



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

MEETING DATE: 11/15/2023

ITEM NO: 2

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

RECOMMENDATION:

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

PROPERTY DETAILS:

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

DISCUSSION:

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

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

DISCUSSION (continued):

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

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

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

CONCLUSION:

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

FINDINGS:

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

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

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

PAGE 3 OF 3

SUBJECT: 32 Euclid Avenue/PHST-23-019

DATE: November 10, 2023

ATTACHMENTS:

1. Request Letter and Research Results

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September 29th, 2023

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

RE: 32 Euclid Court

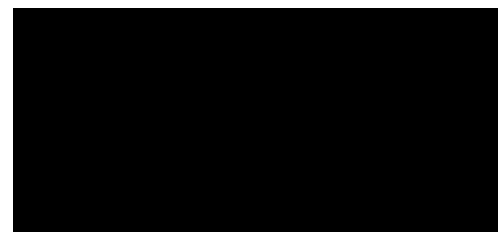
Dear Staff:

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

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

Respectfully,

Kurt B. Anderson, AIA, GCBBP
Principal



ATTACHMENT 1

September 29th, 2023

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

RE: 32 Euclid Court

Dear Staff:

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

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

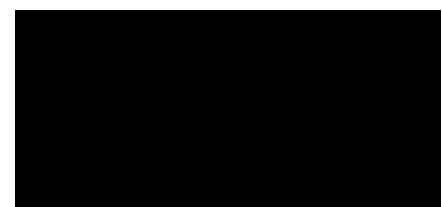
We also received permit information from Planning (included in the package) and that information indicates the following:

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

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

Summation:

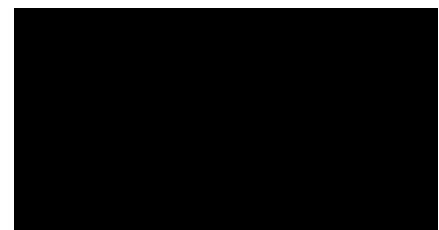
- 1) It appears that the original structure (930 SF) was a barn and garage for 28 Euclid Ct. and was built around 1900.
- 2) The structure has gone through a series of remodels, additions and modifications through the years.
- 3) We have included a series of photos that show the changes to the interior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



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

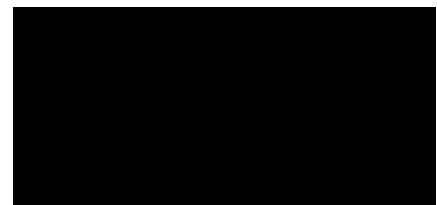
Respectfully,

Kurt B. Anderson, AIA, GCBBP
Principal



DOCUMENTS EXPLANATION

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



TOWN OF LOS GAYOS
 110 E. MAIN ST., LOS GAYOS, CA. 94030
 BUILDING INSPECTION DEPARTMENT - PHONE 354-4774
 (APPLICANT TO BE FILLED IN BY APPLICANT)

P 13572

FOR APPLICANT TO FILL IN		FOR INSPECTOR TO FILL IN	
NO.	ITEM @ \$4.00 EA.	NO.	ITEM @ \$4.00 EA.
	WATER CLOSET		LAUNDRY TUB
	BATH TUB		CLOTHES WASHER
	SHOWER		DISHWASHER
	LAVATORY		FLOOR DRAIN
	SINK		FLOOR SINK
	DISHWASHER		DAY-TRUCK FIN.
ABOVE TOTAL X \$4.00 = MISCELLANEOUS ITEMS			
1	HOUSE JEWEL	10.00	
	WATER HEATER	5.00	
	WATER SYSTEM	5.00	
	WATER SPLITTER	5.00	
	LAVATORY SINK	5.00	
	PRIVATE SEWAGE DISPOSAL	35.00	
	RAINWATER SYSTEM (GRAB)	2.00	
	GAS SYSTEM	10.00	
	ADDITIONAL OUTLETS (OVER \$1.50 EA)		
	PERMIT	10.00	
	TOTAL FEE	\$155.00	

CONTRACTORS DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW.

SIGNATURE: X *Tom Hummick*

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 HEREWITHTURNISHED, AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE: X *Tom Hummick*

CERTIFICATE OF EMPLOYMENT IN WORKER'S COMPENSATION INSURANCE

B I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA.

SIGNATURE: X *Tom Hummick*

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 PLUMBING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE: X *Tom Hummick*

INSPECTION RECORD

DATE: 10/2/81 TIME: 3:54 BY: 354-4774

APPROVALS

UNDER FLOOR WORK	
ROUGH PLUMBING	
GAS PIPING	
GAS VENTS	
HOT WATER HEATER	
HOUSE SEWER	
PLUMBING FIXTURES	
GAS TEST	
UTILITY CO. NOTIFIED	
FINAL	

TOWN OF LOS GATOS

Building Inspection Department
Phone El Gato 356-6876

Electric Wiring Permit

No. 339

Location

No.

Fees

Date

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

for
RECEIPT for
as inspection fee is hereby acknowledged.

owner
Dollars

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

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By

TOTAL FEES

8.50

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

No 4902 P

Location 322 Euclid Ave

Date 1-14 1962

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

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By W. C. [Signature]

For Permit	1.00
Water System 1.00	
House Sewer 1.00	1.00
Sewer Connection 10.00	10.00
Fixtures 1.00	
Water Heater 1.00	
Gas Line 1.00	
Gas Appliances .50	
Central Heat 1.00	
<u>1/14/63</u>	
TOTAL FEE	<u>12.00</u>

TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B96-001113

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

Building Address: 32 RUCLID AV
Owner: [REDACTED]
Address: 32 RUCLID AV
City: LOS GATOS CA
Contractor: OWNER/BUILDER
License: 000000
Address: SAME
City: [REDACTED]
Business Lic.:
Arch/Eng/Design:
License:
Address:
City:

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

Valuation.....	1,561.50		
Total Sq.Ft.....	1,041	Livable Sq.Ft.:	
Class Code.....	434	Bldg Count: 001	Unit Count: 001
***** 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	

CONTRACTOR'S DECLARATION

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

Signature X

Contractor A or B

WORKER'S COMPENSATION DECLARATION

A. I hereby affirm that I have a policy of Worker's Compensation Insurance. A certified copy of a certificate of 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 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 property for inspection purposes.

Signature X

OWNER-BUILDER VERIFICATION

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

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 RENTAL-OCCUPANCY ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

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

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement: yes or (no).

2. I have signed an application for a Building permit for the proposed work:
☒ (yes) or ☐ (no)

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

Address: 52 Lincoln Ave.
(Of job site)

0601170005\OWNEA v (4)

E 97-000376

Permit Number: E97-000376

Work Description: **ELEC PERMIT FOR JHED**

Building Address: 32 EUCLID AV

Owner: [REDACTED]

Address: 32 EUCLID AVE

City: LOS GATOS CA

Zip: 95032

Contractor: OWNER/BUILDER

License: 000000

Address: SAME

City:

Zip:

Business Lic.:

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

New Residence:

--Square Footage--
Remodel:

Commercial:

***** PERMIT FEES *****	
Permit Issuance.....	25.00
Plan Check Fee.....	.00
New Resident.....	.00
Remodel.....	.00
Commercial.....	.00
Detail Electrical Fee:	2.50

Total Calculated Fees:	27.50
Total Additional Fees:	.00
Total Fees Due.....	27.50
Total Payments.....	.00
BALANCE DUE.....	27.50

CONTRACTOR'S DECLARATION

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

Signature: [REDACTED]

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

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

Signature: [REDACTED]

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

Signature: [REDACTED]

CERTIFICATION OF PERMIT ISSUANCE

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

Signature: [REDACTED]

NOTES:

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



TOWN OF LOS GATOS

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

OWNER-AGENT APPROVAL FORM

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

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

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

Owner: Name: [REDACTED]
Address: 32 Euclid Ave.
City: Los Gatos, CA 95032
Telephone: [REDACTED]

12-16-96
Date

[REDACTED]
Signature of Owner

529-30-064
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-FORMS\OWNERAPP

SECTION 115 CUCLEDA ST. AVE. CITY OF LOS GATOS CALIFORNIA
DIVISION 6 Block 1 Canyon View Terrace
DESCRIPTION

Act.	Dimensions	Area or Cubage	Unit Cost	Repro. Cost	Out' bldgs	Pres. Value
(A)	X X =	cu. ft	\$	\$		\$
(B)	X X =	cu. ft	\$			
(C)	X X =	cu. ft	\$		Miscel.	
(D)	X X =	cu. ft	\$		Retain. Wall	
	X X =	cu. ft	\$		Tank	
	X X =	cu. ft	\$		Pool	
Reproduction Cost of Main Building				\$	% Good	\$
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				
STRUCTURAL BLDG Stories Office Bldg Aparts Res. Hotel Res. House Res. Hall House, Loft Car Garage Seed Theatre Factory Station House Hotel	FOUNDATION Deep Shallow Concrete Brick Stone Posts Piers Mudfill Piles ROOF Gable Flat Hip Gambrel Mansard Drmr Plain Cut up ROOFING Wood Shingle Asph Shingle Metal Tile Cor. Iron Good Med. Chp P.O.R. Open Roofed Screened Glassed In OUTBUILDINGS Garage Detached Attached Shed Barn Poultry House	EXTERIOR WALLS Brick Stone Terra Cotta Tile Stucco On Wood Lath On Chick Wire Rustic OP RM Reasaved Brd. & Bat. Ship lap Novelty T&G Corr. Iron Painted Stained EXTERIOR TRIM Masoury Metal Plastic Tile Wood Glass Ornamental Plain STONE FRONT Bulkhead Plate in Met. Plate in Wood Plate in Red Sheet Glass	INSIDE TRIM Stock Spec. Pine Bldw. Painted Enam. WALLS & CEILINGS Plastered Plank Bd. Plank Bd. Stucco Vauved Paneled Beamed Ceiling DECORATING Papered Tinted Canvas Santas Cloth & Pap. Gas Infln. Plain Med. Good FURNISH Number of Rooms Pine Hardwood Cement Tile Marble Terraizo Composition Earth	PLUMBING No. of Fixt. Old Style Modern Good Med. Chp. BATH ROOMS Large Small Rooms Good Medium Cheap Shower Tile Floor Tile Wall & S LIGHTING No. of Fixt. Electric Old Style Modern Gas Good Med. Chp. Special HEATING Firepl. Stove Hot Air Furn. Hot Water Gas or Oil Fire Radiant Fire Steam or Hot Wat. Arcola System Thermostat Floor or Wall Furn.	BUILT-IN FEATURES Kitch. Cab. Hutlin Hook Cases Lockers Patent Bed Refrigerator Open Shelfg. MISCELLANEOUS Siderail Lights Fire Escapes Plate Glass MECHANICAL EQUIPMENT - Pres. Val. Ventilating System Sprinkler System Automatic Fire Alarm Vacuum Cleanng System Water Heater Air Conditioning Well Windmill Elec. Pump Tank Pressure System OUTBUILDINGS - VALUE Under \$400 Dimep. X Ft. Age Walls Roof Floor Area Sgft & \$ Repro. Cost \$ % Good: PRES. VALUE \$ Miscellaneous Remarks See Reverse	HASHERMENT Garage Cars Full Part None Flooring St. Wd. Dt. Walls: Cn. St. Wd. Dt. Un Finished ELEVATORS Speed: Ht. Low Elec. Hyd. Auto Pass. Frt. Onh Wt. Height Ft Sidewalk

Scale 1" = 50' HEIGHT... FT.
BARN + GARAGE
311
STREET FRONT
PRICED BY W.W. Holden DATE 4/20/41
CLASSIFICATION 1234
QUALITY: Cheap... Medium... Good... Special...
OCCUPANCY Owner Tenant
Vacant Not Rone
Age 50 Yrs. Remodeled Age 30 Yrs.
Condition: New Good Medium Poor
Insurance: Yes No Functional Defects...
Appreciation For: Lack of Utility...
DESIGN: Good... Acceptable... Poor... Freak...
FLOOR PLAN: Good... Acceptable... Awkward...
Perimeter of Walls... Ft. Number of Angles...
RENT \$ Per Source of Information
No. Tenant Agent Estimated
Old Barn
50% Special Dep.

EXISTING PHOTOS

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

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



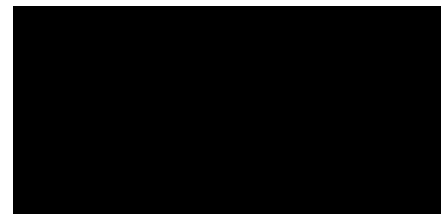




CONSTRUCTION PHOTOS

The following photos in this section indicate:

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















































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