

**ORDINANCE 2168**

**ORDINANCE OF THE TOWN OF LOS GATOS  
AMENDING ORDINANCE NO. 1920 RELATING TO  
ZONE CHANGE NO. 88  
(UNIVERSITY/EDELEN HISTORIC DISTRICT)**

The Town Council of the Town of Los Gatos does hereby ordain:

**SECTION I**

The district delineated on the attached map is hereby designated historically and culturally significant as the University/Edelen Historic District HD-86-1B.

**SECTION II**

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

A. Property: University/Edelen District Boundaries:

North - Saratoga Avenue

South - Main Street

East - Los Gatos Creek

West - Old Southern Pacific Railroad

(see map Exhibit A).

B. Historic designation no.: HD-86-1B

C. Description of designation: District

D. Description of characteristics which justify the designation:

Historical: The University/Edelen area was originally part of the Mason Tract. In September 1880, the area was subdivided into five parcels ranging from 6.75 acres to 10 acres. These parcels were further subdivided and became the Miles/Edelen Subdivision (The Vineyard Lots), the Hagerty Subdivision, the Quick Subdivision, the Bentley/Pierce Subdivision and the Engrish Subdivision which created the lots forming the University/Edelen Area. These subdivisions predated the turn of the century.

Architectural: Victorian is predominate architecture, including information wood frame cottages and impressive homes, intermixed with Craftsman/Bungalow style cottages built somewhat later. Also present in smaller numbers are Colonial Revival.

Contributing structures are both residential and commercial. Individual architectural distinction is not as important in a historic district as the neighborhood entity created. The University/Edelen district has easily identifiable boundaries which add to its perception as a district neighborhood.

Significant Residential Structures:

**Harry Perrin Home** - 315 University Avenue: This house is estimated to have been built in 1895. The original owners were Harry and Theresa Perrin. Mr. Perrin was a brick mason and contractor and built the house with his own hands for his bride. They sold the house in 1906. Mr. Perrin later constructed the revetments for the Presidio of San Francisco. The house has been called "Honeymoon House". The home is an excellent example of romanesque-style architecture.

In 1972, a major remodeling job was redone under the direction of Boris and Nancy Baranowski. The interior was redone and made into law offices. In 1989, the structure was significantly damaged by the earthquake and in 1990 the building underwent major repair and the seismic retrofit was completed in 1991 by VSL Corporation.

**Miles House** (Los Gatos Museum Restoration Award, 1971) - 130 Edelen: This Queen Anne, two-story Victorian was built by contractor/land developer O.E. Miles in 1906. The house was converted to a duplex in 1932 and was then reverted to a single-family house in 1963. The home was used as a movie set for the 1970 Orson Wells movie "The Toy Factory".

**Skinkle House** - 129 Edelen: This Queen Anne, two-story Victorian was built by Pharmacist A. Skinkle, Jr. in 1890. He was co-owner of Watkins Skinkle Drug Store on Main Street and Santa Cruz Avenue. Skinkle was president, in 1895, of the Board of Trade (forerunner to the Chamber of Commerce).

Significant Commercial Structures:

**Old Town** - 50 University Avenue: The most popular commercial structures in the Historic District are located at Old Town (formerly the University Avenue School and Auditorium). The property was a school site from 1881 to 1964. At one time (1893 to 1908), the site included both a grammar school and high school. Although the structures have been remodeled over time, they still maintain historic character and charm of the old school site.

The first school opened on August 8, 1881. The structure was added to in 1995 and an addition for a high school was constructed in 1893. A final addition was constructed in 1916.

The old building was demolished and a new one built in 1923. The original two-floor school built in 1923 was modeled after the early California-Spanish mission of San Juan Capistrano. The school was abandoned in 1961. The property was sold in 1964 and converted into a Fine Arts Center housing more than 50 shops and restaurants, the school auditorium and was the home of California Actors Theater and other performance groups until 1982. Today, the stripped Spanish Colonial Revival stucco schoolhouse has been reconstructed to work neatly as a Shopping center in the woodsy, contemporary style. The result is a complex and Pleasing design, curiously recalling the Monterey Colonial Revival. The school Auditorium/theater remains available for theatrical performances and cultural events.

- E. Description of particular features subject to preservation in addition to items covered in Section 4.86.120 of the Zoning Ordinance are as follows:
1. Date stamps in concrete sidewalks.
  2. All existing picket and ornate wire fences, rock walls and front yard concrete walls shall be repaired and retained.

### **SECTION III**

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on October 6, 2008, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on October 20, 2008. This ordinance takes effect 30 days after it is adopted.

COUNCIL MEMBERS:

AYES: Steve Glickman, Diane McNutt, Joe Pirzynski, Mike Wasserman and Mayor  
Barbara Spector.

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

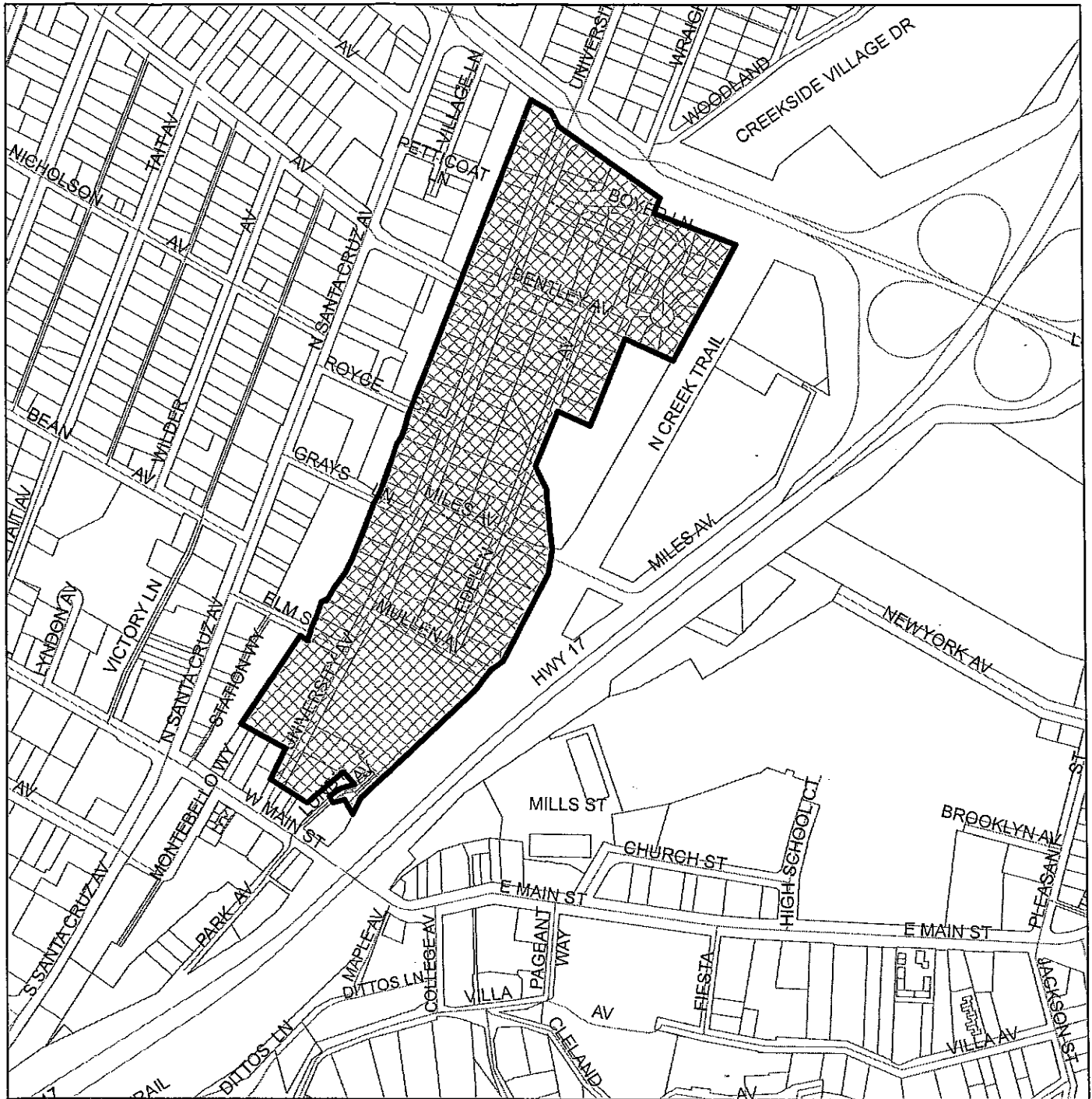
s/Barbara Spector

MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

ATTEST:

s/Jackie Rose

CLERK OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA



# TOWN OF LOS GATOS

## University-Edelen Historic District Boundaries

As Established by Ordinance 1844 on April 15, 1991

