

also see
residential Statu Codes
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RECOMMENDED DISTRICTS FROM
ANNE BLOOMFIELD'S
HISTORIC RESOURCES INVENTORY

1. Cleland - College Avenue District
2. Extension of Fairview Plaza Historic District - Completed
3. Glen Ridge Avenue District
4. Harding Mediterranean District
5. Johnson - Los Gatos Blvd District - Work started on this district
6. Little Village District
7. Lyndon Subdivision District

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ARCHITECTURAL HISTORY

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RECOMMENDATIONS FOR HISTORIC DESIGNATION

It is recommended that the Town of Los Gatos change the Master Plan provision for protecting historic buildings so that the cutoff date for considering a building "historic" will be 1941 instead of the present 1917. The Survey has prepared a computerized list of such properties.

This change would bring Los Gatos much closer to conformance with the standards of the National Park Service and the State Office of Historic Preservation, which use a cutoff of 50 years old and admit younger cases if exceptional. This change would protect, for example, the High School and the First Church of Christ Scientist, which were both built in the 1920s and appear eligible for listing in the National Register of Historic Places and also for local historic designation.

The present Survey does not recommend rescinding any of the existing historic designations (except in the case of demolished buildings), whether or not Survey Forms have been prepared for them. In the previously designated districts, a distinction should be made between the resources which "contribute" to the district and those which do not. Such a distinction will assist in dealing with requests for demolition, alterations, or additions. A few of the presently designated individual buildings come within the boundaries of new districts being proposed.

The present Survey recommends eight historic districts and 24 individual properties for new historic designations by the Town of Los Gatos. They are listed on the next page. For each of these there is a Historic Resources Inventory Form in the Appendix. These forms give location, map, parcel numbers, description, reasons why the particular resource is significant enough to merit designation, and distinction between contributing and non-contributing properties. *

* In addition, quite a few individual properties were not written up on Inventory Forms because time allocation was insufficient. They need further research. Those which appear most worthy of further attention and possible designation are listed on p. RD-3. There are also four groups (districts?) of houses which appear to merit attention and might be considered for a new category, "Recognition Group." Their names and contributing properties are listed on p. RD-3 and RD-4. *

INDIVIDUAL PROPERTIES RECOMMENDED FOR DESIGNATION

Address	Historic Name	Building Type	Rating*
Main, Santa Cruz, etc.	Downtown Light Standards	Streetlights	5S*
- 75 Alpine Ave.	Kimball-Moser House	House	5S
- 213 Bean Ave.	Mail-News Buildings	Commercial	5S
- 14940 Blossom Hill Rd.	Hamilton Farmhouse	House	5S
✓ 42 Central Ave. (1991)	Villa Ceccanti <i>Forrest House</i>	House Complex	5S
- 54 Chestnut Ave.	Meriam House	House	5S
- 17 College Ave.	Los Gatos Soda Works	Industrial	5S
- 18-26 Ditto's Lane	Ditto-Crim Complex	House Complex	5S
- 68 Ellenwood Ave.	Hostetter House	House	5S
- 17 Fiesta Way	Gray-Old Tamale Cottage	House	3S*
✓ 130 Hernandez Ave.	Short House	House	5S
- High School Court	Los Gatos Union High School	School	3S
- 433 Los Gatos Blvd.	Sunby House	House	5S
- 16751 Magneson Loop	Magneson House	House	3S
- 46 E. Main St.	Molly's Motel	Bungalow Court	5S
- 238 E. Main St.	First Church of Christ Scientist	Church	3S
- 262 E. Main St.	Congdon-Hardinge House	House	5S
- 120 Oak Meadow Dr.	Forrest House	House	5S
- 18505 Overlook Rd.	Gerlach House	House	5S
- 41 N. Santa Cruz Ave.	Los Gatos Theatre	Theater	5S
- 112 N. Santa Cruz Ave.	Lawson Plumbing Shop	Commercial	5S
- 137 N. Santa Cruz Ave.	Peerless Stage Depot	Commercial	3S
- 565 University Ave.	Puccinelli Dehydrator Factory	Industrial	3S
- 14381 Winchester Blvd.	Frank Farmhouse	House	6S*

DISTRICTS RECOMMENDED FOR DESIGNATION

Cleland, College, Kimball, Cleland-College District		3S
Reservoir, Rogers		
✓ 44-101 Fairview Plaza	Fairview Plaza District (extended)	5S
Ellenwood, Glen Ridge, Hernandez, Palm, Pennsylvania, Peralta	Glen Ridge District	3S*
Harding, Los Gatos Blvd.	Harding Mediterranean District	5S
Bella Vista, Johnson, Loma Alta, Los Gatos Blvd., etc.	Johnson-Los Gatos Boulevard District	5S
316-350 N. Santa Cruz Ave.	Little Village District	5S
✓ Main, N. Santa Cruz, etc.	Los Gatos Historic Commercial District	2S*
Bay View, W. Main, Pennsylvania, Tait	Lyndon Subdivision District	5S

* Ratings: 2S = Determined eligible for National Register and local designation.
 3S = Appears eligible for National Register and local designation.
 5S = Appears eligible for local designation.
 ? * 6S = Appears ineligible for designation but contributes to Town's historic ambience; recommended for historic recognition.

INDIVIDUAL PROPERTIES RECOMMENDED FOR FURTHER INVESTIGATION

<u>Address</u>	<u>Historic Name (if Known)</u>	<u>Building Type</u>	<u>Rating*</u>
100 Andre Court	Row of Palm Trees	House	C*
41-55 Ellenwood Ave.	Row of Plam Trees	Trees	I*
16780 Farley Rd.		House	I
16793 Farley Rd.		House	I
156 Highland		Farm Complex	I
191 Kimble Ave.	Mrs. Menuhin's House	House	I
179 Loma Alta Ave.	Market Street School Cottage	House	I
333 Los Gatos Blvd.	Rasmussen House	House	5S*
c.425 Los Gatos Blvd.		House	I
430 Los Gatos Blvd.	Kennedy Estate House	House	6S*
432 Los Gatos Blvd.	Kennedy-Torrey House	House	5S
16334 Los Gatos Blvd.	Western Seminary House	House?	I
16461 Los Gatos Blvd.	20th century adobe shop	Commercial	I
1 Monroe Ct.		House	I
288 Nino Way	Nino House	House	I
381 Pennsylvania	McCullagh Guest House (?)	House	5S
? Prospect Ave.	Stonehouse (Sisters of the Holy Name property)	House	I
531 N. Santa Cruz Ave.		House	I
308 Saratoga Ave. (access Montgomery)	Scully House	House	I
16221 Shannon Rd.		House	I
188 Twin Oaks Drive		Houses	I
742 University Ave.		Stone Barn Fragment	C
104 Whitney Ave.	Belding House	House	6S

POSSIBLE HISTORIC RECOGNITION GROUPS

CHESTNUT RECOGNITION GROUP

15	Chestnut Ave.	Johnston-Faulkner House	House	C
16			House	I
20			House	C
21		Swanson House	House	I
50		Washburn House (?)	House	I
52		Meriam Carriage House	House	C
54		Meriam House	House	5S
155	Hernandez Ave.		House	C
200			House	C

* Ratings: C = Preliminary: Contributes to historic ambience/district.
 I = Preliminary: Intact contributor.
 NR = Preliminary: Not Rated.
 5S = Appears eligible for local designation
 6S = Appears ineligible for designation but contributes to Town's historic ambience; recommended for historic recognition.

ELLENWOOD RECOGNITION GROUP

Dst	Address	Historic	Name	Rate	ParcelNo	Built	Index
EG	Alexander	203	HOUSE	C	510-15-009	1940s?	162
		207	HOUSE	I	510-15-008	1920s?	163
		210	HOUSE	C	510-15-027	1930-40s	164
		211	HOUSE	C	510-15-211	1910s?	165
		215	HOUSE	C	510-115-006	1920s?	166
	Ellenwood	57 FLOWERS	HOUSE	C	510-20-016	c.1924	299
		58 ROBERTS	HOUSE	C	510-15-26	1920-26	315
		60 BOGART	SUMMER HC	C	510-20-018	1919	1,057
		62 BECKWITH	HOUSE	C	510-20-019	c. 1925	300
		66 ROBERTS	HOUSE	6	510-20-020	c.1925	301
		67 CAMPBELL	HOUSE	6	510-20-011	c.1920	302
		68 HOSTETTER	RETIRE. HO	5S	510-20-021	c.1925	303
		69 LUMBARD	HOUSE	6	510-20-010	1912-27	304
		73 CARLISLE	HOUSE	C	510-20-009	c. 1927	305

JOHNSON RECOGNITION GROUP

JG	Johnson	250 INGHAM	HOUSE	C	529-38-019	c.1887	261
		253 MILLER	HOUSE	C	532-28-021	c.1886	415
		301 ASHLEY	HOUSE	C	532-28-019	c.1890	416
		311 HOUSE	HOUSE	I	532-28-017	c.1886	417
		315 STORM	HOUSE	C	532-28-016	c.1890	418
		320 SHAFER	HOUSE	I	529-39-007	c.1920	400
		321 STEPHENS	HOUSE	C	532-28-015	c.1920	419
		324 TAYLOR	HOUSE	C	529-39-008	c.1927	401
		325 SAYLER	HOUSE	C	532-28-014	1926	420
		328 MITCHELL	HOUSE	I	529-39-009	c.1927	402
		331 FULMER	HOUSE	C	532-28-013	c.1915	421
		333 SMITH	HOUSE	C	532-28-012	1891-94	422

MAGNESON RECOGNITION GROUP

ML	Los Gatos E Magneson L	5190	HOUSE	I	523-06-042	1925	900
		5720	HOUSE	C	523-06-019	1932	909
		5730	HOUSE	I	523-06-018	1932	907
		5731	HOUSE	C	523-06-029	1938	908
		5750	HOUSE	NR	523-06-016	1932	905
		5751 MAGNESON	HOUSE	3S	523-06-040	1928	903
		5760	HOUSE	I	523-06-015	1932	904
		5770	HOUSE	I	523--6-014	1932	902
		5771	HOUSE	I	523-06-031	1932	901

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LOS GATOS HISTORIC RESOURCES SURVEY

EVALUATION CRITERIA

General Notes: The evaluator's first task is to "fill in the blanks," that is, on the line after the name of each criterion to write down the particular quality(ies) of the building or resource which relate to that criterion.

Only AFTER identifying the resource's qualities in writing should the evaluator consider the ratings, comparing each resource to like types.

Alterations: Ordinarily a resource will be rated as it appeared when built, and adjustments for alterations are made under criterion 14, alterations. However, if a resource is very much altered, a decision must be made whether to rate it as the original buildings, or as the remodeled one. The decision will be shown in criterion 7, age, by a double date (as 1895/1930s), and reflected elsewhere in style and design. Examples: a 1-story downtown retail building with another story added in 1923; a Queen Anne cottage with an Art Deco store occupying the former front garden; a totally refaced industrial building.

Short cut: If it is manifestly obvious that a resource has no historic or design value (an undistinguished 1976 bank, or a totally stripped and stuccoed Italianate house), the evaluation may be limited to heading, date(s) of construction, and a cumulative rating of "Appears ineligible . . ."

Criterion

Ratings

A. ARCHITECTURE

- | | |
|--|---|
| 1. BUILDING TYPE
Significance as an example of a particular type of resource. | E Especially fine or extremely early example if many survive; excellent example if few survive.
VG Excellent or very early example if many survive; good example if few survive.
G Good example.
FP Of no particular interest. |
|--|---|

Notes: 'Type' may be 2-story house, 1-story house, duplex, apartments, cottage, barn, commercial building, industrial building, etc.

The rating compares this resource to others of the same type.

- | | |
|---|---|
| 2. CONSTRUCTION
Significance as an example of a particular material or method of construction. | E Especially fine or extremely early example if many survive; excellent example if few survive.
VG Excellent or very early example if many survive; good example if few survive.
G Good example.
FP Of no particular interest. |
|---|---|

Notes: Any viable resource is at least 'G'. One that's sinking into the ground or no longer functioning structurally, or the site of a former building, is 'FP'.

A brick structure or Class A fireproof construction (pink or gold on Sanborn) is 'VG'.

Rating can also rise above 'G' for especially good materials such as river rock, or polychrome tiles or terra cotta.

3. STYLE
Significance as an example of a particular architectural style or conventional organization of a resource.
- E Especially fine or extremely early example if many survive; excellent example if few survive.
VG Excellent or very early example if many survive; good example if few survive.
G Good example.
FP Of no particular interest.

Notes: Style may be: Italianate, Stick, Queen Anne, Colonial Revival, Classical Revival, Craftsman, Bungalow, Prairie, Mediterranean Revival, Art Deco, or any other style named in National Register Bulletin 16. Also: four-square, L-plan, or generic.

The resource should be rated in comparison to others of the same style.

4. ARCHITECT OR BUILDER OR DESIGNER
Designed or built by an architect or builder who has made a significant contribution to the community, state, or nation.
- E Of particular importance to the history of the community, state, or nation.
VG The architect, builder or designer is known from reliable contemporary source(s).
G Attributed to a particular designer or architect or builder.
FP Unknown.
5. DESIGN
Architectural quality of composition, detailing, and ornament measured in part on originality, quality as urban or rural architecture, craftsmanship, and uniqueness.
- E Excellent.
VG Very good.
G Good.
FP Fair or poor.

Notes: This is the subjective rating, but it's vital to name the qualities of the particular resource which inspire and justify the rating chosen.

A 'G' is appropriate for any clearly identifiable design or visual value.

There may be lots of 'E' ratings.

6. INTERIOR
Interior arrangement, finish(es), craftsmanship, and uniqueness.
- E Excellent.
VG Very good.
G Good.
FP Fair or poor.

Notes: Not applicable to most buildings; not to worry.

B. HISTORY.

7. AGE
Of a particular age in relationship to the periods of development of resources in the area.
- E Constructed before 1888.
VG Constructed between 1887 and 1904.
G Constructed between 1903 and 1928.
F Constructed between 1927 and 1942.
P Constructed after 1941.

8. PERSON(S)

Associated with the life or activities of a person who has made a significant contribution to the community, state, or nation.

- E Person of primary importance, intimately connected with the building.
- VG Person of primary importance loosely connected, or a person of secondary importance intimately connected.
- G Person of secondary importance loosely connected, or a person of tertiary importance intimately connected.
- FP No connection with person of importance.

Notes: First the person's contribution to the economy, politics, arts, development, or whatever of the community, state, or nation should be evaluated for significance.

"Intimately connected with the building" means it was the person's own residence or place of business, preferably for several years of the person's productive life.

9. EVENT

Associated with an event that has made a significant contribution to the community, state, or

- E Event of primary importance intimately connected with the resource.
- VG Event of primary importance loosely connected, or event of secondary importance intimately connected.
- G Event of secondary importance loosely connected.
- FP No connections with event of importance.

10. PATTERNS

Associated with, and effectively illustrative of, broad patterns of cultural, social, political, economic, or industrial history, or of the urban development of the community.

- E Patterns of primary importance, intimately connected with the resource.
- VG Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected.
- G Patterns of secondary importance loosely connected.
- FP No connection with patterns of importance.

Notes:

Sample patterns:

Earliest settlement.

Agricultural development.

Residential development.

Government/politics.

Infill construction.

Development of transportation.

Commercial development.

Industrial development.

Institutional development.

Ethnic history: (Name of group).

Summer houses.

Health mecca.

Recreation.

First find the appropriate pattern. Next decide whether this pattern is primary or secondary. Finally note the relation of this resource to the pattern.

C. ENVIRONMENT

11. SCALE/MASSING

Contributes to the continuity or character of the street, neighborhood, or area.

- E Of particular importance in establishing the character of a distinguished area.
- VG Of importance in establishing or maintaining the character of a distinguished area.
- G Compatible with the character of a distinguished area, or of importance in establishing the character of any area.
- FP Incompatible with the character of its area.

Notes:

This is a question of scale and massing: the building in relation to its streetscape.

Row houses/tracts/groups rate highly under this criterion.

12. SETTING

Siting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area.

- E Of particular importance in establishing the character of the area.
- VG Of importance in establishing or maintaining the dominant character of the area.
- G Compatible with the dominant character of the area.
- FP Incompatible with the dominant character of the area; or unimportant.

Note: This is a question of siting and landscaping in comparison to the surroundings.

13. LANDMARK

Significance as a visual landmark.

- E A structure which may be taken as symbol for the community or region as a whole.
- VG A conspicuous and familiar structure in the context of the community.
- G A conspicuous and familiar structure in the context of the neighborhood.
- FP Not particularly conspicuous or familiar.

Note: This is a visual question, not one of official designation.

'E' is very rare. 'G' is for many neighborhood churches, for visually memorable buildings on conspicuous sites.

D. INTEGRITY

14. ALTERATIONS

Has suffered little alteration, and retains most of its original materials and design features. Consider: additions, condition; location, porch, siding, trim, and windows.

- E No changes or very minor changes.
- VG Commercial ground floor remodeled, or other minor alterations which do not destroy the overall character.
- G One or two substantial changes in a building older than 1904; one substantial change in a building 1904-1941.
- FP Altered beyond recognition.

Notes: Severity of the alterations should be considered. If there are aluminum window replacements, does their muntin pattern follow the original one? A moved building should be rated 'G' at best, unless it was moved before 1941. A visibly replaced foundation or chimney may be a substantial alteration unless it has been done sensitively.

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