



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 11/19/2025

ITEM NO: 4

DATE: November 14, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. **Located at 647 N. Santa Cruz Avenue.** APN 410-14-015. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-022. Property Owner: 647 N. Santa Cruz Ave, LLC. Applicant: Lance Tate. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned C-1 located at 647 N. Santa Cruz Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1978 per County Assessor
2. Bloomfield Preliminary Rating: 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

BACKGROUND:

The subject property is located on North Santa Cruz Avenue and is developed with a two-story office building at the front and a pre-1941 residence at the rear, which is not visible from the street. The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory.

PREPARED BY: Ryan Safty
Associate Planner

Town records show that previously there were two residences on this site, and both were used as rentals (Attachment 1). In 1949, Town records show that an attached garage was added to one of the residences on the site, however no plans are available and it is unclear if the subject residence was modified with this garage. Records also show that one of the residences was required to disconnect electric and gas utilities due to hazardous conditions in 1974, but again it is unclear to which residence this applied. A staff report and plans from 1976 show the approval of the existing two-story office building, and notes that the front residence would be demolished and the residence at the rear of the site (subject residence) would remain.

The Santa Clara County Assessor's Database lists a construction date of 1978; however, that date appears to reflect the date of the construction of the office building at the front of the site. The property was not included in the 1990 Anne Bloomfield Survey, likely due to the office building at the front of the property obstructing view of the residence at the rear.

The Sanborn Fire Insurance Maps in Attachment 2 show the subject residence on the property as early as 1928, with a rear addition occurring sometime between 1928 and 1944.

DISCUSSION:

The applicant provided a detailed historic report for this property, prepared by Bonnie Bamburg of Urban Programmers (Attachment 3). The report contains pictures and a detailed written description of the existing residence; historic uses and occupancy of the property; history of the Town; and an explanation of whether the residence meets any of the State or Federal historic findings of significance. The report notes that the residence is of modest Craftsman-style and was built in around 1924 but notes that the building is not an example of a fine or exemplary Craftsman-style residence.

In summary, the report concludes that the residence is not listed in a historic district in the Town. The property is associated with the broad pattern of residential development in the Town but is not a significant example of that pattern. There is no association with a person of historical significance, and the architecture is not a significant example of the Craftsman style. It is also unlikely that important information from pre-history or the history of construction would be found. Compared to federal and state registers, the property does not meet the criteria to be considered a historic resource and is not a historic resource under the definition of the California Environmental Quality Act.

CONCLUSION:

Should the Committee find that the findings for removal can be made, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations or redevelopment of the property 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; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. Town Records
2. Sanborn Fire Insurance Maps
3. Historic Report
4. Existing Conditions Plan

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DATE Jan 27 1949

The undersigned herewith makes application for the

Construction of 1 Story
wood garage attached Building, of
Type Construction, no basement, to be used and

occupied as Dwelling
Foundation to be concrete
With a footing of 14 in. 8 in. top and 18 in. high
Outside walls to be Plaster

Interior to be Sheet rock

The roof will be Comp. Asphalt
supported 2x4 rafters 2x4 "C"
Will be heated by gas with transite flue
Estimated value, \$ 7,550

.....herely agree to save, indemnify and keep harmless the Town of Los Gatos against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit or from the use or occupancy of any sidewalk, street, or sub-sidewalk place by virtue thereof, and will in all things strictly comply with the conditions of this permit.

Owner Angelo Culver Address 647 Santa Lucia
Architect "
Contractor Dick Taylor

Inspector's File N
No. 833

Department of
Building & Inspection

BUILDING PERMIT

TOWN OF LOS GATOS

PERMIT is herewith granted to

on

for

in accordance with plans and specification
approved, and now on file in this office.

Receipt for

Dollar

as fee, is hereby acknowledged.

Dated

19

Inspector

Handwritten signature and initials

Town of Los Gatos
PO Box 949
Los Gatos, California 95030

July 24, 1974

Building Regulations

P.G.&E.
325 Saratoga Avenue
Los Gatos, California 95030

Attention: Mr. William Stephens

Subject: Disconnection of Utilities
647 N. Santa Cruz Avenue

Gentlemen:

Please consider this letter as a request to disconnect electric and gas utilities to the residence at the above location. Recent inspection by this office has revealed that the electric and gas systems in their present condition to be unsafe.

The building is presently occupied by Mr. W. Kazarlan and it is my understanding that this building will be vacated August 1, 1974.

The building's owner is:

Mr. George Mitchell, et al
23485 Sunset Drive, Los Gatos, AS 95030

Yours truly,

Arch Watson
ARCH WATSON
BUILDING OFFICIAL

AW:ls

ATTACHMENT 1

7

Town of Los Gatos
PO Box 949
Los Gatos, California 95030

July 24, 1974

Building Official

Mr. George Mitchell, et al
23485 Sunset Drive
Los Gatos, California 95030

Subject: Correction Notice - 647 North Santa Cruz Avenue, Los Gatos, CA

Dear Mr. Mitchell:

Recent inspection of buildings at the above location revealed certain hazardous conditions as listed below that require corrections:

1. Existing electric service is of inadequate size to serve dwelling unit.
2. Existing electric circuit over current protection does not provide adequate safety protection.
3. Portions of existing electrical wiring system(material used and method of installation) expose building and occupants to fire and shock hazard.
4. Lack of foundation and deterioration to ground supports have caused structural settlement.
5. Deterioration and lack of maintenance to wall and roof structural members(rear portion) have caused structural failure to the extent that framing members are incapable of supporting imposed loads.
6. Detached garage structure is in state of partial collapse and a structural hazard due to: lack of proper foundation supports; lack of and inadequate vertical framing members; lack of bracing to resist lateral forces.

-continued-

Page 2
Arch Watson
to: Mr. George Mitchell

July 24, 1974


Please note that the above items reflect only major items of concern with relation to minimum safety requirements of Housing Code.

If repair or rehabilitation of building is to be done, consideration should be given to other existing deficiencies such as foundation, damaged siding, roof covering, etc.

As a result of this inspection and hazardous conditions found, P.G.&E. has been requested to disconnect utilities to the building.

If additional information is desired or to obtain permits for repair work, please feel free to contact the undersigned.

Yours truly,



ARCH WATSON
BUILDING OFFICIAL

AW:ls

September 10, 1976

Agenda Item #4

REPORT TO: The Architecture and Site Committee
FROM: Donald R. Ross, Associate Planner
SUBJECT: Architecture and Site Application S-76-47
APPLICANT: G. Edward Mitchell
LOCATION: 647 North Santa Cruz Avenue
ZONING: Parcel has C-2 zoning in front and R-M:5-12 zoning in the rear
REQUEST: Approval of plans pursuant to Section 4.56.020 of the Zoning Ordinance for the construction of a one-story office building.

PROPERTY SIZE AND SHAPE:

The property is rectangular shaped with 86.6 feet of frontage on North Santa Cruz Avenue and an area of 24,000 feet. The proposed plans call for development of the front portion of the parcel which has commercial zoning, a site of 9,990 square feet. No additional development is proposed for the rear 14,010 square feet.

ENVIRONMENTAL ASSESSMENT:

It has been determined that this project is Categorically Exempt pursuant to Section 15103(c).

EXHIBITS: A - Revised development plans (3 sheets), stamped Received August 25, 1976
B - Landscape lighting and building sign exhibit, stamped Received June 17, 1976.

BACKGROUND: On July 21, 1976, the Committee considered this application, and continued the matter to permit the submission of revised plans demonstrating compliance with a number of deficiencies noted in the staff report. This has now been done.

DETAILS OF THE PROJECT:

1. The property presently contains two rental dwellings and a large vacant area. The applicant has submitted plans proposing the demolition of the front dwelling and the construction of an office building with parking and office space on the ground level and additional offices above. The first floor will contain 710 square feet while the second floor will contain 3,520 square feet, for a total area of 4,230 square feet.

2. Factual data concerning this project includes:

	<u>Proposed</u>	<u>Permitted</u>
a. Number of stories	2	No Limit
b. Height (feet)	22	40
c. Site area coverage (%)	36.4	100

d. Building setbacks	<u>Proposed</u>	<u>Required</u>
Front	10*	0
Side	5	0
Rear	2	0**

*Back of Plan Line

**The rear zoning line is not a property line, and no setback is required.

e. Parking spaces ($4,262/235 = 17.98$ spaces)	18	18
f. Parking specifications (feet)		
Space width	9.5 - 12	9
Space length	20	20
Aisle width	26	26
g. Perimeter planter width (feet)	5	7*
h. Landscaping within parking areas	8'	5'
i. Trash enclosure: located on the ground floor of the building.		
j. Exterior materials:		
Walls: adobe color concrete masonry on first level (parking garage)		
Cedar shakes, and grooved redwood plywood stained charcoal brown on office floor level.		
k. Signing: Number plates for each office are proposed, as shown on the attached exhibit.		
l. Lighting: Low level redwood garden lanterns are proposed. The details are described in the attached exhibit.		
m. Access to undeveloped section: An ingress/egress right-of-way is proposed providing access to the multiple family zoned section of the parcel to the rear.		

3. The ordinance now requires that the curbs around planter areas function as wheelstops.
4. The previous report noted that two large trees, a 12-inch Oak and a 6-inch Acacia, were to be removed to permit additional parking. It was noted further that while the Acacia was not in good health, the Oak was worth preserving. This revised plan proposes removal of the Acacia and preservation of the Oak within a 16.5-foot-wide planter.
5. Parking and building access for the handicapped is now provided.
6. The only signing is illustrated in Exhibit B. Proposed sign area will not exceed 1.5 square feet while a maximum of 84 square feet is permitted.

PUBLIC WORKS COMMENTS:

This application proposes to develop a vacant parcel of land at 647 North Santa Cruz Avenue. The ultimate plans for Santa Cruz Avenue include widening between the existing trees to provide parking bays. The existing curb-to-curb width will

S-76-47
September 10, 1976
Page 3

provide two moving lanes and a two-way left-turn lane. Since this property is extremely close to the Blossom Hill intersection, we do not recommend parking bays along this frontage. The only street improvements needed on the frontage of this property are the removal of the existing driveway approach, installation of a new driveway approach, and the installation of one electrolier.

The traffic circulation pattern is acceptable with the two-way aisle and perpendicular parking. An easement is proposed to be retained over the aisle to provide access to the existing residence behind the property. There is no lighting proposed from the parking lot other than low level decorative lighting. If lighting is added to the parking lot, the final plans must show these details for review and approval.

RECOMMENDATION:

Approval, subject to the following conditions:

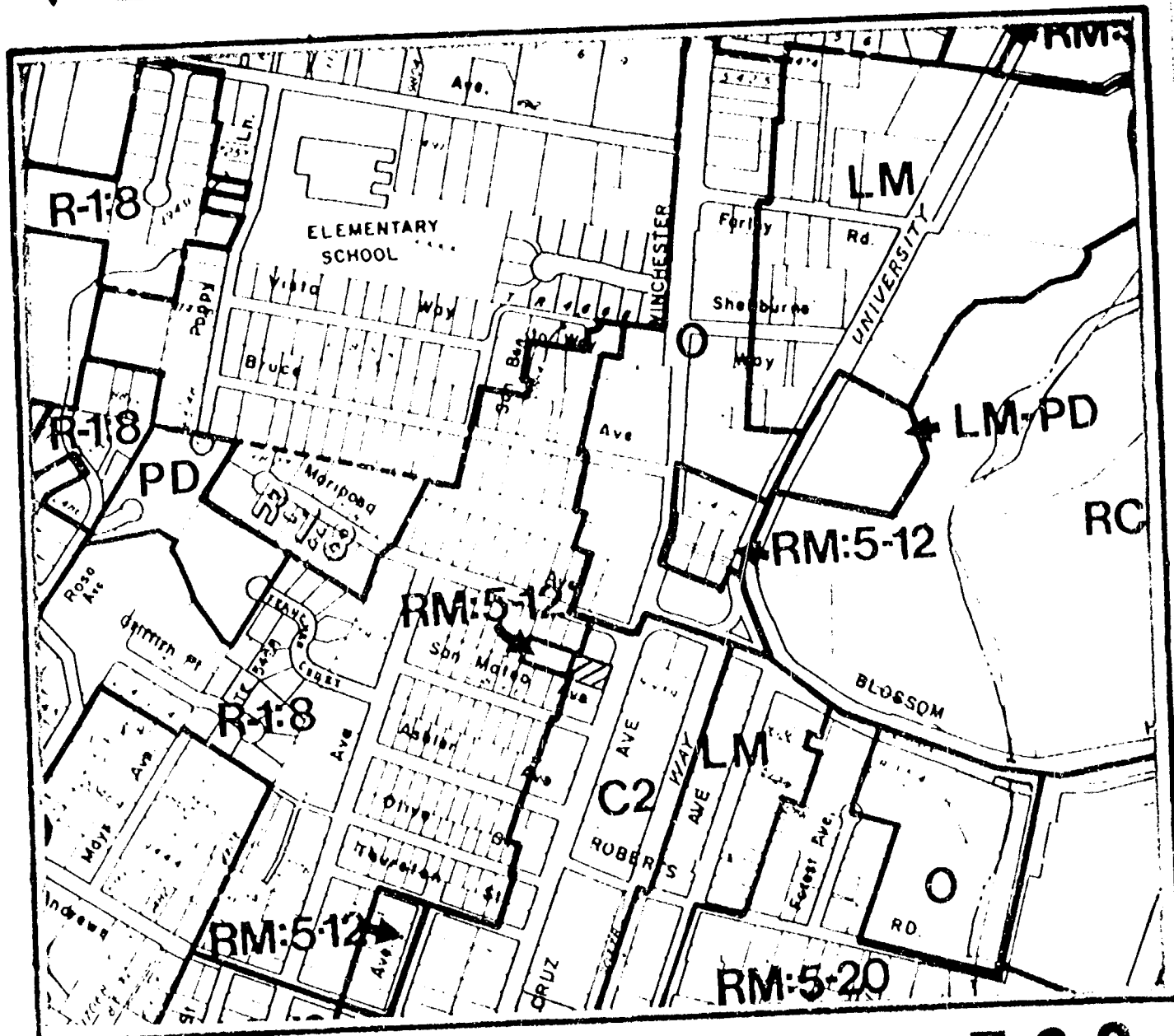
1. The applicant shall install a new driveway approach, replace the existing driveway approach with standard curb, gutter and sidewalk, and install one electrolier as approved by the Town Engineer.
2. The applicant shall submit final grading, drainage, and traffic circulation plans for review and approval by the Town Engineer.
3. The landscaped planter along the north property line shall be increased in width by two feet, and the parking spaces be reduced in length by a corresponding two feet to 18 feet.


LEE E. BOWMAN, PLANNING DIRECTOR for

DONALD R. ROSS, ASSOCIATE PLANNER

LEB:DRR:oh
Attachments

VICINITY MAP



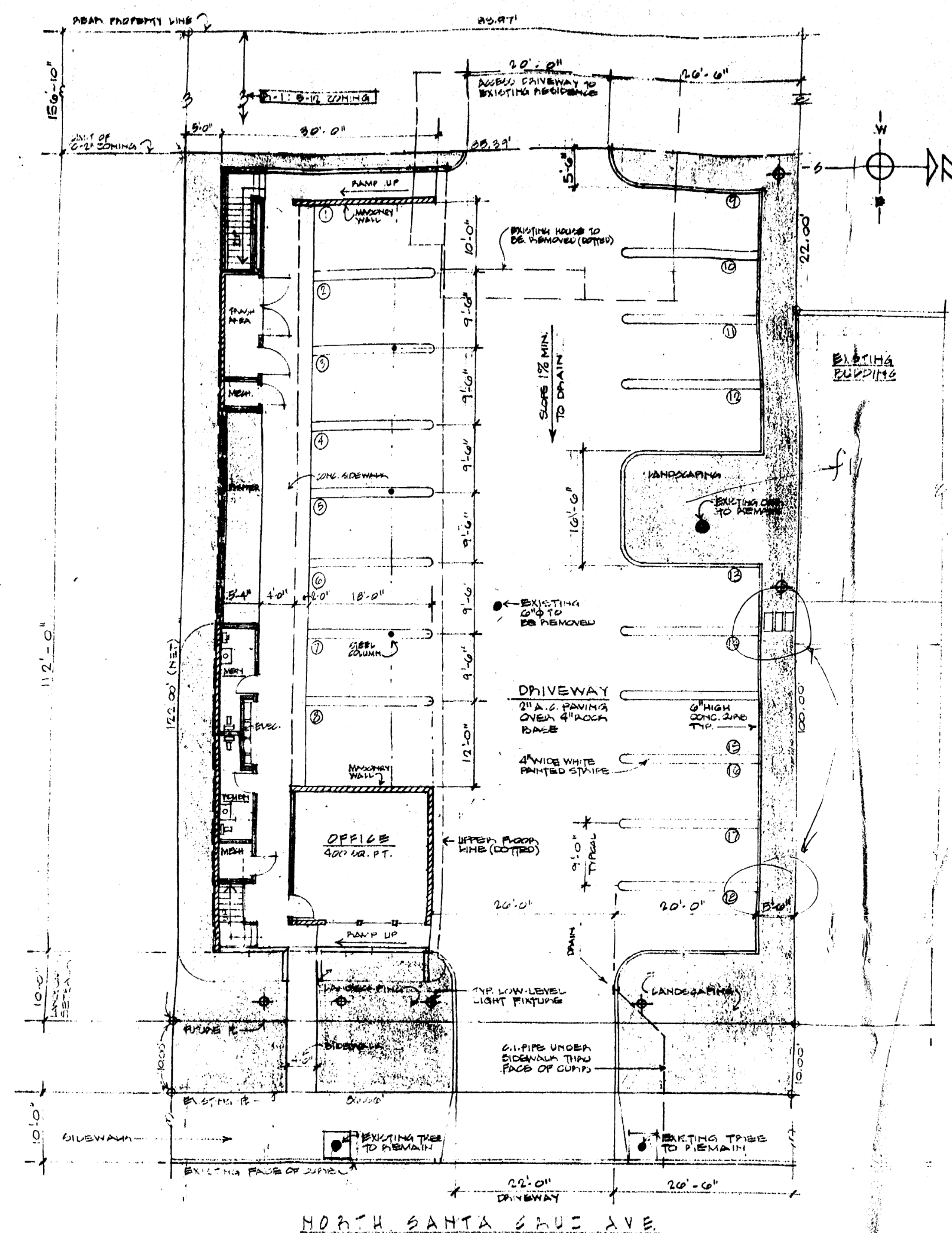
TOWN of LOS GATOS Planning Commission

Date of meeting - 9/15/76

Agenda item no. - 4

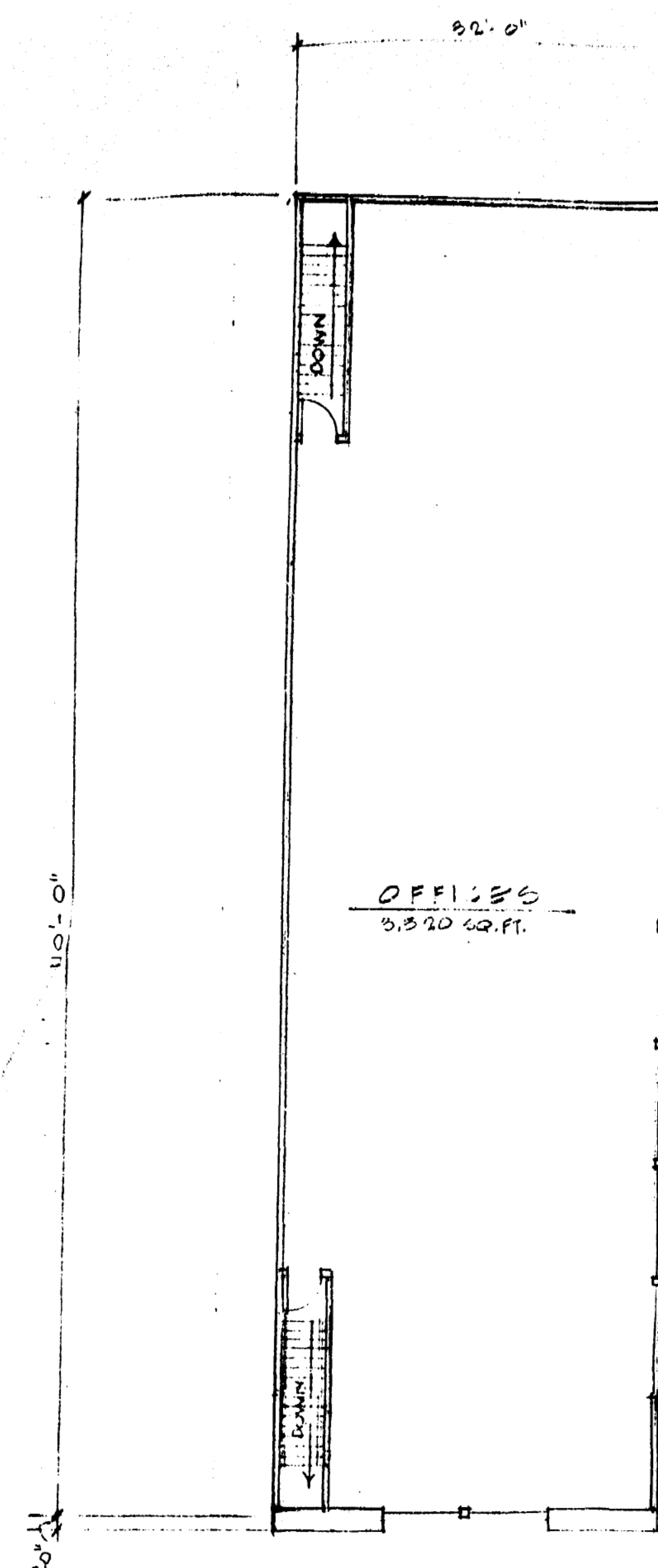
Applicant - MITCHELL





S I T E P L A N

SCALE: 1" = 0.0'

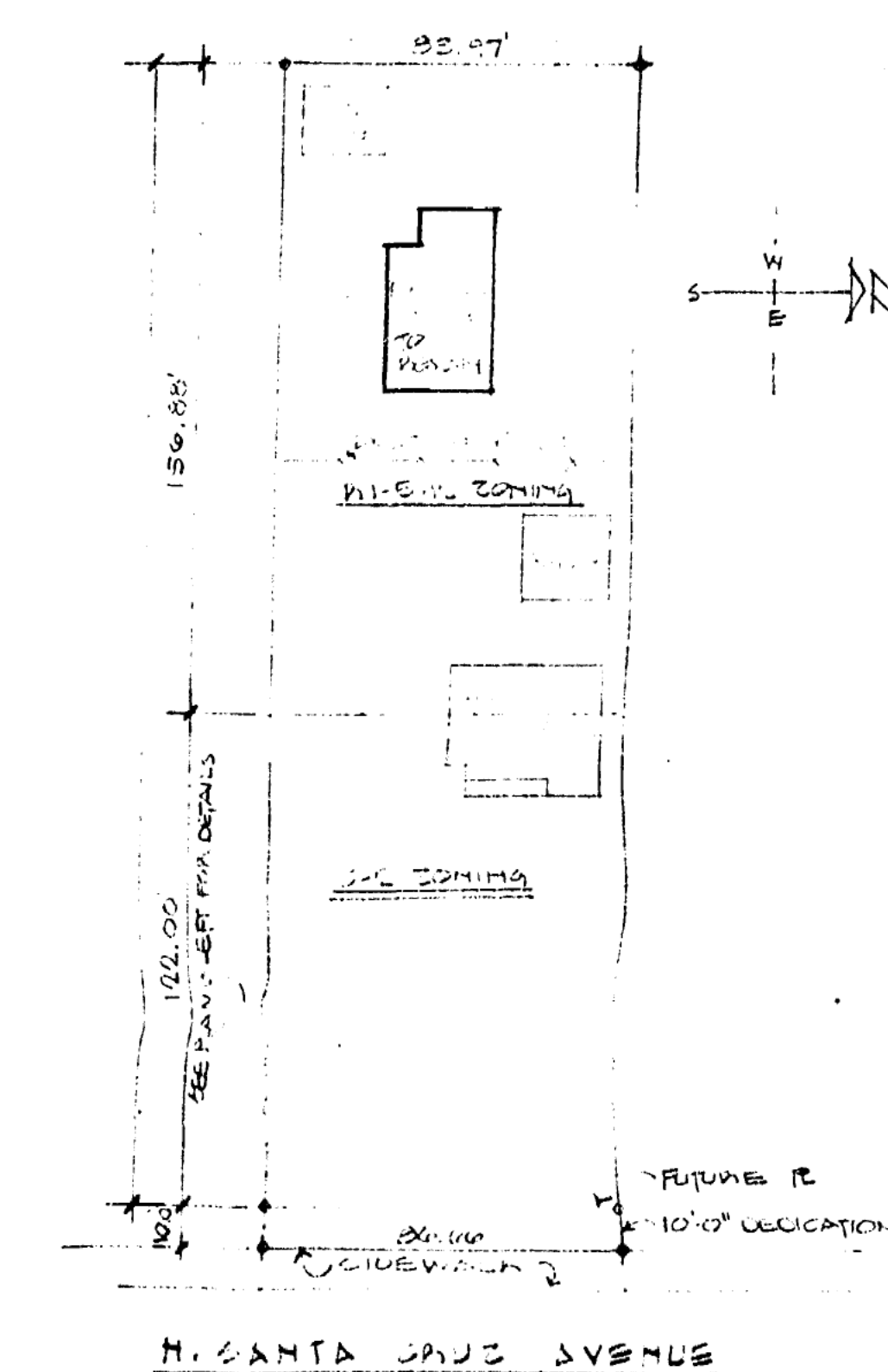


UPPER
FLOOR PLAN
(OFFICES)
SCALE: 1" = 10'-0"

G E I P A L H O T E S

1. OWNERS:
G. EDWARD MICHENER
[REDACTED]
[REDACTED] 45030
2. CONED: 10-12'
3. ACRES: ONE PARCELS - NO. 1
4. AREA: 9,900 SQ. FT. (220' x 450')
5. GRASS COVERED AREA: 4,800 SQ. FT.
6. PAVED AREA: 5,100 SQ. FT. - 4,000/100 = 17.95 ACRES
ACTUAL = .8 ACRES
7. LAND VALUE PER AC. PAVED AREA:
APPROX. 25 AC. = 1,000,000
PAVED AREA = 5,100 SQ. FT. = 0.0717 AC.

S I T E P L A N : SCALE: 1"=40'



D R A W I N G I N D E X

SHEET	DESCRIPTION
1	CITY PLAN, FLOOR PLANS
2	INTERIOR ELEVATIONS
3	LANDSCAPE PLAN, IRRIGATION PLAN

APPROVED

By HRS Committee 4/15/2002
to 3 Candidates of Congressional District
Action 4/15/2002
Secretary
Planning Commission of the Town of Los Gatos

RECEIVED

AUG 25 1976
TOWN OF LOS GATOS
PLANNING DEPARTMENT
By S. 76-47
Revised

EXHIBIT A

Set 1 of 3

JOB NO.	7014	NO.	DATE	REVISION
DATE	AUG. 24, 1970			

SITE PLAN

F. DENNIS BURROW

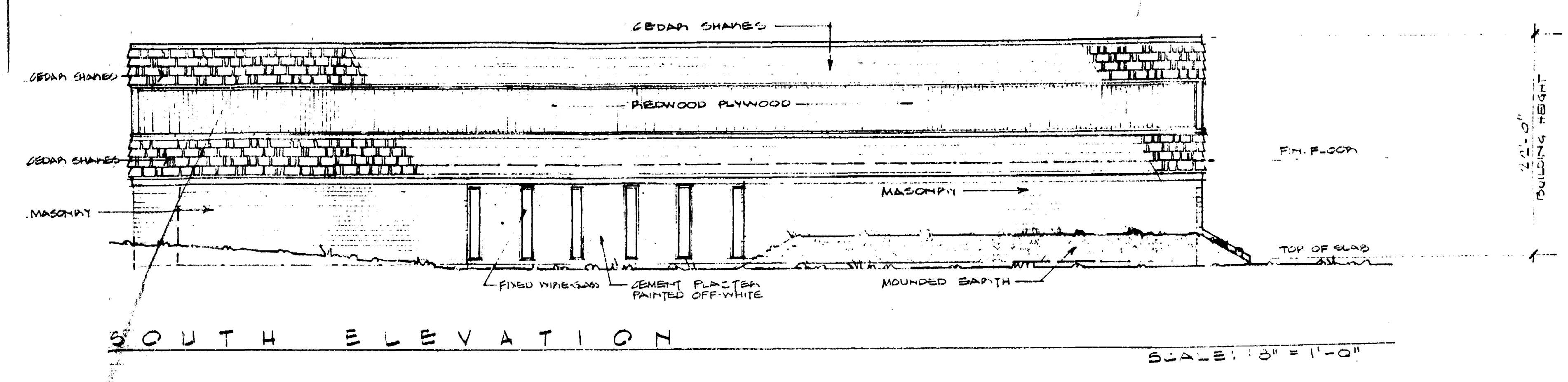
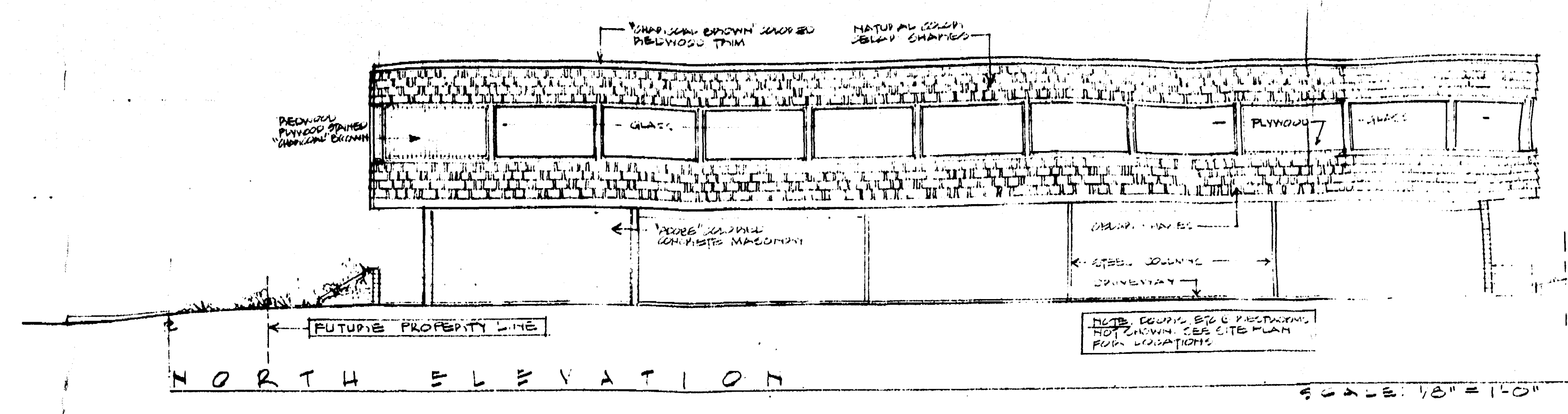
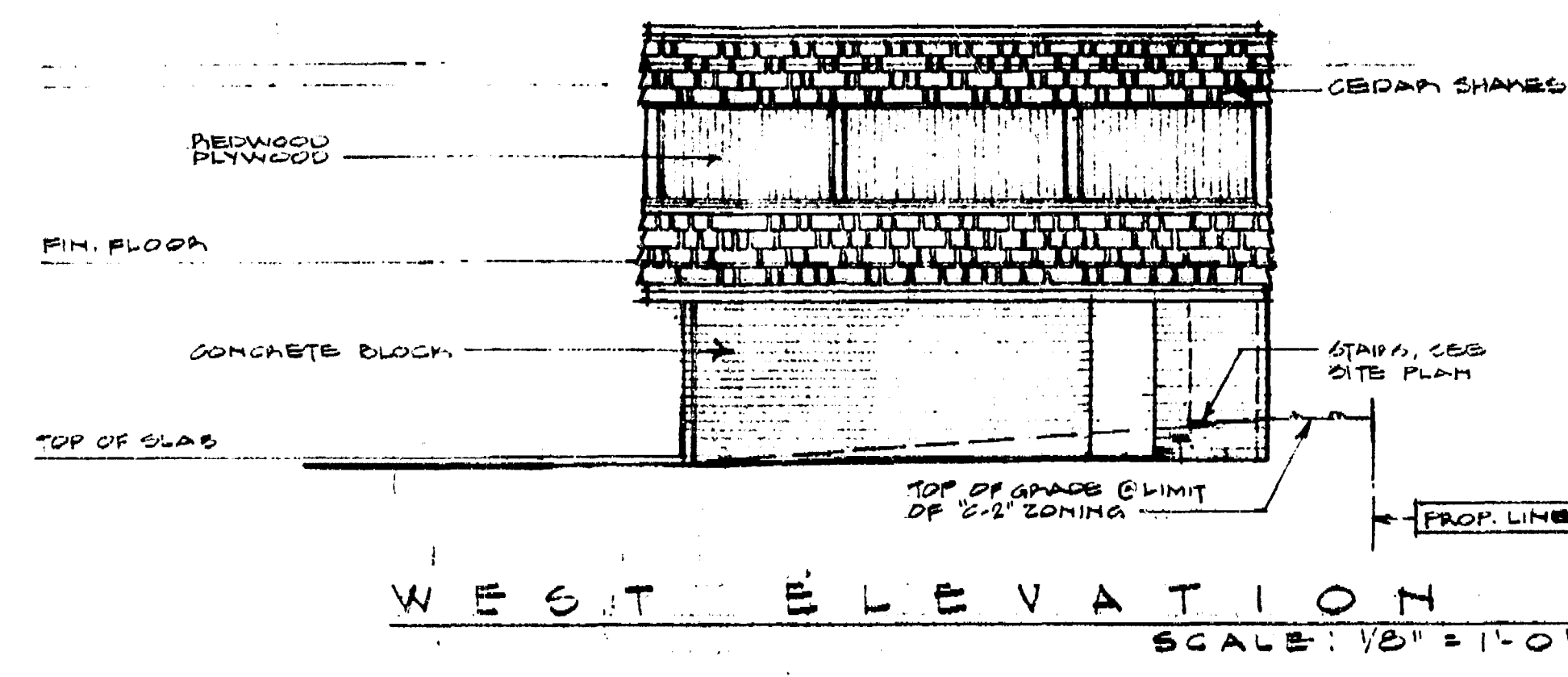
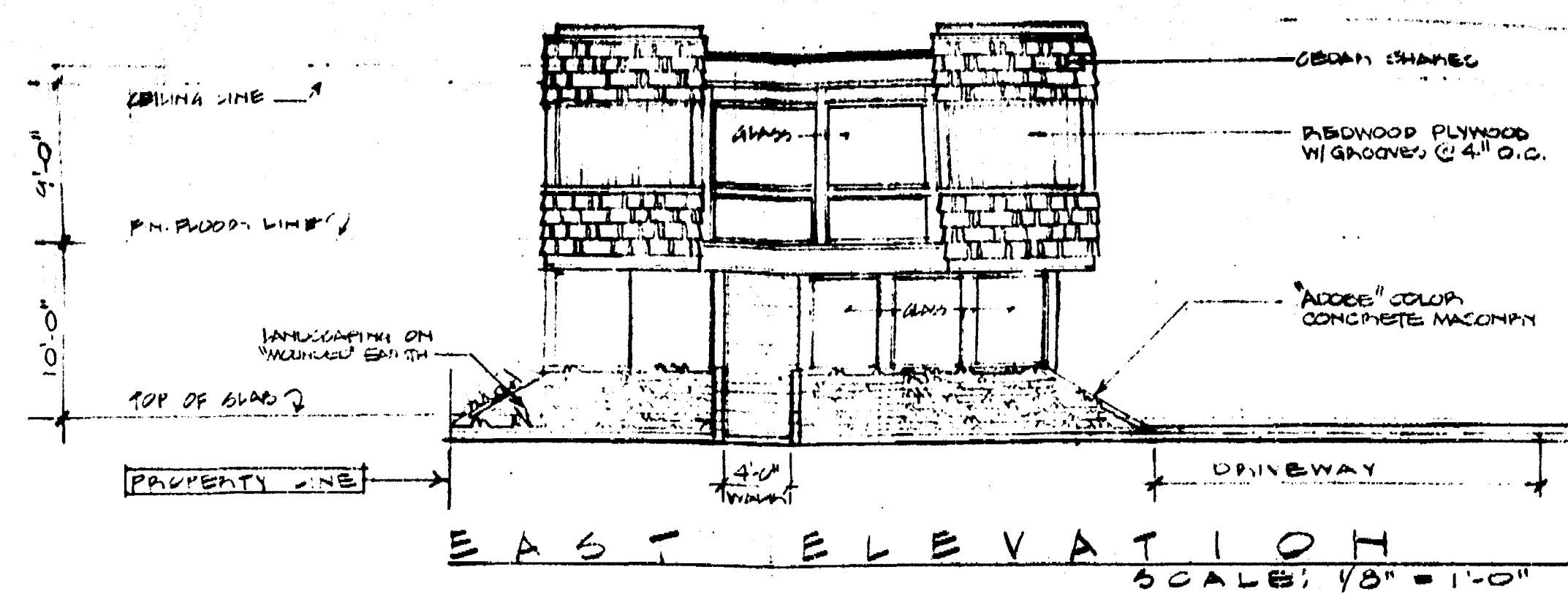
AIA

PROPOSED COMMERCIAL BUILDING

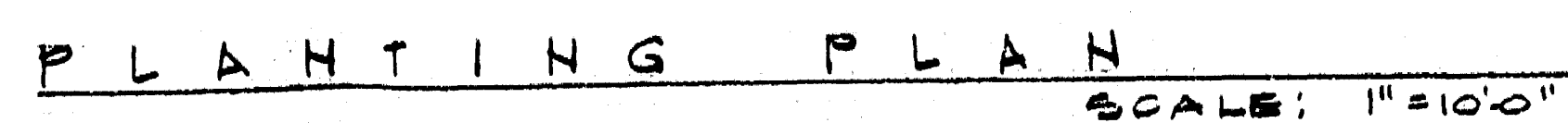
SMF

ARCHITECT • PLANNER
644 UNIVERSITY AVENUE • 354-8238
LOS GATOS, CALIFORNIA • 95032

647 N. SANTA CRUZ AVE
LOS ANGELES, CALIFORNIA



JOB NO. 7614		NO.	DATE	REVISION	EXTERIOR ELEVATIONS	ARCHITECT - PLANNER DENNIS BURROW 444 UNIVERSITY AVENUE - 114 8236 LOS GATOS - CALIFORNIA - 95030	PROPOSED COMMERCIAL BUILDING 647 N. SANTA GARCIA AVE. LOS GATOS, CALIFORNIA	EXHIBIT A Sheet 2 of 2
DATE AUG. 24, 1976								



NORTH SANTA ANNE AVE

IDENTIFICATION PLATE

SHEET

JOB NO.	7614	NO.	DATE	REVISION	LANDSCAPING PLAN	DENNIS BURROW	AIA	PROPOSED COMMERCIAL BUILDING
DATE	AUG. 24, 1976					ARCHITECT - PLANNER 844 UNIVERSITY AVENUE - 354 B236 LOS GATOS - CALIFORNIA - 95030		247 N. SANTA CAUZ AVE. LOS GATOS, CALIFORNIA

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1928

MARCH 1928
LOS GATOS
CALIF.

2

2



16

17

26

36

44

48

SAN BENITO AV.

SAN MATEO AV.

MARIPOSA AV.

27

37

ASHLER AV.

45

OLIVE AV.

48

THURSTON AV.

3

AV.

SANTA CRUZ AV.

4



Scale of Feet

Copyright 1928 by the Sanborn Map Co.

1956



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PRIMARY RECORD

NRHP Status Code

Other

Review Code

Primary #

HRI #

Trinomial

Listings

Date 8-12-2025

Page 1 of 23 *Resource Name or #: (Assigned by recorder) 647 & 651 N Santa Cruz Avenue, Los Gatos

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; of of Sec ; B.M.

c. Address 647 & 651 N. Santa Cruz Avenue City Los Gatos ip 95070

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590703.02 mE/ 4121470.70 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 410-14-015

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is a long parcel that rises in elevation from N. Santa Cruz Avenue. It is 88.6 feet wide by 288.8 feet deep. Fronting on N. Santa Cruz Avenue is an office building that is one-story over car parking, addressed as 647 N. Santa Cruz Avenue. This office building was developed in 1978 and is perpendicular to the street with a parking lot along the north side running the full length of the building to a solid wood fence with a gate of the same material giving the appearance of a wall separating the rear portion of the site. Behind the fence, the property rises and contains a garage and a modest Craftsman-style house c.1924. The house is on the sloping site with a front porch that is elevated to match the rear elevation. Contemporary lattice fencing covers the front void under the porch and concrete steps reach the entry.

*P3b. Resource Attributes: (List attributes and codes) HP 2 single-family

*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front façade
651 N. Santa Cruz Ave. 0 7/25

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both
1978 and 1924 Assessor's Files

*P7. Owner and Address:

North Side Plaza LLC

647 N. Santa Cruz Ave

Los Gatos, CA 95030

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg

Urban Programmers

10710 Ridgeview Ave

San Jose, CA 95127

*P9. Date Recorded: 08/12/2025

*P10. Survey Type: (Describe) intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None found

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record


☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record


☐ Artifact Record ☐ Photograph Record ☐ Other (List):



CONTINUATION SHEET

Property Name: _____ 647 North Santa Cruz Avenue, Los Gatos, CA _____

*Recorded by: _____ Bonnie Bamburg _____ *Date 20 AUG 2025 _____ 

Continuation  Update

Page ____2____ of ____23____

P3 continued

The front porch extends across the front façade and has been enclosed with sliding windows. The porch is covered by the extended roof with exposed rafter tails. The east side has two tall wood-frame windows on each side of an alteration pop-out that is sheathed in wider horizontal boards.

The pop-out has a shed roof with a wood-framed window beneath. A similar framed window is in the center of the wall. Other similar windows are close to the corners of the side facade. The east side has one paired-window toward the front and a single window close to the rear entry corner. The rear has also been altered by constructing an addition and extending the roof to cover it. A second entry is on the northwest corner. The house has beveled siding (clapboard) that appears to be redwood. The roof is a medium pitch with composition shingles and small vents close to the ridge line. It appears that the house has not been occupied for quite a while, and there is observable deterioration from a lack of maintenance.

The landscaping consists of stones randomly spaced creating a walkway from the parking lot of the office building up to the house. There is no evidence of a formal landscape plan.

The garage appears to have been constructed after the house but likely within the same decade as the house, however it is in a deteriorated condition. The basic pitched roof box-style 2-car garage has a double lift door and siding that is similar to the clapboard siding found on the house.

The buildings are not a fine or exemplary example of the Craftsman style.

CONTINUATION SHEET

Property Name: 647 North Santa Cruz Avenue, Los Gatos, CA

*Recorded by: Bonnie Bamburg

*Date 20 AUG 2025



Continuation Update

Page 3 of 23

OFFICE BUILDING



CONTINUATION SHEET

Property Name: 647 North Santa Cruz Avenue, Los Gatos, CA

*Recorded by: Bonnie Bamburg

*Date 20 AUG 2025



Continuation Update

Page 4 of 23

HOUSE



EAST FACADE



NE CORNER



NORTH SIDE

CONTINUATION SHEET

Property Name: _____ 647 North Santa Cruz Avenue, Los Gatos, CA _____

*Recorded by: _____ Bonnie Bamburg _____

*Date _____ 20 AUG 2025 _____



Continuation ☒ Update

Page ____5__ of ____3



NW CORNER



SW CORNER



SOUTH SIDE

CONTINUATION SHEET

Property Name: _____

Page 6 of 23 *Resource Name or # (Assigned by recorder)

*Recorded by: _____ *Date _____  Continuation  Update

B10 continued



AERIAL VIEW OF 651 AND 647 N. SANTA CRUZ BLVD, LOS GATOS

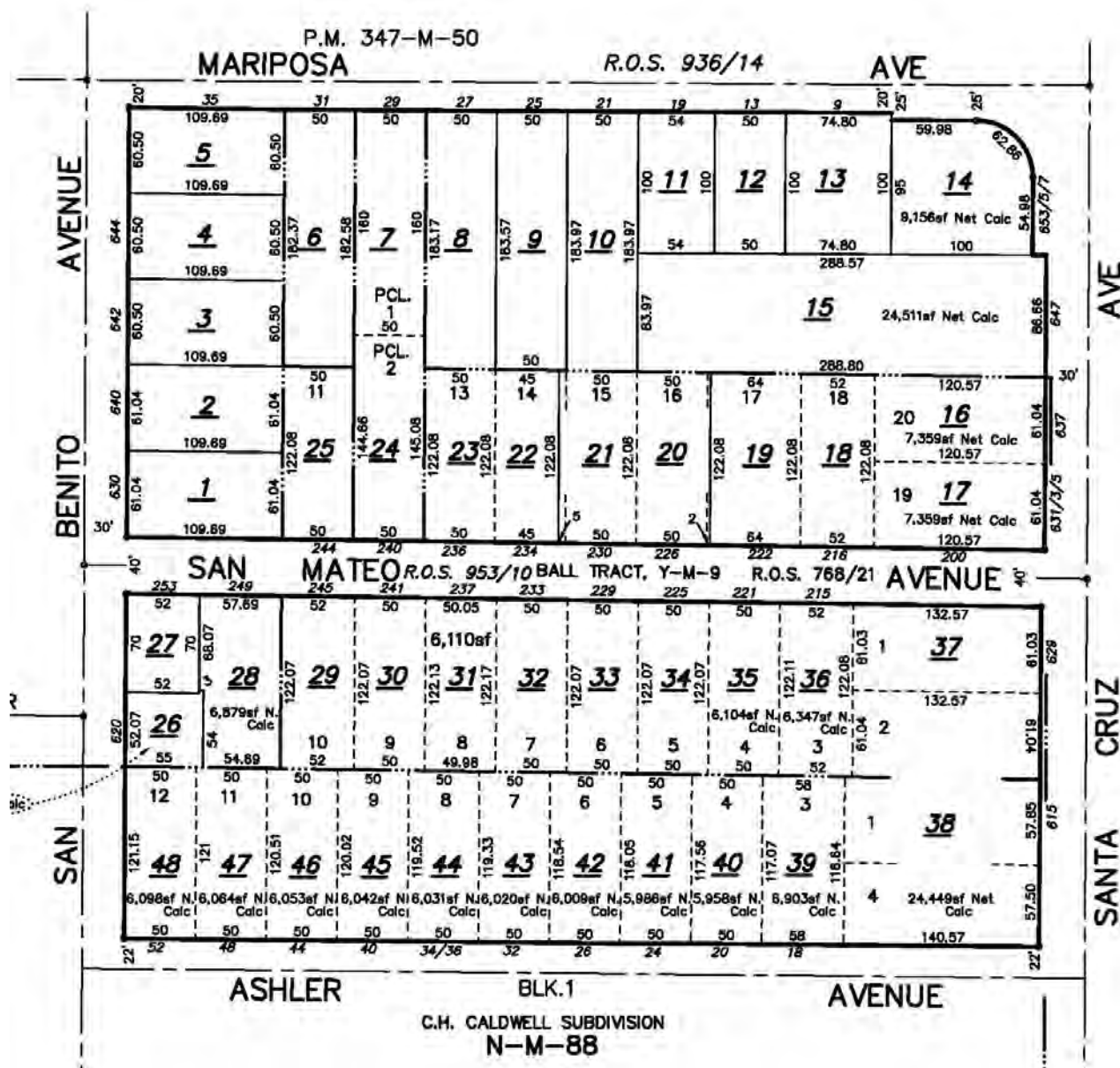
N

CONTINUATION SHEET

Property Name: _____

Page 7 of 23 *Resource Name or # (Assigned by recorder)

*Recorded by: _____ *Date _____ Continuation Update

B10 continued

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (647 & 651 N. Santa Cruz Ave. Los Gatos *NRHP Status 6Z
Code Page 8 of 23

- B1. Historic Name: None
- B2. Common Name: Plaza Office Building
- B3. Original Use: Residential B4. Present Use: 651 Vacant; - 647 Office
- *B5. Architectural Style: 651 Craftsman; 647 Contemporary Commercial
- *B6. Construction History: (Construction date, alterations, and date of alterations)
647 N. Sant Cruz Ave. Office Bld. Constructed 1978
651 N. Santa Cruz Ave Residential. Constructed 1924 per Assessor Records; Alterations not documented
- *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
- *B8. Related Features: Mature trees on the site
- B9a. Architect: Unknown (house) b. Builder: Unknown (house)
- *B10. Significance: Theme NA Area Los Gatos N>ANA
Period of Significance NA Property Type NA Applicable Criteria NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The property, including a 1924 house and a 1978 office building does not meet the criteria of the California Registers of Historical Resources and is not listed in a historic district in Los Gatos. The property is associated with the broad pattern of residential development in Los Gatos, but is not a significant example of the pattern. There is no association with a person of historical significance in Los Gatos and the architecture of the house is not a significant example of the Craftsman style. Due to the previous agriculture and construction on site, it is unlikely that important information from pre-history or the history of construction would be found.

Background/context.

The area that became the Town of Los Gatos was inhabited by a group of the Ohlone, Coastal Native Americans. The abundance of animals and native plants provided for year-round habitation that was enhanced by the temperate climate. Described as hunters and gathers, the population remained relatively constant for hundreds of years prior to (cont.)

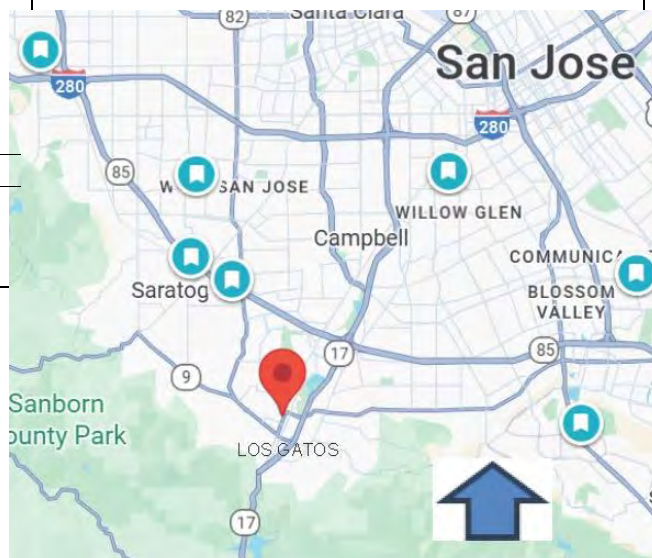
- B11. Additional Resource Attributes: (List attributes and codes) none
- *B12. References:

B13. Remarks:

- *B14. Evaluator: Bonnie Bamburg
*Date of Evaluation: 15 AUG 2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: ___ 647 & 651 N. Santa Cruz Ave. :os Gatos___

Page _9_ of _23_

*Recorded by: Urban Programmers *Date 8/12/2025 x Continuation Update

B 10 Significance continued

the European explorers and Mission settlements.¹

The Spanish Period

The Portola Expedition of 1769 was when Captain Juan Gaspar de Portolá led a contingent of Spaniards on an exploration of the San Francisco Peninsula seeking the seaward entrance to the Bay. By 1777 a city was established at San Jose de Guadalupe to provide provisions for the presidio at San Francisco. Mission Santa Clara, established that same year, brought Europeans and western customs to the area. Although not located in the Los Gatos area, the mission drew from the native population, exposing them to disease and deprivation of the native lifestyle. Within a few years the native population had expired.

The Mexican Era

In 1821, the governance of California changed from the Spanish to the Mexican authority. During this period (1821-1848) the bestowing of large acreages for service to the governors was popular, and California was extensively divided by these "Ranchos". In 1840, **El Rancho Rinconada de Los Gatos**² was 6,631-acres granted by Governor Juan Alvarado to Jose Maria Hernandez and Sebastian Fabian Peralta. It appears that the only structure constructed thereon was an adobe house where Vasona Park is today.³ After California became a state in 1850, the land grant was patented to Sebastian Peralta and José Hernandez in 1860. The owners began selling portions of the land as settlers came to the area. An early entrepreneur was James Alexander Forbes (1805–1881), who purchased about 200 acres in 1853, whereupon he built Forbes Mill. The mill began operating in 1855, but Forbes went bankrupt in 1857. This misfortune was overshadowed by the many who found success in orchards or services for the growing Town of Los Gatos.⁴ During this era adobe buildings were popular with wood frame emerging as lumber was milled.

Early Settlement

Los Gatos was located along the corridors between San Jose (Santa Clara Valley) and Santa Cruz. Connecting railroads began as a service to logging and agriculture and grew to be important for travelers going between the cities of the Santa Clara Valley and both Santa Cruz and San Francisco. The town became a natural location for hotels to accommodate those traveling for business, and, because of its

¹ Bruntz, George, History of Los Gatos, Pacific Group 1971 page 1

² It appears the name was in recognition of the mountain lions that inhabited the area.

³ Bruntz, George, History of Los Gatos, Pacific Group 1971 page 3

⁴ Bruntz, George, History of Los Gatos, Pacific Group 1971 page 5

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natural beauty and climate, visitors who came for holiday as well. Some found the area offered opportunity for agriculture and as the lumber industry waned ,the cleared land was planted with fruit trees. Word spread of the pleasant living attracting new residents. During this era, buildings were constructed of stone, wood and brick. The styles were Victorian for commercial and residential buildings.



Above is the Beckwith Building on Maun Street, 1893



Above and left are
examples of Queen Anne Style
Residences

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The new century was one of dramatic change in Los Gatos. At the turn of the century when the population was 1,952, the economy was primarily agriculture, orchards and vineyards, packing houses and wineries.⁵ Transportation remained essential as agriculture expanded and both new residents and visitors increased. The Southern Pacific train and interurban system of street cars and the private automobile were the primary modes of transportation. The private automobile allowed residential development to expand often filling the vacant parcels in subdivisions platted in the late 1800s or claiming orchard or small farms close to the center of town. By 1920 the population stood at 2,317 and ten years later the population had grown to 3,168.⁶ Los Gatos developed with subdivisions of small cottages and a reputation as an arts colony. Musicians, artists and writers occupied many of the cottages well into the 1970s. While some became famous such as violinist [Yehudi Menuhin](#) and author John Steinbeck, many were symphony musicians, commercial artists and supporting actors.⁷ During this era, commercial buildings adopted the Spanish Colonial Revival style promoted by the Southern Pacific and “this became the California Style”. The Beckwith Building 1893, constructed in brick, was given a new sheathing of stucco with small eyebrows of red tile. After the 1989 Earthquake, the building was repaired removing the stucco and rehabilitating the original appearance. Residential architecture entered the era with late Victorian and Craftsman styles, with front facing gables and double gable, cross-gable, and side gable roofs. Elements of the styles include truncated porch supports, full height and with a base. Low or half porch walls, either solid or open, exposed framing with rafter tails showing, and brackets, decorative or structural. The exterior walls were a mix of materials, often rock lower walls and wood or shingles siding. The style was made more economical with stucco siding in the 1920s. These bungalows developed in a variety of styles from the Mediterranean area, with red tile roofs, and a more Indigenous Craftsman Style in many variations. The Bayview Historic District exhibits this residential pattern

⁵ Bruntz, George, History of Los Gatos, Pacific Group 1971 page25

⁶ Bay Area Census Data - https://census.bayareametro.gov/historical-data/1860-1940/los_gatos. Retrived 7/24/2025

⁷ Authors personal experience as a child visiting family friends.

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Examples of Craftsman Style homes from this era.



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Mid to Late Twentieth Century-1941-1999

The era opens with WWII and the opportunity for the fruit growers and packers to receive federal grants to be sure there would be supplies to feed the military as well as the civilian population. This arrived as the growers and packers were facing a declining market and prices that did not support the industry. This cycle was due to several factors but the loss of European Axis countries as customers played heavily on the industry. By mid-century, the private automobile had replaced all but the Southern Pacific train. Los Gatos had changed from agriculture to a suburban residential community with small subdivisions accessed by hastily constructed roads. Access to the Town was from State Route 17 and State Route 9 (Los Gatos-Saratoga Road). Both were improved in the early 1950s, and State Route 17 continued to be widened after connecting the East Bay with Santa Cruz and the coast. Commercial development extended along Main Street and North Santa Cruz Avenue extending Bascom Avenue south into Los Gatos. An entrance from State Route 17 provided access to more area of residential development and encouraged commercial development to also expand. By the 1960s housing prices in Los Gatos were rising and although it retained some of the artist environment the culture was moving toward employees of the technology industries. By the 1980s Los Gatos had become one of the wealthiest residential areas in Santa Clara County. Architectural styles for commercial buildings included tilt-up concrete panel buildings but the predominate was frame construction, wood or metal, with stucco or manufactured siding, Residential styles began with International but was after WWII Stylized Ranch and Millenium Mansions . Most residential buildings were wood-frame construction.

The history of Los Gatos began with the lumbering industry followed by agriculture with orchards and processing. However, from the early years, aside from the economic drivers, Los Gatos experienced growth in residential development due to the climate and natural beauty of the area. Transportation improvements over the years encouraged part times residents into the 1960s when permanent residents were the growth..

647- 651 North Santa Cruz Avenue

The parcel is part of the tract of Land deeded to W. A. Kerlin, by Deed dated August 31, 1924 and recorded in Book 171 of Official Records, Page 550. William Albert Kerlin was born in 1866 in Pennsylvania. Shortly after his birth the family moved west living in Illinois and Nebraska where he was educated in surveying, and in Illinois where he met and married Grace Belle Haws before settling in Los

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Angeles about 1915. The 1920 US census shows ⁸William was a surveyor, and they have one son William Albert Jr., with the family living in Long Beach. In 1924 the family purchased land in Los Gatos and constructed a house and a garage that was on the property tax role in 1925. The 1926 Voter rolls for Santa Clara County show that William was a rancher(fruit) living at 651 N. Santa Cruz Ave in Los Gatos. This refers to the existing house on the subject property. The family owned fruit orchards in San Jose and elsewhere in the county. ⁹San Jose City directory foe 1932,¹⁰ lists William Sr., as the chairman of the County Survey, residence at 269 San Jose Avenue, in Redwood Township. William A. Kerlin passed away in 1935 and is buried in Forest Law, Glendale, California. The Kerlins are listed in the City Directories with several addresses over the years. The N. Santa Cruz property was a part-time residence, and it does not appear to have been rented. After her husband's death Grace is listed as his widow living at 1264 Pine, San Jose.¹¹ Grace Kerlin passed away in 1944. William Albert Kerlin, Jr. married and lived in San Jose when he and his wife registered to vote in 1938. After his father passed away, William Kerlin Jr. appears to have managed the property with his mother. After 1941 the house was rented outside the family.

In 1942, the first year the address 467 is listed in the City Directory, the property was rented to Mrs. L.P. Felice. During the 1940s Louis Felice operated a shoe store on N. Santa Cruz Road. It appears they rented for one year. Although not recorded, it appears there were short time rentals for five years.

The N. Santa Cruz property was sold by William A. Kerlin Jr. in 1946 to Lloyd Stryker Jr. and Minnie M., his wife. ¹²The Strykers were neighbors at 639 N. Santa Cruz Avenue where they raised poultry.¹³ The Strykers constructed a second and larger garage in the lare 1940s. This appears the time alterations were made to the house. In 1978, the garage was demolished, and a two-story office building was constructed on the property and addressed 647 N. Santa Cruz Avenue. The house was cut off with the only access through a solid wood fence at the end of the office building's parking lot. A resident who did not wish to be identified stated the house was rented but thought it empty for years. The house has been vacant for quite a while.

⁸ IS Census 1920 Los Angeles CA

⁹ Santa Clara Assessor's Records- William A. Kelin Santa Clara County Arvives.

¹⁰ R.L. Polk, San Jose City Directory, 1932 page 285

¹¹ R.L.Polk City Directory for San Jose 1938-1942

¹² Deed Stryker Jr. and Minnie M. November 20, 1946

¹³ Los Gatos City Directory, 1922 R.L. Polk Publisher.

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The owners and tenants of the property did not have a significant role in in the history of Los Gatos. The families had fruit trees on the property, and it appears most of the time the houses were rented outside the ownersfamilies. Owners and tenants after 1975 are not included because the threshold age for evaluating resources for the California Register of Historical Resources is 50 years unless there is extraordinary circumstances, which is not the case with this property.i

Historical Evaluation Framework.

The regulatory background outlined below offers criteria used to assess the historic significance and eligibility of a building, structure, object, site or district for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) the criterias for both are very similar with the NRHP the more restrictive. Therefore, when a property is not eligible for listing in the CRHR, it would not be eligible for listing in the NRHP. .

National Register of Historic Places

The National Historic Preservation Act (NHPA) authorizes the Secretary of the Interior to expand and maintain the National Register of Historic Places.

The National Register Criteria for Evaluation is composed of two factors. First, the property must be “associated with an important historic context.”¹⁴ Secondly, the resource must retain sufficient integrity to convey the reason for its significance. The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

¹⁴ U. S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15 (Washington, DC: Government Printing Office, 1997), 3.

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D. Property has yielded, or is likely to yield, information important to prehistory or history.

While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."¹⁵ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity: Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. The seven aspects are as follows;

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.¹⁶

California Register of Historical Resources

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The context types to be used when establishing the significance of a property for listing on the California Register of Historical Resources are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California

¹⁵ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44.

¹⁶ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 44-45.

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- or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
 3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
 4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.¹⁷

Like the NRHP, evaluation for eligibility to the CRHR requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet NRHP integrity standards may be eligible for listing on the CRHR.¹⁷

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR (Public Resources Code §5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) as follows:

¹⁷ State of California, Department of Parks and Recreation, Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6 (Sacramento: California Department of Parks and Recreation, 2001), 1.

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- a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- b) Is associated with the lives of persons important in our past;
- c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- d) Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act) Under CEQA §15064.5, "generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings shall be considered as mitigated to a level of less than a significant impact on the historical resource."

Historical Resource Evaluation of 647 & 651 N. Santa Cruz Abenue, Los Gatos

To evaluate a property for historical significance, it is necessary to place it in context to define the period of significance and identify the important items for the property.

The primary context in which to evaluate the 651 N. Santa Cruz Avenue, is Residential Development and the Craftsman style of Architecture. In Los Gatos 1924-1940.

Context Summary. The house at 651 N. Santa Cruz Avenue was constructed in 1924 for ther William A. Kerlin family who had moved d to Los Gatos from Los Angeles. Willia was a surveyor who also purchased orchard land in Santa Clara County. The house and a garage remained in the family until about 1940, although it appears to have been a vacation home. After a brief period of renting the property, it was sold to Lloyd Stryker Jr. and his wife Minnie. This family raised poultry, although it was not listed in the County Assessors' records for this property. .

The historical context is as a single-family residence . The architecture is a modest Craftsman style, that was likely constructed by a local carpenter/ builder with direction for the owner .

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National Register of Historic Places Criteria Evaluation

a. Property is associated with events that have made a significant contribution to the broad patterns of our history.

The single-family house and garage. Are a very small part of a very large pattern of residential development in Los Gatos during the 1920s, . However, this property is not a significant example of this large pattern. Thus, the buildings are not significant under National Register Criterion A.

B. Property is associated with the lives of persons significant in our past.

The property at 651 N. Santa Cruz Avenue, does not have an association with individuals who are significant in the history of Los Gatos, The owners of the property who had the house and garage constructed , lived in the house a short time before moving, although they retained the property for part-time use. The second owners were residents until it was developed with an office building in 1978. Research did not find an important association with the owners and the history of Los Gatos,. Therefore, the property it is not significant under National Register Criterion B. .

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The modest Craftsman style house is onstrycted with a wood frame and siding. Elements of the style are the natural material and exposed rafter tails of the eaves. The side-facing building has been altered to enclose the front porch and create additions and a modified entrance in the rear. Compared to the very fine examples of Craftsman style homes found in Los Gatos, this house is not an important example of the style.

D. Property has yielded, or is likely to yield, information important to prehistory or history.

It is unlikely that important information about building construction, materials or methods would be found in the wood frame house since it is considered common construction. It is also unlikely information important in pre-history would be found on the site due to the disturbance of native spils, however an archaeological survey was not part of this stdy.

Conclusion. The property is not significant under National Register Criteria A, B, C or D thus it is not

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eligible for the National Register.

California Register of Historical Resources Criteria for Evaluation

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United State'*

The single-family house and garage. Are a very small part of a very large pattern of residential development in Los Gatos during the 1920s, . However, this property is not a significant example of this large pattern. Thus, the Thus, the buildings are not significant under California Register Criterion 1.

2. *It is associated with the lives of persons important to local, California, or national history.*

The property at 651 N. Santa Cruz Avenue, does not have an association with individuals who are significant in the history of Los Gatos, The owners of the property who had the house and garage constructed , lived in the house a short time before moving, although they retained the property for part-time use. The second owners were residents until it was developed with an office building in 1978. Research did not find an important association with the owners and the history of Los Gatos,. Therefore, the property it is not significant under The California Register of Gistorical Resources ccriterion 2Criterion B. .

3. *It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master or possesses high artistic values.*

The modest Craftsman style house is onstrycted with a wood frame and siding. Elements of the style are the natural material and exposed rafter tails of the eaves. The side-facing building has been altered to enclose the front porch and create additions and a modified entrance in the rear. Compared to the very fine examples of Craftsman style homes found in Los Gatos,.this house is not an important example of the this style.

The house and garage at 651 N. Santa Cruz Avenue are modest vernacular versions of the Craftsman style. the house is a rectangular form with the front facing N. Santa Cruz Avenue. This facade has been altered by enclosing it with sliding windows above a half wall. The main entrance appears to have been relocated to the modified rear façade where the roof was extended and columns of a Colonial Revival style were added as porch supports. The housed is not a r artistic rendition of the style. The property does not meet the Caalifornia Register of Historical Resources criterion 3.

4. *It has yielded, or is likely to yield, information important to prehistory or history of the*

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local area, California, or the nation.

5.

The property has been disturbed by trees and construction of three building's foundation and driveways, It is unlikely that important information about construction of the buildings or pre-history would be found on this parcel. However, an archaeological survey was not conducted as part of this study.

Conclusion: When compared to the criteria of the California Register of Historical Resources it is determined that the property at 651 N. Santa Cruz Avenue does not meet the criteria and is not eligible for listing. The office building at 46 N. Santa Cruz Avenue is not 50 years old and does not meet the threshold age to be considered a historical resource.

Local Register

The Town of Los Gatos does not maintain a historical register or list of designated properties, therefore there are no regulations, guidelines or criteria for evaluating the significance of properties on a local level.

SIMMARY FINDINGS.

The property at 647 & 651 N. Santa Cruz Avenue is not within a historic district in Los Gatos. Compared to federal and state registers, the property does not meet the criteria of the National Register of Historic Places nor the California Register of Historical Resources and is not an historic resource under the definition in the California Environmental Quality Act.

Sourced Consulted or referenced.

Repositories searched

Los Gatos Library, City Directories, newspapers

Santa Clara County Assessor's records

Santa Clara county Rcorders; Records, Deeds shown in the text and footnotes

Ancestrt-.com US Census, City Directories and maps.

Bruntz, George, History of Los Gatos, Western Tanager Press, 1983 page 89

McCaleb, Charles S, Tracks, Tiers and Wires, Interurban Press 1981

McAllister Virginia Savage, A Feld Guide to American Hoses, Te definitive Guide to Identifying and Understanding America's Domestic Architecture, A.A. Knoff, NNew York r,NY,2018,

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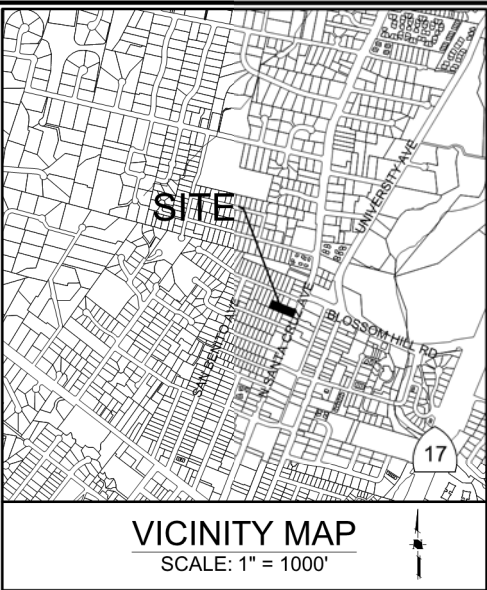
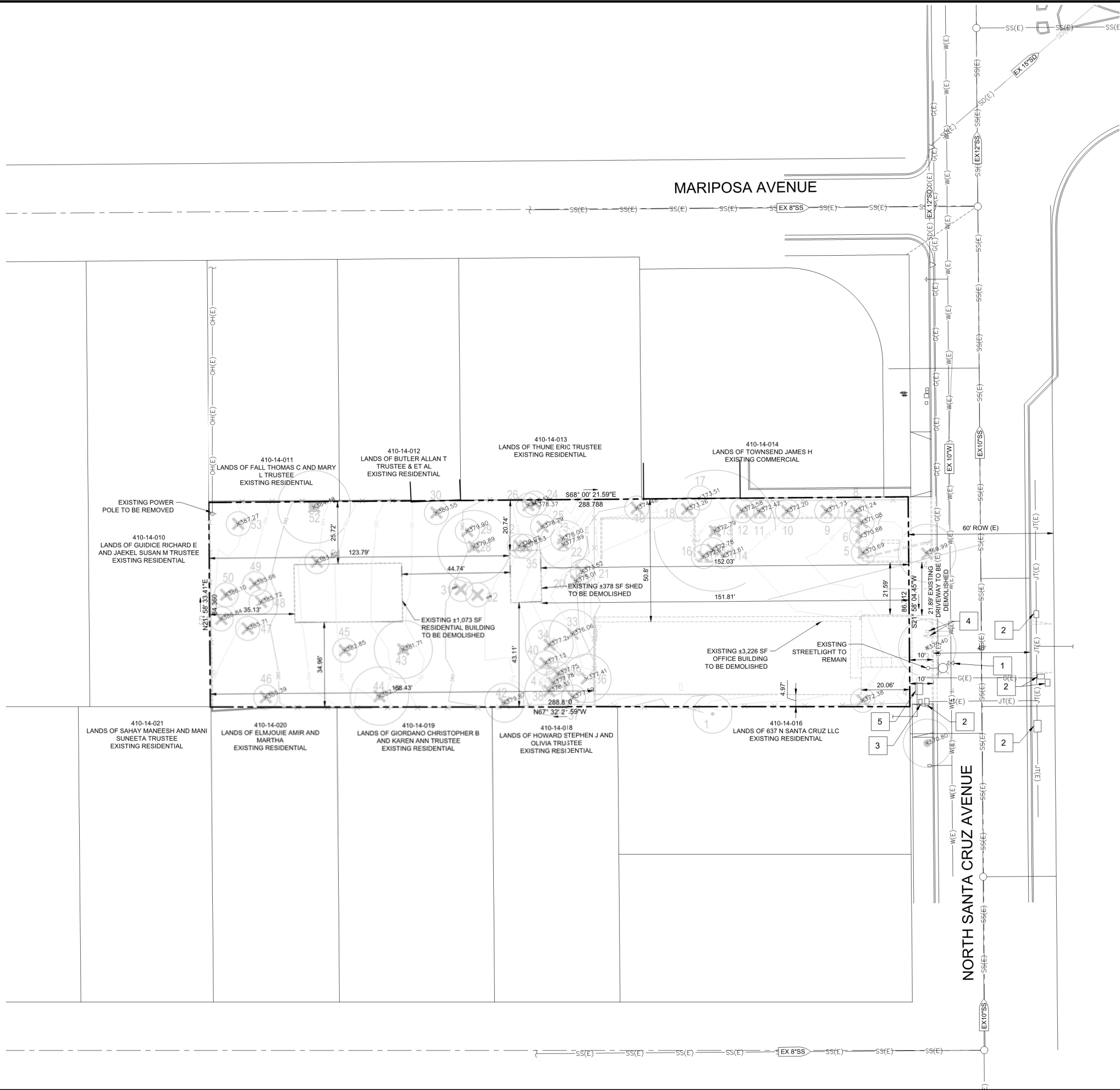
*Recorded by: Urban Programmers *Date 8/12/2025 x Continuation Update

Deeds

Deed Kirlin-dated August 31, 1924 and recorded in Book 171 of Official Records, Page 550.

Deed Stryker Jr. and Minnie M. November 20, 1946 (retrieved from the internet July 20, 2025)

S:\PROJECTS\686200\PL\686200EX.DWG



LEGEND

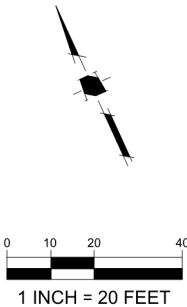
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SANITARY SEWER PIPE	SS(E)	SS(E)
JOINT TRENCH	JT(E)	JT(E)
WATER PIPE	W(E)	W(E)
TREE TO BE REMOVED (SEE LANDSCAPE PLANS)	X	
OVERHEAD ELECTRICAL LINE	OH(E)	OH(E)
GAS LINE	G(E)	G(E)

NOTES

- ALL EXISTING BUILDINGS AND SURFACE IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
- TREE NUMBERS SHOWN ON TENTATIVE MAP MATCH THE PROVIDED ARBORIST REPORT PREPARED BY HMM ON JUNE 21, 2024. ARBORIST REPORT LISTS TREE COMMON NAME, BOTANICAL NAME, DIAMETER AT BREAST HEIGHT, ETC. SHOWN CANOPY OUTLINES MATCHES THAT LISTED IN THE ARBORIST REPORT. EXISTING GRADES AT BASE ARE SHOWN.

EXISTING UTILITIES LEGEND

- EXISTING WATER VALVE
- EXISTING ELECTRICAL BOX
- EXISTING TELEVISION BOX
- EXISTING WATER METER
- EXISTING GAS BOX



647 N SANTA CRUZ AVE

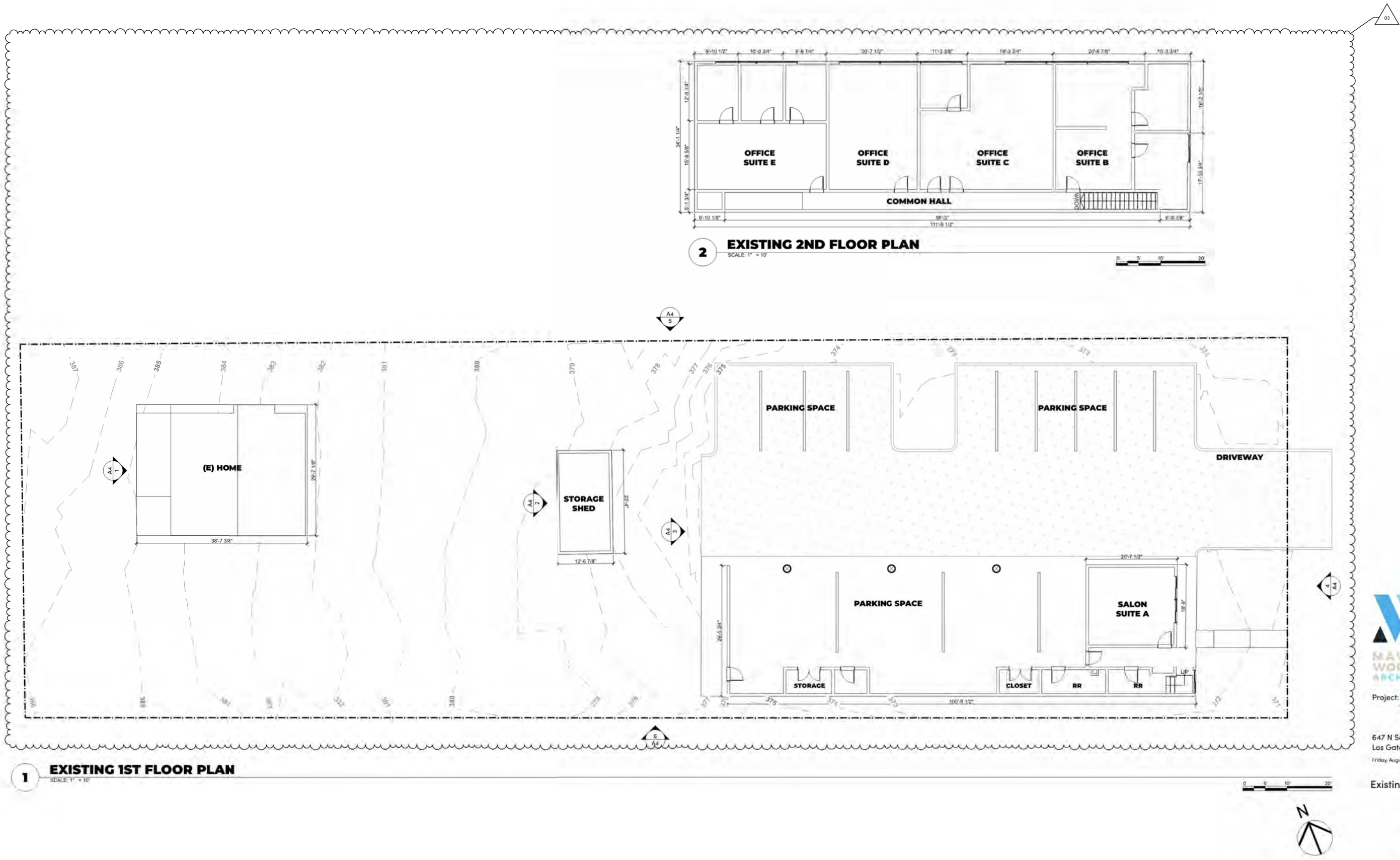
DESIGN REVIEW & TENTATIVE MAP

S-24-060, U-24-018, M-24-020

8/18/2025	PER TOWN COMMENTS
2/17/2025	PER TOWN COMMENTS

NO	DATE	DESCRIPTION
PROJECT NO:	6862.00	
CAD DWG FILE:	686200EX.DWG	
DESIGNED BY:	XXX	
DRAWN BY:	XXX	
CHECKED BY:		
DATE:	OCTOBER 22, 2024	
SCALE:	AS SHOWN	
© HMM		

EXISTING CONDITIONS/ DEMOLITION PLAN



Project: **Villa Santa Cruz**
647 N Santa Cruz Ave
Los Gatos, CA 95030
Friday, August 15, 2025

Existing Floor Plan

A3