

ITEM 6:

OTHER BUSINESS**9 Central Court**

The Committee discussed the possibility of demolishing the single family residence at 9 Central Court. It was the consensus of the Committee that the existing Craftsman/Bungalow style house fit with the character of what Los Gatos used to be, the elements of the house fit with the site and therefore the residence should be saved.

Attendance

The Committee unanimously agreed to change their meeting time from 5 pm to 5:30 pm.

ITEM 7:

STATUS OF PREVIOUS APPLICATIONS

Baily informed the Committee on actions taken by the Planning Commission and Town Council on previous applications that were before the Committee.

Item 8:

APPROVAL OF MINUTES

The Committee reviewed the minutes for the meeting of July 7, 1992 and approved the minutes.

ADJOURNMENT

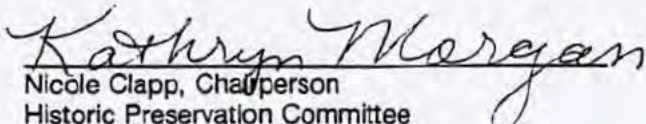
At 7:05 P.M. to the next scheduled meeting in September.

Prepared by:

Approved by:


Sandy L. Baily, Planner

L29/misc/hpc.aug


Nicole Clapp, Chairperson
Historic Preservation Committee
Acting Chair

July 28, 1992

Diane and Mike Michaelis
85 College Ave.
Los Gatos, CA 95032

Niki Clapp
Kathy Morgan
Marsha Allmand
Leslie Dill
Pat Anderson

Dear Historical Review Committee Members,

We would like to be on the agenda of the Historical Review committee meeting, August 4, 1992.

My husband and myself are under contract to buy parcel #529-35-034, located at 9 Central Ct., Los Gatos. We have until August 24th to determine if we are able to build a home on the property. The lot is 7776 square feet. Currently there is an old house on the property, that would need to be removed to enable us to build a home that would be practical and suitable for us.

We researched the feasibility of restoring the existing structure, but found several restricting factors. Two builders and an architect who visited the site concurred that, given the poor condition of the existing structure, restoration would require extensive repair and replacement that would be cost prohibitive. Also, the size of the original home is approximately 1000 square feet, which would restrict its suitability for normal family use. Finally, the lack of a garage would further impact the already overly congested on-street parking condition adjacent to the parcel. A further explanation of these conditions will be provided by our Architect, Spaulding/McKay.

In checking with Anne Bloomfield, she said she had given the existing structure a (+) rating, only because it appeared to be in its original state. She went on to say that it was not in an historical district and it was not one of the homes in town that she determined needed to be earmarked to be saved.

For the meeting, we will provide photographs of the existing structure, which is predominantly obscured from street view, and the surrounding area. We will also submit some preliminary drawings, prepared by Chris Spaulding, of the home we are considering building.

Our interest is to build a home that is consistent with the town's requirements and appropriate for the neighborhood. We have begun a dialogue with the neighbors and will continue to communicate with them before and during the building process.

Unfortunately, due to prior out of town commitments, we will be unable to attend the meeting ourselves. Gregory Howell, the real estate agent representing the sellers of this property, will attend in our place.

Thank you for your time!

Diane and Mike Michaelis

Diane and Mike Michaelis
85 College Ave.
Los Gatos, CA 95032

home (████) █████-████
work (████) █████-████4

Gregory Howell (408) █████-████ Listing agent (will attend meeting)
Ducky Grabill (408) █████-████ Selling agent



7-28-92

Town of Los Gatos Historic Committee
Civic Center, East Main Street
Los Gatos, CA 95032

RE: 9 Central Court (18 Grove Street)

ARCHITECTURAL REPORT

The existing structure at 9 Central Court is a spare version of a craftsman style bungalow. This particular dwelling does not exhibit any unique detailing, but it has the general form characteristic of the style, including a large gable roof with eave brackets, shingle siding, and a wide porch (now enclosed). The most notable aspect of this building is that it has not been drastically altered or remodeled. Save for a poorly added extension off the front porch and for the enclosure of the porch, the house is in its original form.

In deciding what value this building holds for the Town and society, I would consider that it is too remote from public view and too lacking in unique detailing to warrant protection. Furthermore, the houses surrounding the property are not historic and, at best, constitute an eclectic collection of styles.

STRUCTURAL REPORT

This building is in poor repair, but is not beyond renovation. It lacks a foundation, modern wiring, plumbing and

702 Gilman Street Berkeley, CA 94710
CS: 415-527-5997 MM: 527-5998 FAX: 527-5999

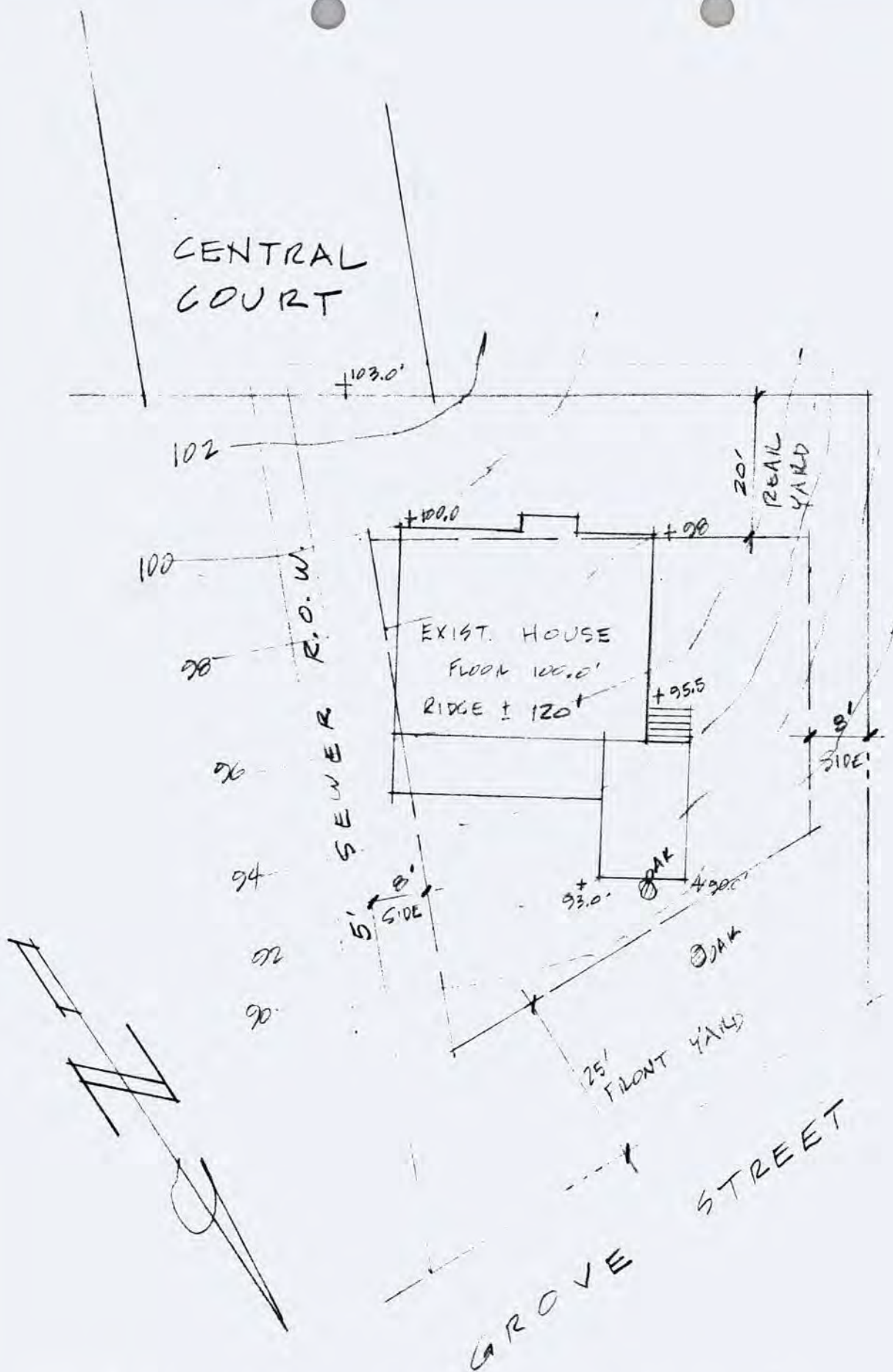
heating. It needs a new roof, new shingle siding, and new exterior stairs. To renovate this building would require stripping it to its frame, lifting it to install a foundation, and then essentially building a new structure on an old skeleton.

CONCLUSION

While it would be possible to renovate this building, I don't feel that it is feasible. Firstly, to restore the building to its original form would be very costly and would result in a house that is small and lacking in modern amenities (such as a garage). As a result, I don't think anyone will restore the house to its original form. Secondly, to renovate and enlarge the house (perhaps even moving it to allow for a garage) so that it would be more suitable to modern lifestyles would alter it to the point that the original would be essentially destroyed anyway. Therefore, I regret to say that I would recommend the demolition of this house.

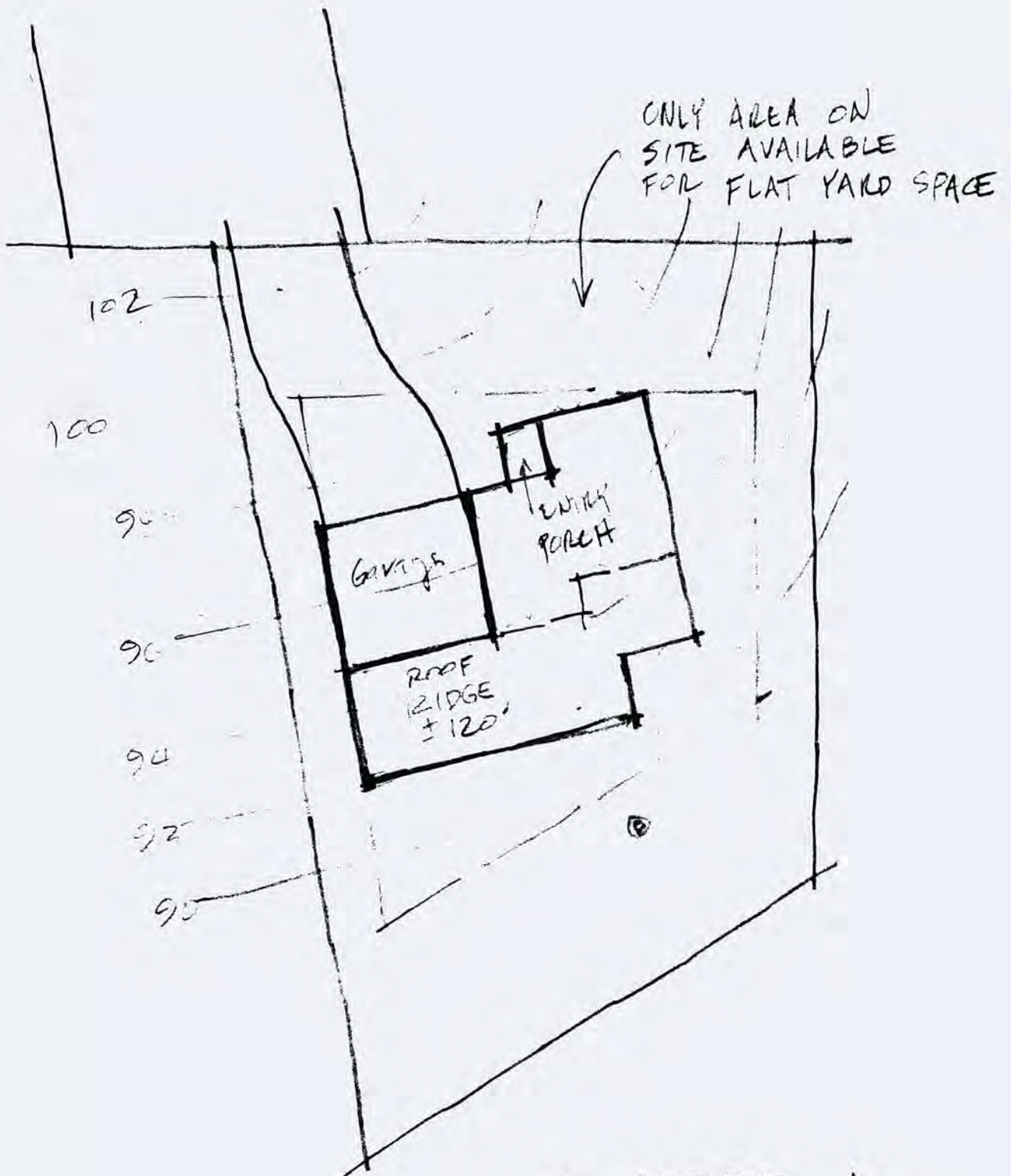
Thank you,

A handwritten signature in cursive script, appearing to read "Chris Spaulding". The signature is written in dark ink and is positioned below the typed text "Thank you,".



APPROX. SITE PLAN

1" = 20'



CONCEPT A



VIEW FROM SOUTH

MICHAELIS RESIDENCE
CONCEPT SKETCH

9 CENTRAL COURT

2500 SQ. FT. ±

9 Central Court



Intersection Central Court & Central Avenue (facing North) VIEW V1



Central Court (North end)

VIEW V2



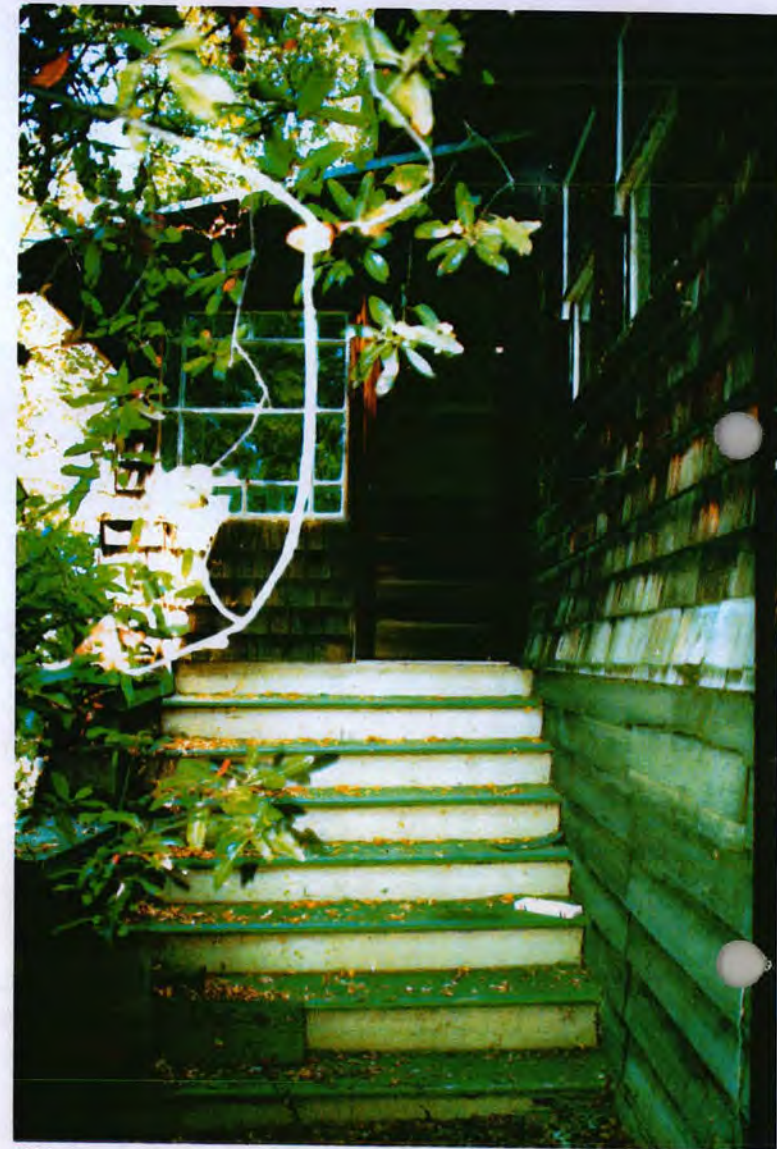
#9 Central Court - Southeast Corner from Street

VIEW V3



#9 Central Court - View from Southeast Corner of Property Line

VIEW V4



#9 Central Court - Southwest Corner

VIEW V5



#9 Central Court - West Side VIEW V6



#9 Central Court - Northwest Corner

VIEW V7



#9 Central Court - North Side

VIEW V8



#9 Central Court - North side

VIEW V9



#9 Central Court - North side

VIEW V10



#9 Central Court - North side

VIEW V11



#9 Central Court - Basement View VIEW V12



#9 Central Court - Basement Access - West Side of House

VIEW V13



#9 Central Court - Basement View

VIEW V14



#9 Central Court - View from Grove Street - North Side of House Visible

VIEW 125



#9 Central Court - View from Grove Street - Northwest Side of House Visible

VIEW 110



Neighboring House - #10 Central Court

VIEW V17



Neighboring House - #70 Grove St (from SW Corner of #9 Central Ct)

VIEW V19



Neighboring House - #10 Central Court

VIEW V18



Neighboring House - #70 Grove St

VIEW V20



Intersection Central Court & Central Avenue - Southwest Corner



Intersection Central Court & Central Avenue - Northeast Corner

July 28, 1992

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85 College Ave.
Los Gatos, CA 95032

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Diane & Mike Michaelis

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85 College Ave.
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home
work

Gregory Howell
Ducky Grabill

[REDACTED] Listing agent (will attend meeting)
[REDACTED] Selling agent

RECORD OF SURVEY

CONSISTING OF ONE (1) SHEET
A SURVEY OF LOTS 70, 71, 72, 73, AND 74
OF THE OAK HILL SUBDIVISION
RECORDED ON OCTOBER 18, 1888 IN BOOK D OF MAPS AT PAGE 35
SITUATED IN THE TOWN OF LOS GATOS,
COUNTY OF SANTA CLARA, CALIFORNIA

NA Nowack & Associates, Inc.
Civil Engineers / Surveyors
2775 Park Ave.
Santa Clara, CA. 95050
(408)243-4066

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND
SURVEYORS' ACT AT THE REQUEST OF JOHN LIEN IN NOVEMBER, 1991.

PAUL E. NOWACK
R.C.E. NO. 18764
EXPIRATION DATE: 6/30/93

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF
THE LAND SURVEYORS' ACT THIS _____ DAY OF _____ 1991.

COUNTY SURVEYOR
R.C.E. NO.
EXPIRATION DATE

RECORDERS STATEMENT

FILED THIS _____ DAY OF _____ 1991, AT _____ M
IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF NOWACK AND
ASSOCIATES, INC.

COUNTY RECORDER

LEGEND

- FOUND AS NOTED
- SET 3/4" IP RCE 19764
- () RECORD MEASUREMENT PER REFERENCE
- CENTERLINE
- PROPERTY LINE
- RECORD LOT LINE PER D-M-35
- x— FENCE LINE
- BUILDING LINE

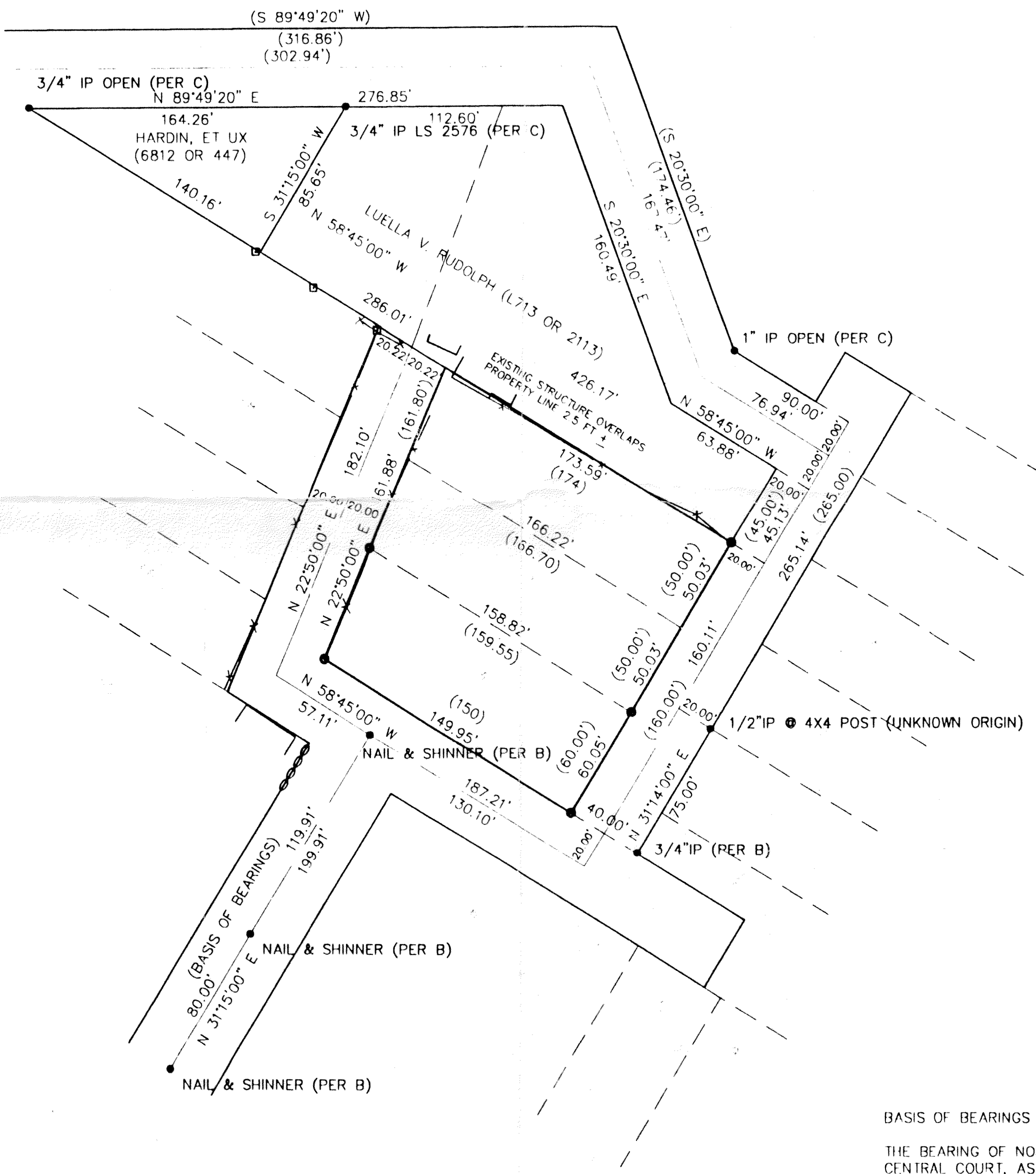
REFERENCES

DEEDS

- 1 L713 OR 2113 (5/15/91)
- 2 4618 OR 106 (11/25/59)
- 3 6812 OR 177 (1/13/65)
- 4 208 DEEDS 448 (5/8/1898)

MAPS

- A MAP OF THE OAK HILL SUBDIVISION (D-M-35)
- B RECORD OF SURVEY (245-M-2)
- C UNRECORDED SURVEY PREPARED BY MARK THOMAS AND
COMPANY - DATED NOVEMBER 1958. THIS DOCUMENT
WAS PROVIDED TO THIS FIRM BY LUELLA RUDOLPH.



BASIS OF BEARINGS

THE BEARING OF NORTH 31°15' EAST OF THE CENTERLINE OF
CENTRAL COURT, AS SHOWN UPON THAT CERTAIN RECORD OF
SURVEY FILED IN BOOK 245 OF MAPS, PAGE 2, SANTA CLARA
COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS
SHOWN UPON THIS MAP.