

PROJECT DESCRIPTION – HYMAN HOUSE

20 MAY 2025

Project: Remodeling and Expansion of Residence and Garage/ADU at
34 Pleasant Street, Los Gatos, CA

Existing development:

Site: 50' x 150' +/-, 7,370 sf with SFR homes on each side. APN 529-26-018
 several large trees, garage with addition with access from alley at the rear. The
 property is located directly across the street from the Los Gatos High School
 which generates considerable traffic clogging the street during the day.

Building: Single story with stucco siding and pitched roof, c1920.
 2 BR, 1Ba, L, D, K 1,104 sf. The building has never been upgraded, thus
 there remains knob-and-tube wiring, unreinforced concrete foundations, lead
 plumbing pipes, etc. It is the smallest house on the block (all of the others have
 been added to).

Garage Single story with stucco siding and pitched roof, date unknown; 2 cars

Background:

Owner Michael J. Hyman's oral history of 34 Pleasant Street, Los Gatos:
(transcribed 28 October 2024, by Maia Gendreau, MBA Architects).

My grandparents, (Charles A and Jessie A Reilly), built the house. It was the second home built in the "El Monte" tract. The insurance company and the tax statements seem to indicate that it was completed in 1920, but I have read a diary entry that it was "fit for occupancy on December 14, 1928. Perhaps the land was purchased in 1920 (\$4,000) and the house was built in 1928 (\$5,000). My grandfather Charles A Reilly died when my mom was 6-years old and my grandmother (Jessie (Ennis) Reilly) moved to Montana with her to live with family. They rented the house out (linens and all). They returned to Los Gatos and lived in the house until my mom's senior year at Los Gatos High. They then moved to Turlock, CA and once again rented the house. My mom, upon graduation from Turlock High, attended the College of Pacific (latter named UOP) in Stockton, CA where she met my dad. I grew up in Stockton and from the 50's my grandmother and parents lived in Stockton renting out the house in Los Gatos (34 Pleasant St). I moved to Los Gatos in 1981 but rented an apartment until 1983 when I moved into the house. At that time, we asked the current tenants to move out (it was occupied by "John Sorenson, a local plumber, his wife and their two sons) tenants for over 15 years. It has been my principle residence ever since.

Proposed development:

The small house shall be enlarged similarly to the others on the street. 484 sf of the ground floor will be remodeled, and an addition of 523 sf will increase the ground floor area to 1,583 sf to include a master bedroom suite, modern kitchen, dining space and a stairway to the basement and the second floor. A second master suite of 711 sf will be developed on the second floor with a family room and exterior deck in back. A full

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basement of 1,580 sf will replace the unreinforced foundations and will include recreation and exercise spaces and a utility room.

Exterior Design Program:

To maintain the historic street front appearance, the new expansion will be located behind the existing living room so that the front part of the original house will remain as it was originally. The new windows and new walls and roof will all be of similar materials to the original. To accommodate a useable cellar, the house will be elevated slightly, and a brick wainscot will surround the entire house. Because there is parking in both the front and rear of the house, a new side and new rear entrance will be added, replacing those that now exist in the old house. Because of the noise and traffic generated by the high school across Pleasant Street, the major openings of the expansion will be to the side and rear yards. A second-floor balcony will be added to the rear.

Because of severe deterioration, the garage and ADU will be completely rebuilt in its current location. Its materials will match the house and access will be mostly from the street behind.

All existing trees will be preserved, and new landscaping will be added as the project progresses.

Scheduling and process:

Since the owner intends to continue living on site while this work is being accomplished, the work will be phased. The initial phase will deal with the garage/ADU replacement so that the owner may reside in the ADU while the house is remodeled.