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**Addendum 1** to the Historical and Architectural Evaluation of 647 and 651 N. Santa Cruz Ave., Los Gatos, CA.

The previous evaluation report presented the history of the property, the former owners and the existing architecture of a 1979 office building and a 1924 house and garage. The context described the residential development pattern in Los Gatos, 1910-1930, which included the the era of residential subdivisions supported by the access to Los Gatos by the popularity of the personal automobile and regional transportation. This was the era of the Craftsman Style, and Los Gatos has a wealth of homes constructed in variations of the Style, some very fine examples are found in the historic districts and some modest interperations are in subdivisions east of Highway 17.

The criteria for evaluation was the National Register of Historic Places and the California Register of Historical Resources, generally a requirement for CEQA. The evaluation criteria of the two registers is very similar and both require an assessment of individual significance when compared to the history, historic patterns and existing architecture of the Town.

- A or 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- B or 2. Is associated with the lives of persons important in our past .
- C or 3. 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.
- 4 or D. Has yielded, or may be likely to yield, information important in prehistory or The evaluation found the property at 647 ( office Building) and 651 (house and garage) did not meet the any of the 4 criteria in an important or significant way. The property is not eligible for listing in either register.

During the History Committee hearing in November, it was pointed out that the evaluation did not include the Los Gatos Local Criteria. We apologize that this was not provided. This addendum provides an evaluation following the local criteria and guidance found in Municipal code Division 3 Historic Preservation Ordinance, Sec. 29.80.215.

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## Purposes.

It is hereby found that structures, sites and areas **of special character** or special historical, architectural or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay and desuetude of such structures, sites and areas. The purpose of historic preservation is to promote the health, safety and general welfare of the public through:

- (1) The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important in local, State, or National history, or which **provide significant examples of architectural styles** of the past or **are landmarks in the history of architecture**, or which are unique and irreplaceable assets to the Town and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.
- (2) The development and maintenance of appropriate settings and environment for such structures.

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.

## 647 & 651 N. Santa Cruz Avenue-History / context and architectural description:

This summary starts the property history in 1924 with the construction of the oldest building on the property, a single-family house designed in a variation of Craftsman style. This sets the historical context period of 1910-1930 when the Craftsman style was most popular in Los Gatos with focus on the decade of the 1920s. By 1920 the Town population stood at 2,310; ten years later the population had grown to 3,168 - the greatest increase in population of any previous decade. Most of the new residents acquired homes in the recently-approved subdivisions or as larger parcels were divided. The popular architectural style of the decade was Craftsman Style, and Los Gatos has a wonderfully large collection of Craftsman Style houses exhibiting a variety of variations from the single gable very small bungalow to large architect designed one and two-story homes. Many of these are in the Almond Grove and Broadway and Fairview Plaza Historic Districts..<sup>1</sup> During this period, the pattern of residential development was subdivisions of small cottages as Los Gatos acquired 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.<sup>2</sup> The Craftsman

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<sup>1</sup> Bay Area Census Data - [https://census.bayareametro.gov/historical-data/1860-1940/Los\\_Gatos](https://census.bayareametro.gov/historical-data/1860-1940/Los_Gatos). Retrieved 7/24/2025

<sup>2</sup> Authors personal experience as a child visiting family friends.

styles, grouped in small subdivisions or in existing neighborhoods, were fashionable and appealed to the new residents culture.

### Craftsman Style 1900-1930

The Craftsman style was most popular between 1905 and 1925, with few after 1930. Features of the style include, low pitched roof, often a double front facing gable and always exposed rafter tails in open, overhanging eaves. Another typical decorative feature is oversized roof beams that extend to the eave and have brackets also decorative. Although there are variations in the style, these are found in 90 % of the Craftsman styles<sup>3</sup> The exteriors are often a mix of materials, wood, shingles, stucco and rock. The low-pitched roof, commonly a double gable, included a porch with square supports, often resting on a truncated base or porch half wall. Heavily influenced by the furniture makers turned architects, Tom and Henry Green in Pasadena, the style exhibited a hand-crafted feeling.

### Examples of Craftsman Styles in Los Gatos



16770 Redwood Lodge Rd, Los Gatos, CA 95033  
Rustic, cabin style Craftsman Constructed in 1927;

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<sup>3</sup> McAlster, Virginal S., A Field Guide to American Homes-The Delineative Guide to Identifying and Understanding America's Domestic Architecture, Alfred A Knopf, New York, 2018 pages 599-578



### **Examples in the Almond Grove and Bayview Historic Districts**

The 40-acre subdivision, the first in Los Gatos after incorporation, features primarily Victorian-era homes with 78 built before 1895. The district's final development phase (1917–1930) added 30 mainly Craftsman-style homes. Below are examples of Craftsman variations in the area.



155 Tate Avenue.  
Double-gable (wide porch)  
Craftsman constructed 1918



150 Wilder Avenue  
Early Craftsman Style with hipped  
roof, full width porch, constructed  
1905



120 Massol Avenue  
Double-gable Style; constructed 1920





147 Tate  
two-story double and cross  
gable house. constructed  
1923

16 Bayview Avenue





## Description of 647 & 651 N. Santa Cruz Avenue

The Parcel is located between San Mateo Avenue and Mariposa Avenue on N. Santa Cruz Avenue extending from N. Santa Cruz Avenue west as it raises in elevation.

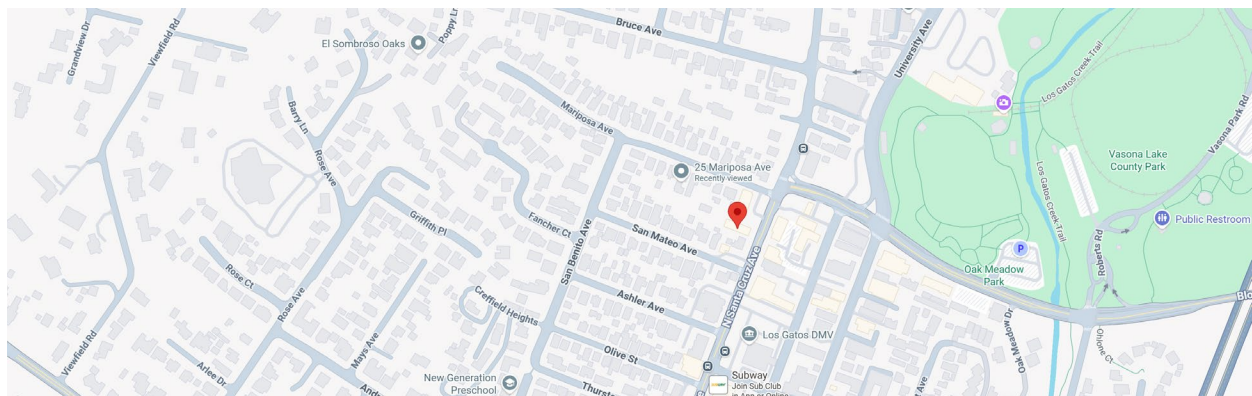
647 N. Santa Cruz Avenue is a linear commercial building with tuck-under parking and a surface lot. The 1979 building is not of distinctive architecture. At the rear of the commercial use is a solid wood fence with an gate to access the upper section of the parcel.

651 N. Santa Cruz Avenue is a house and garage designed with a pitched roof, side gable that was originally construct in 1924 and significantly altered over time. The original design was a minimal Craftsman Style that has added interior space under the roof overhang in the front and extended the roof in the rear to cover additions. The rear includes columns and architectural features from the Neo-classic style. The building is a mix of styles and forms.

## 647 & 651 N Sant Cruz Avenue Photographs



Aerial location map - The house is not visible from N. Santa Cruz Ave



Area Location n Map- 647 & 651 N. Santa Cruz Avenue



847 N. Santa Cruz Ave  
View: Fence and gate from the  
house side.



647 N. Santa Cruz Ave.  
1979 Office Building  
The fence is separating the two  
buildings.





651 N. Santa Cruz Ave. East façade. Note the addition of a wall enclosing the open porch.. Entrance is on the left side.



651 N. Santa Cruz Ave.  
View: South Facde . Note additions and alterations on both sides of the facade





651 N. Santa Cruz Ave.  
View: North facade with shed pop out.  
Note the additions on the left and right sides of the building.



651 N. Santa Cruz Ave.  
View: West facade Note extensive alterations extending the roof to cover additions, and with Neo-classic architectural columns from other eras that remove the Craftsman style character.

The Los Gatos Historic Preservation Ordinance Sec. 29.80.215. states in the purpose that historic resources must be of "special character" and exhibit qualities that are very similar to the 4 criteria of the California Register of Historical Resources.

## Five Elements of the Los Gatos criteria

- 1 The structure is not associated with events that have made a significant contribution to the Town;

*The history of the property details the development of a single-family residence that is not linked to any significant events in the history of Los Gatos.*

- 2 No Significant persons are associated with the site;

*The historical research identified the owners of the property in 1924 as a surveyor who moved with his family from Los Angeles. The family lived on the property a short time before moving , although they retained ownership as a second home. Research did not find any occupants to be significant in the history of Los Gatos.*

- 3 There are no distinctive characteristics of type, period or method of construction or representation of work of a master.

*There are two buildings on the property and a utility structure (garage). The office building ,constructed in 1979, is an efficient style that does not exhibit a significant office architecture in the late twentieth century.*

*The house constructed in a minimal Craftsman Style has been altered significantly compromising the original style. The house does not exhibit special character as stated in the ordinance. Los Gatos has many other fine examples of the Craftsman Style homes.*

4. The structure does not yield information to Town history.  
The property has had different uses, orchard, office and parking lot and residence. All structures and buildings are wood frame construction and use materials that are in common use today.

*The property does not yield information important in the history of Los Gatos.*

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

*The 1979 Office building retains the original design.  
The 1924 house has extensive alterations that greatly diminish the minimal Craftsman elements of the original design.*

This Addendum presents the historic and architectural evaluation of the property at 647 and 651 N. Santa Cruz Avenue following the guidance in the Los Gatos Historic Preservation ordinance and the established local criteria. Included is the historical context of residential development in the 1920s as population surged. Also included is a definition of the Craftsman style and examples of homes in the historic districts that exhibit special characteristics of the Craftsman Style. This information forms the basis for the evaluation following the Local criteria that was not included in the previous evaluation report.



**Findings.** The property at 647 & 651 N. Santa Cruz Avenue does not exhibit special characteristics of a historical nature, associated with the owners, users or architecture of Los Gatos. The property is not a significant historic resource.

We are available to answer any questions regarding this evaluation.

Best regards,



URBAN PROGRAMMERS  
Bonnie Bamberg  
President

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