURNING CEMENT - FULL TANKS - LIGHTS ELEC-  
 STEAM PIPES PROTECTED WITH HOODS.  
 HOODS PAINTED WITH RED - HOODS PAINT-  
 3 TANKS ON HILL ABOVE WINERY AS SHOWN  
 100-15' SECTION HOSE FOR FIRE PURPOSES.  
 100-15' RUBBER HOSE FOR WINERY.

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

WATER FROM TANKS ON HILL  
 LIGHTS TOWN ELEC.  
 HOODS PAINTED WITH RED  
 NO FIRE APPS.

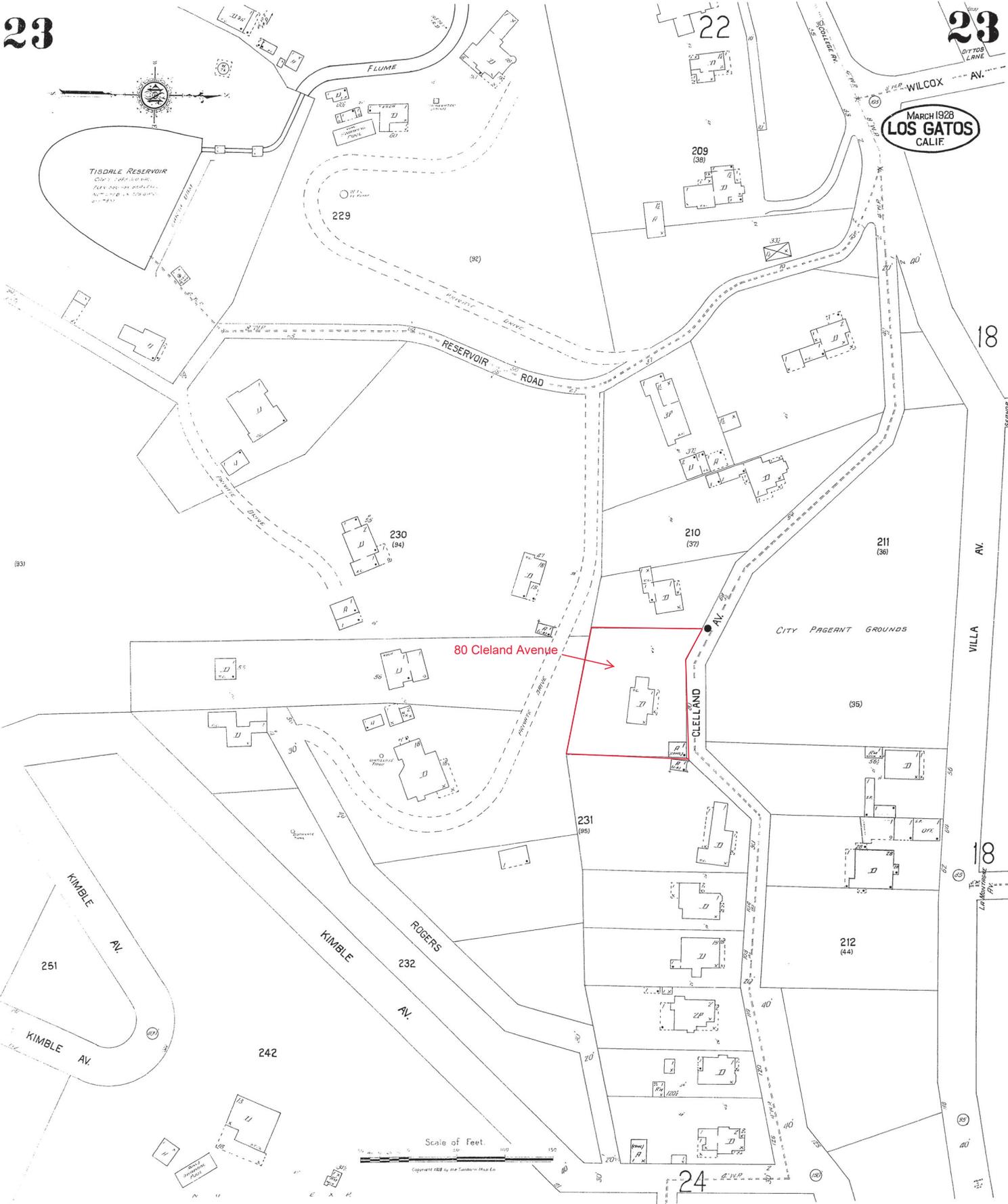
23

23

MARCH 1928  
LOS GATOS  
CALIF.

18

18

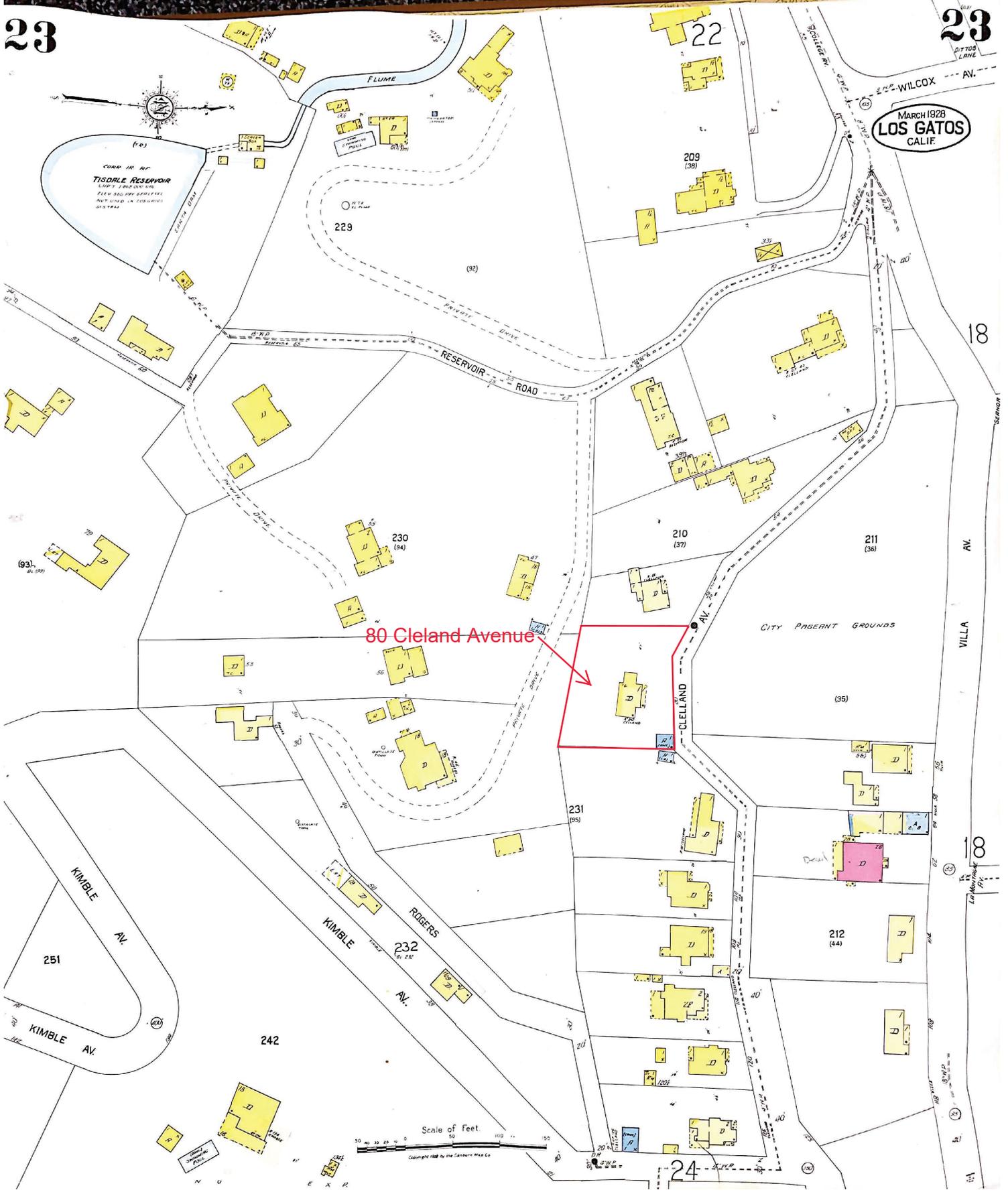


80 Clelland Avenue

Scale of Feet.

Copyright 1928 by the Tinsbury Map Co.

MARCH 1928  
LOS GATOS  
CALIF.



80 Clelland Avenue

Scale of Feet

Copyright 1928 by the Sanborn Map Co.

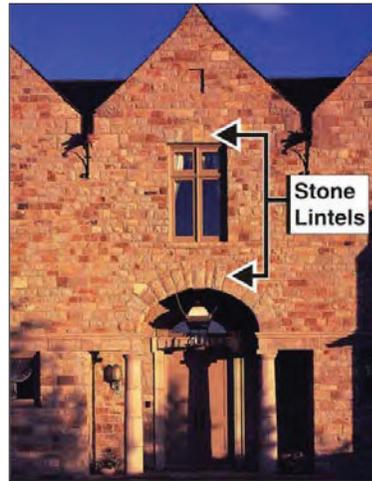
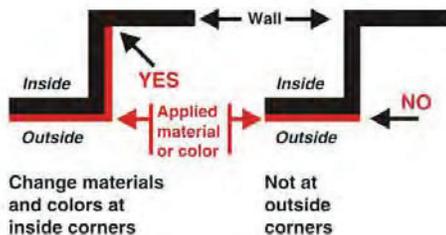
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**3.8.3 Use traditional detailing**

- 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.



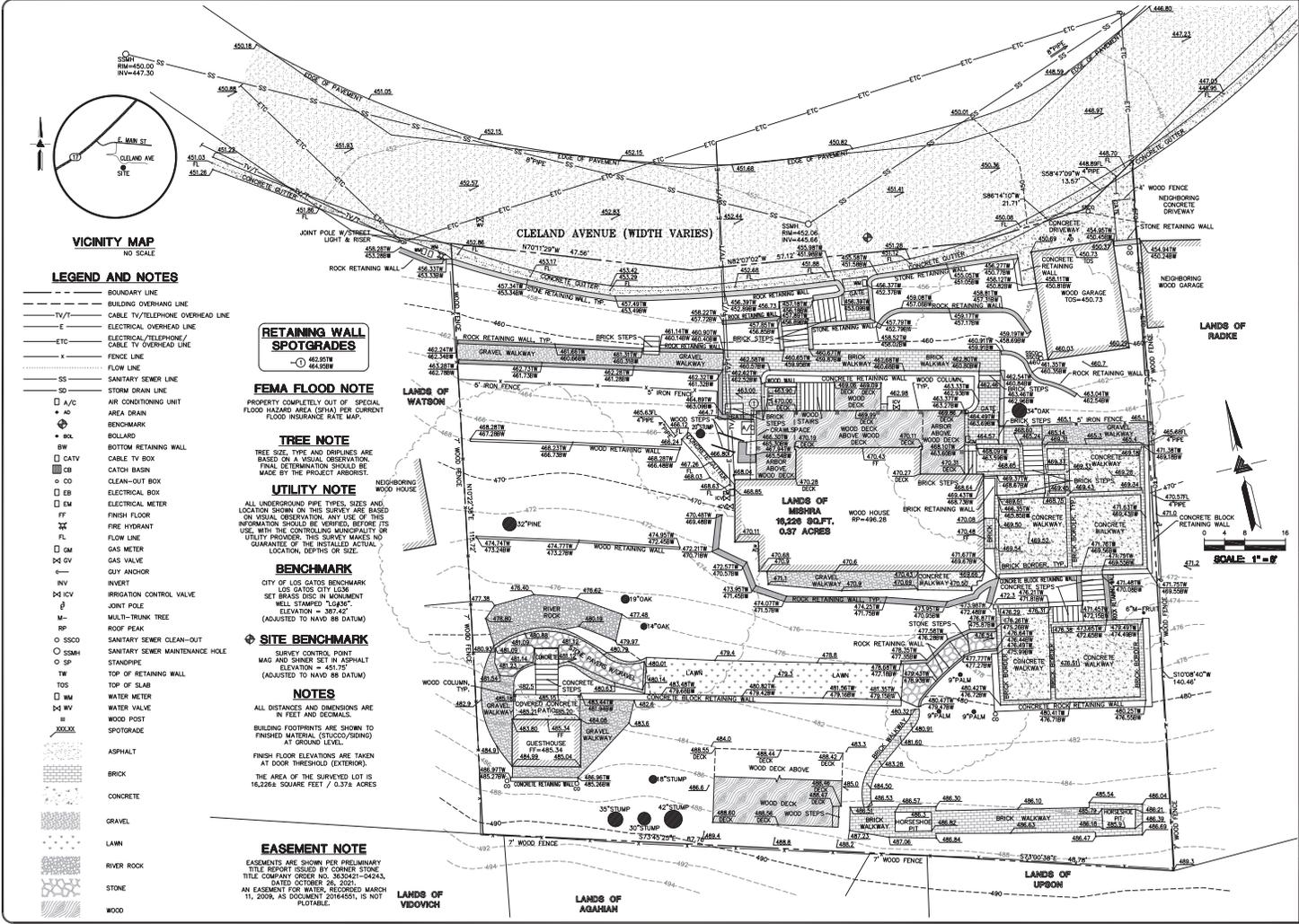
**LEA & BRUCE ENGINEERING, INC.**  
 1000 S. GATEWAY AVENUE, SUITE 100  
 LOS GATOS, CALIFORNIA 95030  
 (415) 931-1000  
 WWW.LEA-AND-BRUCE.COM

**80 CLEVELAND AVENUE  
 LOS GATOS, CALIFORNIA**

**TOPOGRAPHIC  
 SURVEY**

REVISIONS BY  
 JOB NO. 2221955  
 DATE: 1-9-23  
 SCALE: 1"=8'  
 DRAWN BY: DN/AB  
 FIELD BY: ES  
 SHEET NO. 1 OF 1 SHEETS

ATTACHMENT 6



**LEGEND AND NOTES**

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- TV/T CABLE TV/TELEPHONE OVERHEAD LINE
- E ELECTRICAL OVERHEAD LINE
- ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- - - FENCE LINE
- FLOW LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- A/C AIR CONDITIONING UNIT
- AD AREA DRAIN
- BENCHMARK
- BOX BOLLARD
- BW BOTTOM RETAINING WALL
- CB CATCH BASIN
- CO CLEAN-OUT BOX
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FI FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- GV GAS VALVE
- GY GUY ANCHOR
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- JT JOINT POLE
- M-TRUNK TREE
- RP ROOF PEAK
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MAINTENANCE HOLE
- SP STANDPIPE
- TW TOP OF RETAINING WALL
- TS TOP OF SLAB
- WM WATER METER
- WV WATER VALVE
- WR WOOD ROOF
- SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- RIVER ROCK
- WOOD

**RETAINING WALL SPOTGRADES**  
 461.95TW  
 464.95RW

**FEMA FLOOD NOTE**  
 PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

**TREE NOTE**  
 TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARCHITECT.

**UTILITY NOTE**  
 ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATIONS SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

**BENCHMARK**  
 CITY OF LOS GATOS BENCHMARK  
 LOS GATOS CITY LEGISLATIVE CENTER  
 SET BRASS DISK IN MONUMENT  
 WELL STAMPED "15842"  
 ELEVATION = 387.42'  
 (ADJUSTED TO NAVD 88 DATUM)

**SITE BENCHMARK**  
 SURVEY CONTROL POINT  
 MAG AND SINKER SET IN ASPHALT  
 ELEVATION = 461.70'  
 (ADJUSTED TO NAVD 88 DATUM)

**NOTES**  
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.  
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).  
 THE AREA OF THE SURVEYED LOT IS 16,226.8 SQUARE FEET / 0.374 ACRES.

**EASEMENT NOTE**  
 EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY PREMIER STONE TITLE COMPANY ORDER NO. 362940-04243, DATED OCTOBER 26, 2021.  
 AN EASEMENT FOR WATER, RECORDED MARCH 11, 2009, AS DOCUMENT 20164551, IS NOT PLOTTABLE.



Site Photos

Revision	
<b>MISHRA RESIDENCE</b> 80 CLELLAND AVENUE CITY OF GAITHERSBURG, CA 93030	
SITE PHOTOS	
Sheet Name: A-P PHOTO	
Drawn By: JAG	
Reviewed By: JAG	
10/23/2023	

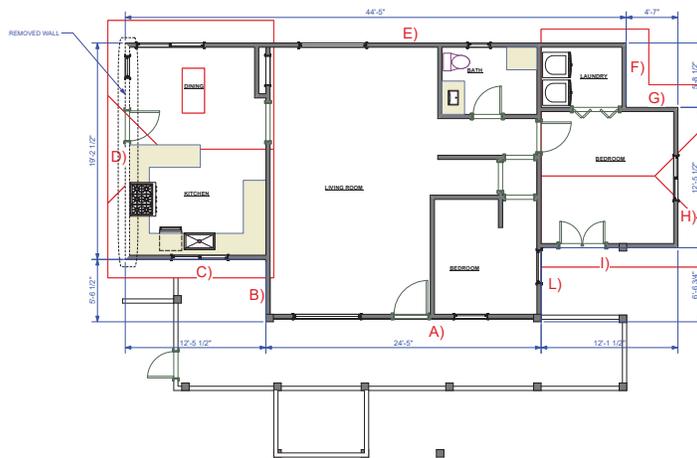


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EXISTING FIRST FLOOR EXTERIOR WALLS:

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

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

EXISTING SECOND FLOOR EXTERIOR WALLS:

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

TOTAL LENGTH SECOND FLOOR 96'-3 1/2"  
(96.29')

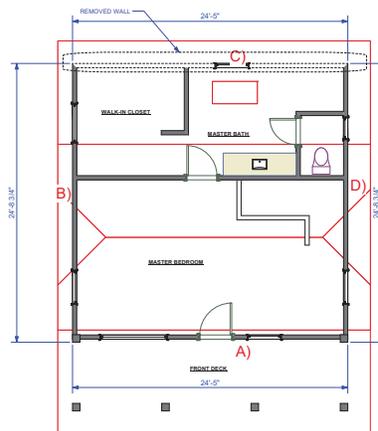
TOTAL HOUSE EXTERIOR WALLS:

159.94' + 96.29' = 256.23'

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

43.63' / 256.23' = 0.17 = 1.7%

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



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

Revision	
<b>MISHRA RESIDENCE</b>	
80 CLEVELAND ST. #1000 CITY OF OAKLAND, CA 94612	
EXISTING HOUSE FLOOR PLANS	
Sheet Scale: AS NOTED	
Drawn By: JGG	
Reviewed By: JGG	
	10/23/2023

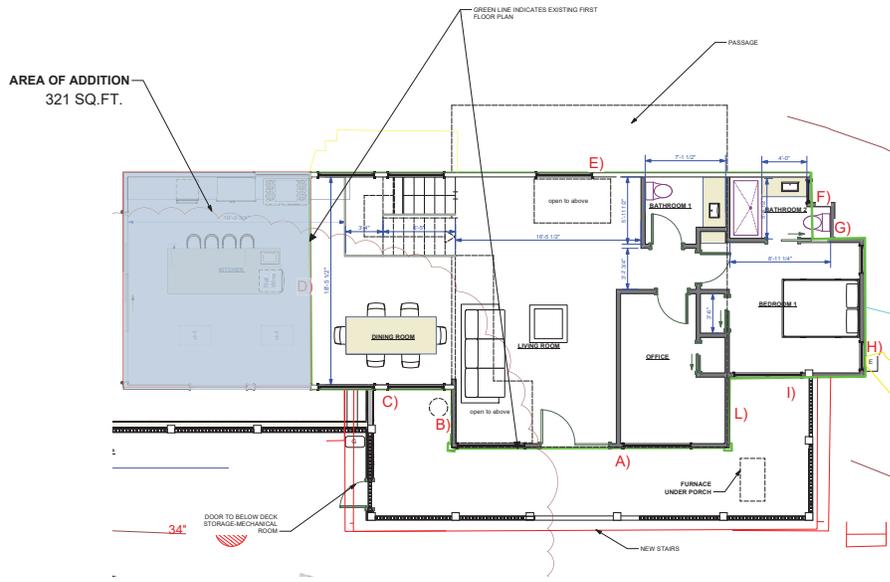


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**A2.0**



1 PROPOSED FIRST FLOOR PLAN  
 A2.1 SCALE: 1/8" = 1'-0"

Revised	Revised
<b>MISHRA RESIDENCE</b> 80 CLEVELAND AVENUE, GAYTON, CA 95030	
FIRST FLOOR	
Sheet Scale: A2.1 HOTEL	Drawn By: JGG
	Reviewed By: JGG
	10/23/2023



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 Los Gatos, California 95030  
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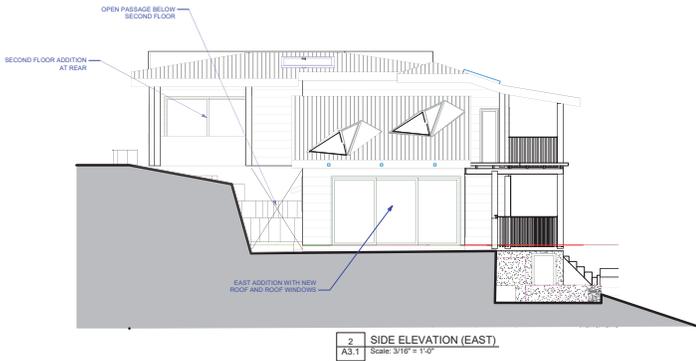
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**A2.1**



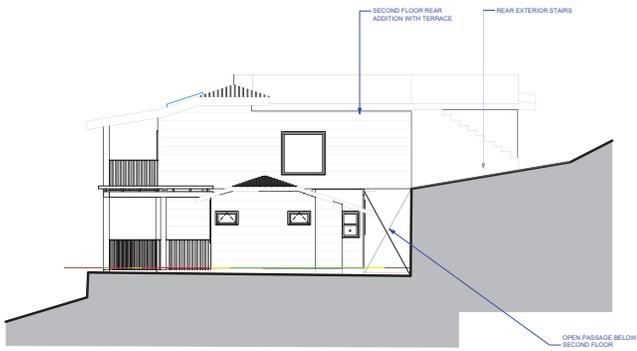




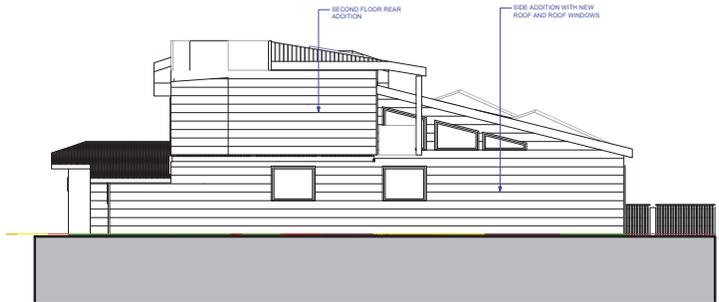
2 SIDE ELEVATION (EAST)  
A3.1 Scale: 3/16" = 1'-0"



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



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



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

Revision	Revision	Revision	Revision
<b>MISHRA RESIDENCE</b>			
86 COLLEGE AVENUE LOS GATOS, CALIFORNIA 95030			
EXTERIOR ELEVATIONS			
Sheet Scale: AS NOTED	Drawn By: JGG	Reviewed By: JGG	10/23/2023



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A3.1



Front Elevation



Front Isometric Elevation

Sheet Scale: AS NOTED	Revision
Drawn By: JGG	Revision
Reviewed By: JGG	Revision
10/23/2023	Revision
<b>MISHRA RESIDENCE</b>	
86 CULVER AVENUE LOS GATOS, CA 95030	
<b>3D VIEWS AND MATERIALS</b>	



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CONCEPTUAL VIEW OF THE  
PROJECT. FOR EXACT DIMENSIONS  
AND DETAILS, REFER TO THE  
CONTRACT DOCUMENTS AND  
SPECIFICATIONS.



**A3.3**

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