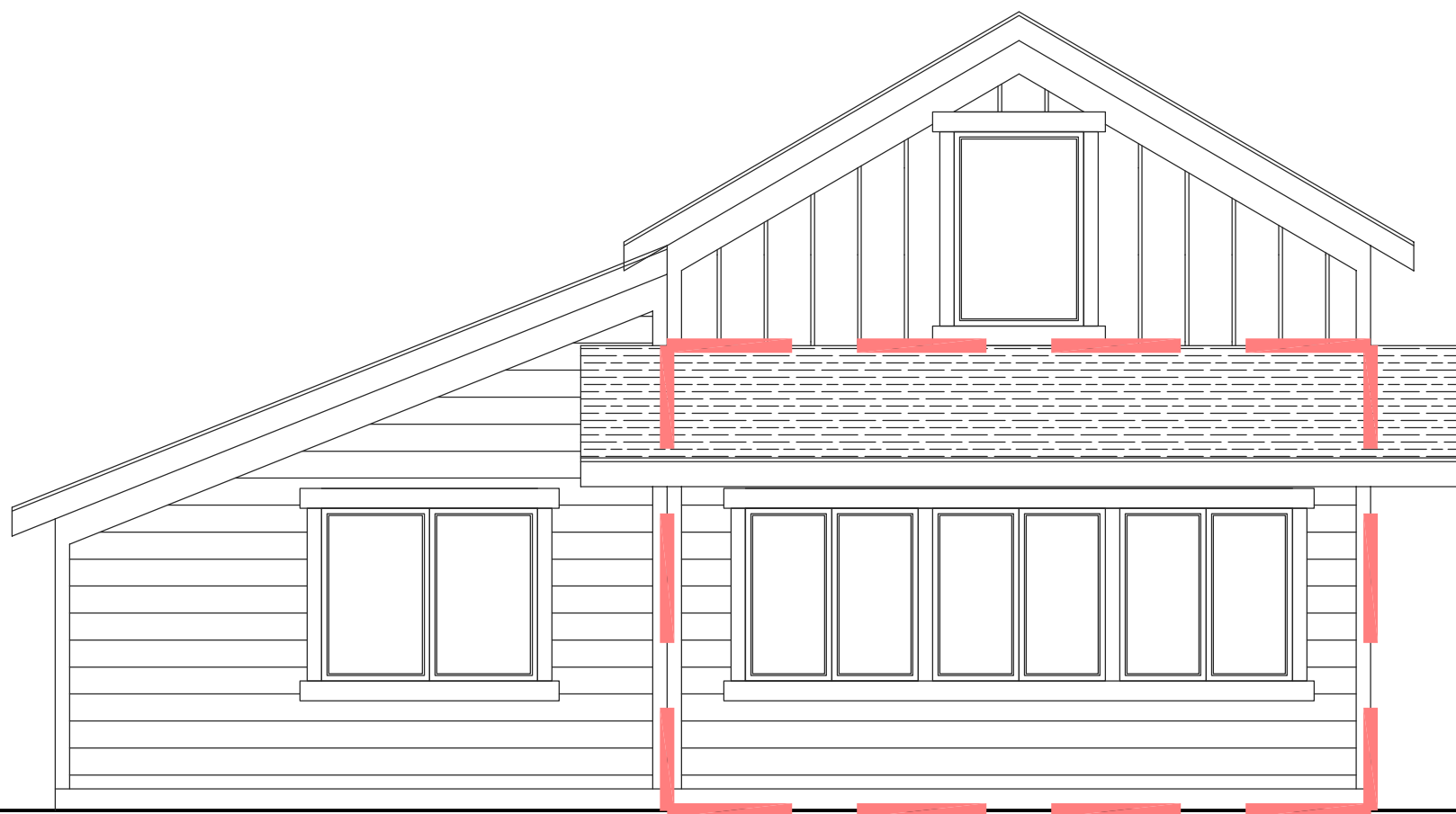


EXITING FRONT FACADE

Scale: 1/4"= 1'-0"



AREA OF FRONT FACADE= 387 SF



AREA OF FRONT FACADE RENOVATED = 175 SF

PERCENTAGE OF FRONT FACADE DEMOLISHED AND RENOVATED: 175/387= 45%

To the Town of Los Gatos Planning:

We prepared this exhibit to clearly indicate that the front porch was an addition to the original structure and that it exceeds the percentage of the facade area and according to the Town Historic Code, that 45% of the facade area that was impacted qualifies for a demolition permit as stated in the Code. The Code states anything over 25% of the wall area of the structure facing a public street is a demolition.

Therefore the structure should be moved from the Town's inventory because of the previous modifications made to the original structure.

HISTORIC RESOURCES

4

DEMOLITIONS

Demolition (historic structures) means:

(1) Removal of more than 25% of the wall(s) facing a public street(s) (or a street facing elevation if the parcel is a corridor lot or is landlocked) or 50% of all exterior walls; or

(2) Enclosure or alteration (i.e., new window and/or window relocation) of more than twenty-five percent of the walls facing a public street (or a street facing elevation if the parcel is a corridor lot or is landlocked) or fifty (50) percent of the exterior walls so that they no longer function as exterior walls; or

All remaining exterior walls must be contiguous and must retain the existing exterior wall covering. No new exterior wall covering shall be permitted over the existing exterior wall covering. The following are exempt from this definition:

a. Replacement. The exterior wall covering may be removed if the covering is not original to the structure.

b. Repair. The removal and replacement of in kind non-repairable exterior wall covering resulting in no change to its exterior appearance or historic character if approved by the Town or deciding body.

c. Removal. The removal of an addition(s) that is not part of the original structure and which has no historic significance, as determined by the Historic Preservation Committee. Demolition shall be determined by subsections (1) and (2) above for the original structure, where walls enclosed by additions shall be considered as exterior walls.

Demolition (non-historic structures) means:

Removal of more than 50% of the exterior walls. The remaining exterior walls must be contiguous and must maintain either the existing interior or existing exterior wall covering.

Town of Los Gatos

Reconstruction of a portion of a single family or two family dwelling with a nonconforming setback.

Application:
An application for Minor Residential Development is required.

Review:
The Town's Historic Resources Inventory contains surveys of the majority of Los Gatos' Pre-1941 structures. Each structure surveyed was rated and assigned a status code which reflects the historic status of the structure. The rating was based on rules established by the State Office of Historic Preservation at the time the inventory was taken (Appendix E).

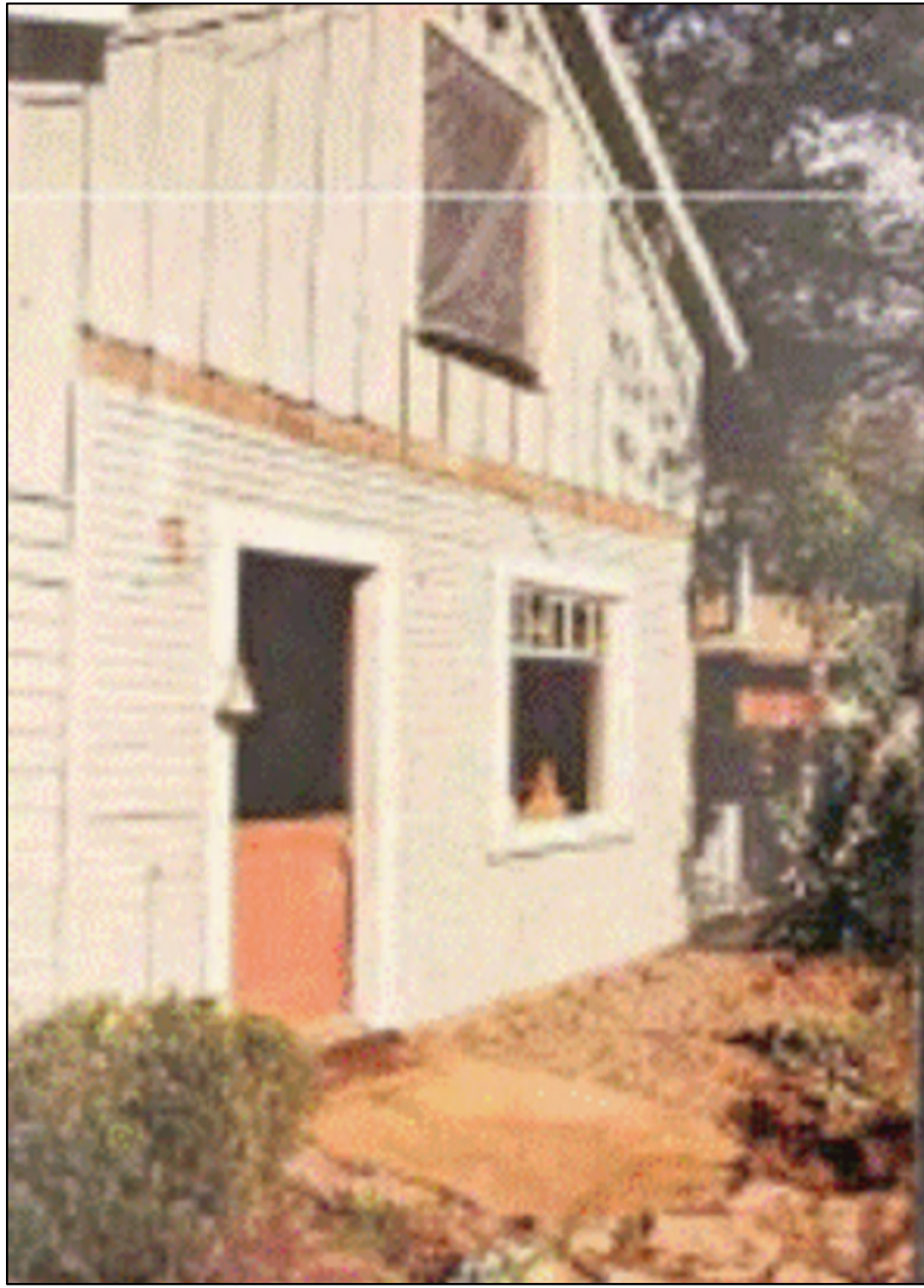
Applications for Pre-1941 structures with a rating above 7.5 shall be reviewed by the Town staff and the Historic Preservation Committee. Applications for Pre-1941 structures with a rating 7.5 or under that do not have an LHP Overlay Zone shall be reviewed by Town staff.

Town staff will review the application to ensure it meets Town Code. If required, the application will then be scheduled for review by the Historic Preservation Committee. The Historic Preservation Committee will consider the matter at a public meeting and will either recommend approval or denial of the application or continue the matter.

Action:
If the application can be approved by the Director of Community Development, a "Notice of Intent to Approve" will be mailed to the neighboring residents and property owners. If no opposition is received, the application is approved. If opposition is received and the matter cannot be resolved, the matter will be forwarded to the Planning Commission for consideration.

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Residential Design Guidelines



PHOTOS BEFORE THE DEMOLITION WORK

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LICENSED ARCHITECT
KURT B. ANDERSON
C-15210
EXP. 10/31/25
STATE OF CALIFORNIA

Owner:

32 EUCLID AVE
LOS GATOS

Project:

32 EUCLID AVE
LOS GATOS, CA 95030

Client Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

City Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Date: 10/05/2023

Scale: As Noted

Drawn By: BL

Checked By: ANN

Sheet Title: Front Facade Demo and Renovation Exhibit

Sheet No.: A1.1

File#P/ Job: EUCLID AVE, CA 95030

EXHIBIT 11

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