

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

PAGE **2** OF **3**

SUBJECT: 32 Euclid Avenue/PHST-23-019

DATE: November 10, 2023

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.

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SUBJECT: 32 Euclid Avenue/PHST-23-019

DATE: November 10, 2023

ATTACHMENTS:

1. Request Letter and Research Results

This Page Intentionally Left Blank 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





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 o interior renovation and addition of a second floor inside the structure, t 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:

Anderson		
Architects INC		

TOWN OF LOS GA'LUS
118 E. MAIN ST., LOS GAYOS, CA. MEDO
BURDINO INTECTION DEPARTMENT - PROME 394-4876

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TOWN OF LOS GATOS

Building Inspection Department

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TOWN OF LOS GATOS DUILDING INSPECTION DEPT.

to Install electrical wiring at above location in accordance with

By

Date

Is hereby granted

application

RECEIPT for

as inspection fee is hereby acknowledged.

TOWN OF LOS GATOS
Building Inspection Department
Phone Elgate 4-4520

PLUMBING PERMIT

Nº 4902 P

5 F 32 Fuelid Ave

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TOWN OF LOS GATOS BUILDING INSPECTION DEPARTMENT

Permit Number: B96-001113

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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

REGISTER WITH THE STATE AND FEDERAL GOVERNMENTS AS AN EMPLOYER.

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- WITHHOLD AND RENIT DISABILITY INSURANCE COSTS FOR EACH EMPLOYEE. 6.
- PAY UNEMPLOYMENT INSURANCE COSTS ON EACH EMPLOYEE.

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

YOU HAY CONSTRUCT IMPROVEMENTS FOR RENTAL-OCCUPANCY ONLY UNDER SPECIFIC, LIMITED

YOU MAY SUBCONIRACT 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

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: (yes) (no)
- 2. I have signed an application for a Building pormit for the proposed work: X or (yos) (no)

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

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Town of Los Catos

CONC CENTRA 110 E. Main Street P.O. Rox 949 Los Garis, CA 95001

OWNER-ACENT APPROVAL PORM

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

This is the lown's authorization to issue a pormit to the agent listed below:

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(NOTE: One owner-agent form will be required for each permit required.)

(Rev. 3/8/89)

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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.







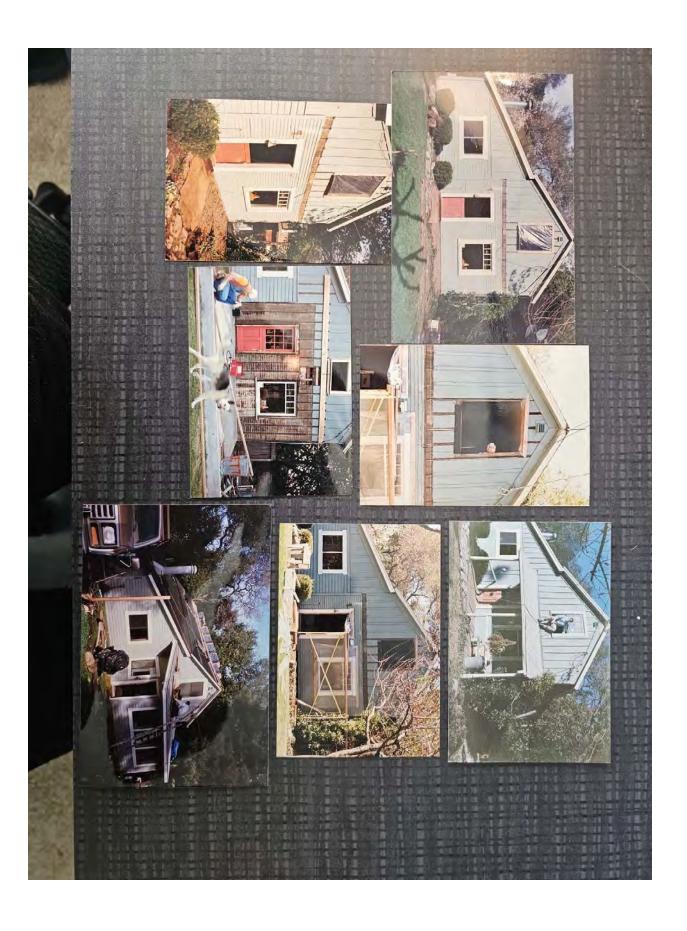
CONSTRUCTION PHOTOS

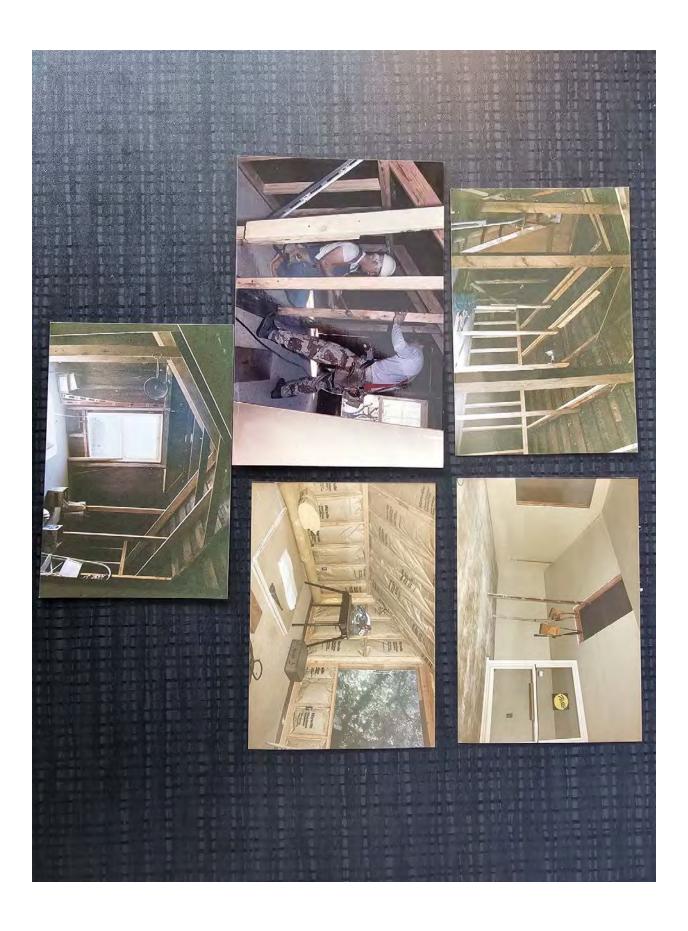
The following photos in this section indicate:

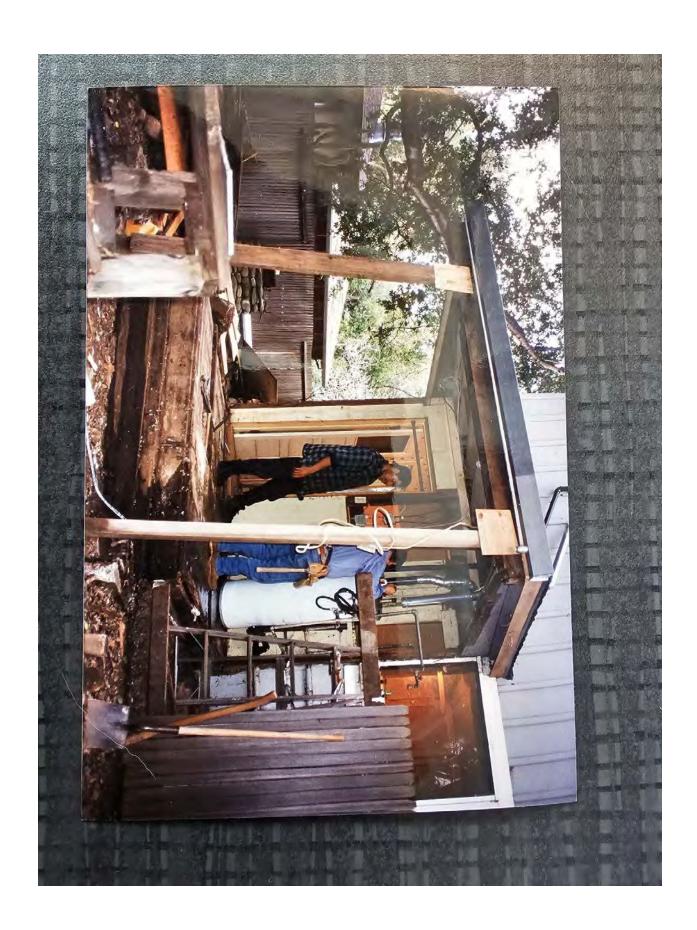
- 1) The front porch was enclosed and remodeled.
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- 3) And a laundry room was added at the rear of the structure.













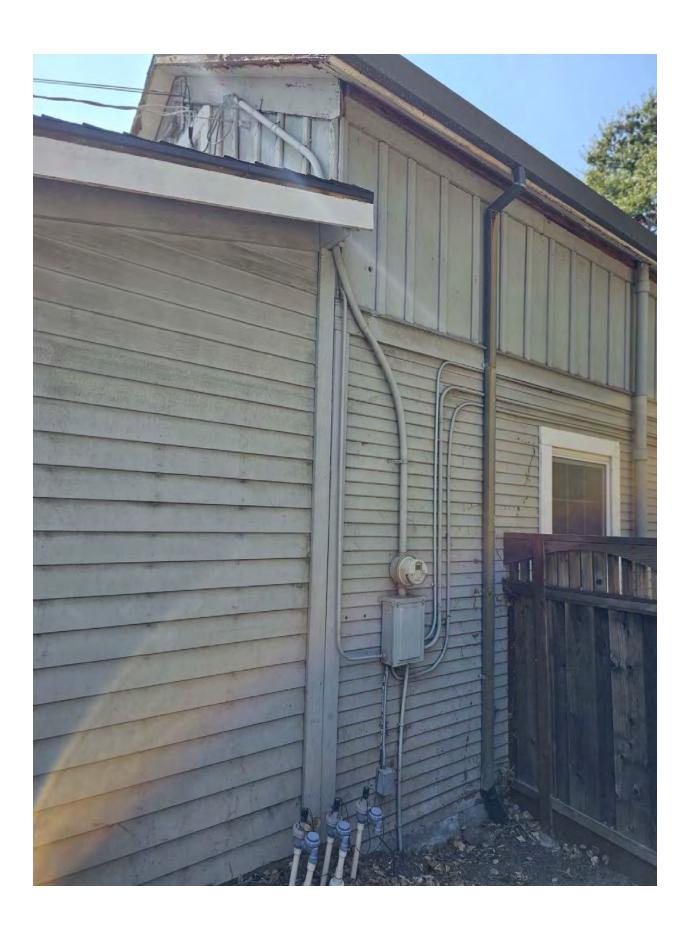




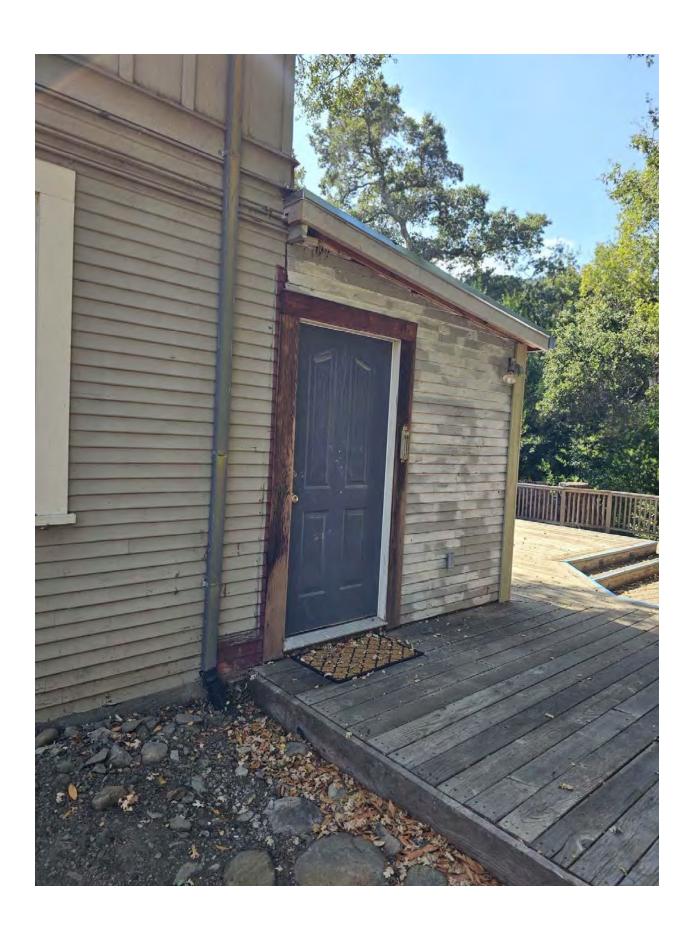






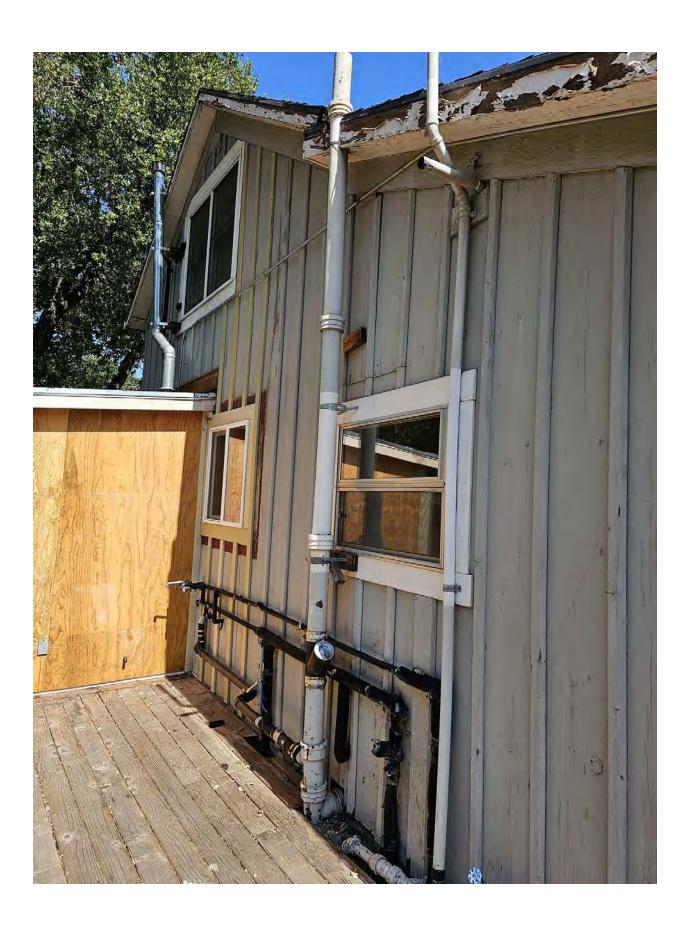


























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