

## **ORDINANCE 1843**

### **AN ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE ZONING ORDINANCE AFFECTING ZONE CHANGE NO. 84 FROM C-2 AND C-2-LHP TO C-2-LHP (LOS GATOS HISTORIC COMMERCIAL DISTRICT)**

**THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ORDAINS:**

#### **SECTION I.**

The district delineated on the attached map is hereby designated historically and culturally significant as the Downtown Commercial Historic District HD-91-1.

#### **SECTION II.**

The district is designated to be historically, architecturally, or aesthetically significant for the reasons listed below:

- A. Property: Downtown Commercial Historic District Boundaries:
  - North - Elm Street/Old Town Parking Lot
  - South - Main Street
  - East - Los Gatos Creek
  - West - North Santa Cruz Avenue
  - (See Map - Exhibit A)
- B. Historic designation No.: HD-91-1
- C. Description of designation: District
- D. Description of characteristics which justify the designation:

#### Historical:

Los Gatos' only surviving concentration of reasonably intact historic commercial buildings, the district includes the Town's earliest commercial intersection and half of the 19th century commercial center. Important businesses, institutions and civic leaders were all located here. It continues to be a lively commercial center, and an important component of the Town.

### Architecture:

Styles from Queen Anne and Richardsonian Romanesque, through most of the intervening modes, to Art Deco, all in typical commercial versions with large display windows. Bulk and scale continuity are good; nothing exceeds 2½ stories, and many buildings are single-story. Most buildings front directly on the sidewalk.

### SIGNIFICANT STRUCTURES:

#### Sorenson Plumbing - 21-23 West Main Street

A one-story wood frame building in Mission Revival style, constructed in 1906. In 1941 the property was purchased by Mr. Sorenson when the government forced him to move his plumbing business out of the Foothill Hotel which was then located across the street. Sorenson Plumbing has been here ever since.

#### Fretwell Building - 88-98 West Main Street at University Avenue

This Romanesque Revival style building is a one-story imitation stone faced reinforced concrete structure. It is a good example of early heavy reinforced concrete construction. The building was constructed in 1907. The fine detailing of the concrete facade really looks like stone and the storefronts remain basically unchanged. The First National Bank of Los Gatos occupied the building from 1912-1918.

#### Rankin Block (Montebello Building) - 123-149 West Main Street

This two-story stucco faced brick commercial building is another example of Mission Revival style architecture. Although two curvilinear parapets have been removed, and the storefronts and applied relief ornamentation on the upper floor have been modified, the building is an important visual anchor for the district. It retains the historic tile hip-roofed towers, exterior stucco, fenestration, ornamental window mullions, corner entrance, brick pilasters, vertical divisions, entrance and hallways for the upstairs. The building was constructed in 1902 following the October 13, 1901 fire. The Post Office was located here from 1917-1948, and from 1932 to the October 17, 1989 earthquake the Chamber of Commerce occupied a portion of the building.

#### First National Bank Building - 170 West Main Street

A fine example of Renaissance Revival style architecture, this tall one-story building was constructed in 1920 and was occupied by The First National Bank of Los Gatos until 1955. The lunettes over four windows contain bas relief sculptures of Franciscan Missions.

### Bank of America Building - 198 West Main Street

This stucco faced two-story reinforced concrete building was constructed in 1931-32. The Art Deco style building was occupied by Bank of America until 1963. It was one of the earliest new buildings constructed for the bank after the name changed from Bank of Italy to Bank of America, and includes an enframed window wall composition and a fine zigzag frieze under the ceramic tile roof.

### Hofstra Block (La Canada Building) - 1-17 North Santa Cruz Avenue

Located at the corner of North Santa Cruz Avenue and West Main Street, this building was originally constructed as three partywall structures. The northern most section and the first floor of the center portion were built in 1891. The southern portion was added in 1895, and the second story was added on to the center portion in 1905. A circular bay window with a witch-hat roof projects out from the corner of the building. The structure was remodeled in 1947, 1972, 1976, and following the 1989 Loma Prieta Earthquake, but the building's essential character has remained.

### Bogart Block (Woodmen's Hall) 18-20 North Santa Cruz Avenue

Constructed in 1907, this two-story reinforced concrete building has Classical Revival ornamentation including rusticated plasters, a modillioned cornice, paneled parapet and arc-headed second story windows. The upstairs was at one time the meeting place for the Woodmen of the World. The second story separated from the first floor in the 1989 Loma Prieta Earthquake, but was set back together and strengthened without changing the historic appearance.

### Templeman Hardware Store - 24 North Santa Cruz Avenue

A 1½-story reinforced concrete building in Mission Revival Style with a combed brick parapet, molded accent blocks and green marble splash panels. Arthur W. Templeman had a hardware store here from the time the building was constructed in about 1921 until 1966.

### Libante's Gem City French Laundry - 11 University Avenue

One of Los Gatos' best examples of Art Deco style, this small stucco faced building was constructed in 1934 for Jacques Libante. The structure was built in the rear yard of the Libante residence, the River Rock Bungalow at 15 University Avenue, and was used for a French hand laundry into the 1960's.

### Charles Wagner River Block Bungalow - 15 University Avenue

This is the only residential structure included in the district. Constructed in the 1920's, the exterior of the one-story bungalow is composed entirely of rounded rock obtained from Los Gatos Creek. The original owner, Charles Wagner, had a barber shop on West Main Street, and Mrs. Alice Wagner conducted her professional photography business here. In the 1930's the owner of the laundry at 11 University Avenue resided in the house.

### Properties Included in this District

<b>ADDRESS*</b>	<b>OWNER</b>	<b>APPROX. DATE CONSTRUCTED</b>	<b>STYLE</b>
1-17 N. Santa Cruz	James and Louise B. Farwell	1894	Queen Anne
6-8 N. Santa Cruz	Rose Taormina	1931	Mission Revival
10-16 N. Santa Cruz (new)*	Michael J. and Thomas M. and Timothy C. Bonasera	1970's	Modern
18-20 N. Santa Cruz	Sky Properties	1910's	Classical Revival
19 N. Santa Cruz	Randall D. Reedy	1920's	Mission Revival
21 N. Santa Cruz	Crall Estate	1910's	Classical Revival
24 N. Santa Cruz	Larry J. Arzie et al	1920's	Mission Revival
11-15 University	Theresa Libante	1920's	River Rock Bungalow
14 W. Main	Frank G. and Carol Borgardt et al	1904	Classical Revival
21-23 W. Main	Eleanor L. Sorenson	1901	Mission Revival
25 W. Main	Paul W. Chamberlain & Carol Kasaban	1901	Commercial
33-55 W. Main *	Charles J. and Jo J. Conover	1988	Post Modern
50 W. Main (parking)*	Charles & Constance Beretold	----	----
65-117 W. Main *	James & Louise B. Farwell	1902	Googie
78 W. Main	Joreta Sondrol & Britt Fernandez	1901	Colonial Revival
88 W. Main	Charles & Constance Beretold	1902	Richardsonian Rom.
100-130 W. Main (remodeled)*	Jane Summers Trustee	1901	Tudor Revival
131 W. Main	Philip L. Scott	1908	Mission Revival
140 W. Main (ext. remodeled)*	Paul J. and Linda E. Dorsa	1901	----
150 W. Main (remodeled)*	Nino Gallo Trustee et al	1910	Victorian Revival
160 W. Main	Robert L. and Muriel J. Brouwer	1920	Renaissance Revival
180 W. Main (parking)*	Town of Los Gatos	----	----
198 W. Main	Dennis Berry	1931	Art Deco

\*Non-contributing property.

E. Standards for review of new commercial structures and all exterior remodels and additions as required by Section 4.86.180 are as follows:

1. **Contributing Buildings:** Buildings which contribute to the district should not be demolished except under exceptional circumstances. Their historic appearance should be maintained, and remodelings should either maintain the existing extent of departure from the documented historic appearance, or shall make the appearance closer to the documented one; remodelings shall not increase the extent of departure from an appearance which can be documented in historic photos (over 50 years old) or similar records.
2. **Setbacks:** Since the historic buildings have no setbacks from the sidewalks on North Santa Cruz Avenue or West Main Street, no new setbacks on these streets will be permitted, either of whole structures or of parts of buildings, except for entrances. However, new upper story additions may be set back to conceal them from view and/or to differentiate them from the historic building.
3. **Heights and Proportions:** Heights and proportions of additions and alterations should be compatible with those of existing structures. New construction should maintain the existing scale and character through compatible design and attention to detail.
4. **Building Facades:** Protected elements include cladding, transoms, parapets, splash panels, display and other windows, entrance vestibules if any, historic tilework, and other detailing.
5. **Siding:** The historic siding should be maintained on all sides of the historic buildings, and it should be matched in repair or rehabilitation. Preferred materials for siding on new construction or additions are stucco or brick, but a single material on all elevations of the buildings. When cleaning is necessary for brick or other masonry, the gentlest means possible should be used; sandblasting will not be permitted because it accelerates deterioration of the building by letting in water.
6. **Building Materials:** The original materials shall be matched as closely as possible when rehabilitating a structure. Modern materials such as plastics or aluminum are discouraged.
7. **Roofs:** Roofs should be concealed behind parapets. The ends of gable roof should not be visible.
8. **Windows and Doors:** Existing historic windows and doors should be retained where possible; if not possible, they should be replicated in kind.

The preferred material for doors and windows (except the large display windows) is wood; plastic materials should not be used in place of glass, but glass block may be approved if individual circumstances warrant it. For new construction and additions, windows should be compatible with their surroundings in proportions, size, type, subdivisions, and materials. Transom windows above display windows should be maintained and/or restored; they are encouraged in new construction.

9. Detailing: Historic detailing such as patterned brickwork, cornices, ceramic tile pentroofs, decorative splash panels, molded or bas relief ornament, columns and pilasters should be retained or, if necessary, replicated in kind. New construction may use detailing to creation compatible scale.
10. Color: Brick or stone that is currently unpainted shall not be painted over. Colors should be appropriate to the style and period of the building.
11. Pavement: Historic tilework or mosaic in entrance vestibules should be maintained. Sidewalks should meet Town standards.
12. Other Features: Awnings and other features should be compatible with those on other structures in the district, especially with those on structures nearby.
13. Relation to other codes and guidelines: Nothing in this ordinance shall lessen the requirements of other zoning ordinances or guidelines. Where there is a conflict, the stricter provision shall prevail.

F. Street Furniture

1. Existing electroliers and light standards shall be maintained.
2. Any additions or changes to street furniture shall be compatible with the building style and are subject to Architecture and Site Application approval.

- G. All structures (including accessory buildings) included in the district are regulated by this ordinance and subject to all of the provisions of Chapter 4.86 of the Zoning Ordinance. However, the permit requirements of Section 4.86.120 only apply to work which is considered a material change. A material change is any exterior alteration for which a building permit is required.

SECTION III.

This Ordinance shall rescind Historic Designation HD-73-3, Section 2 of Ordinance 1145, and HD-76-2, Section 2 of Ordinance 1354.

SECTION IV.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on April 1, 1991 and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council on April 15, 1991.

COUNCIL MEMBERS:

AYES: Randy Attaway, Steven Blanton, and Mayor Brent N. Ventura

NAYS: None

ABSENT: None

ABSTAIN: Joanne Benjamin, and Eric D. Carlson

SIGNED:

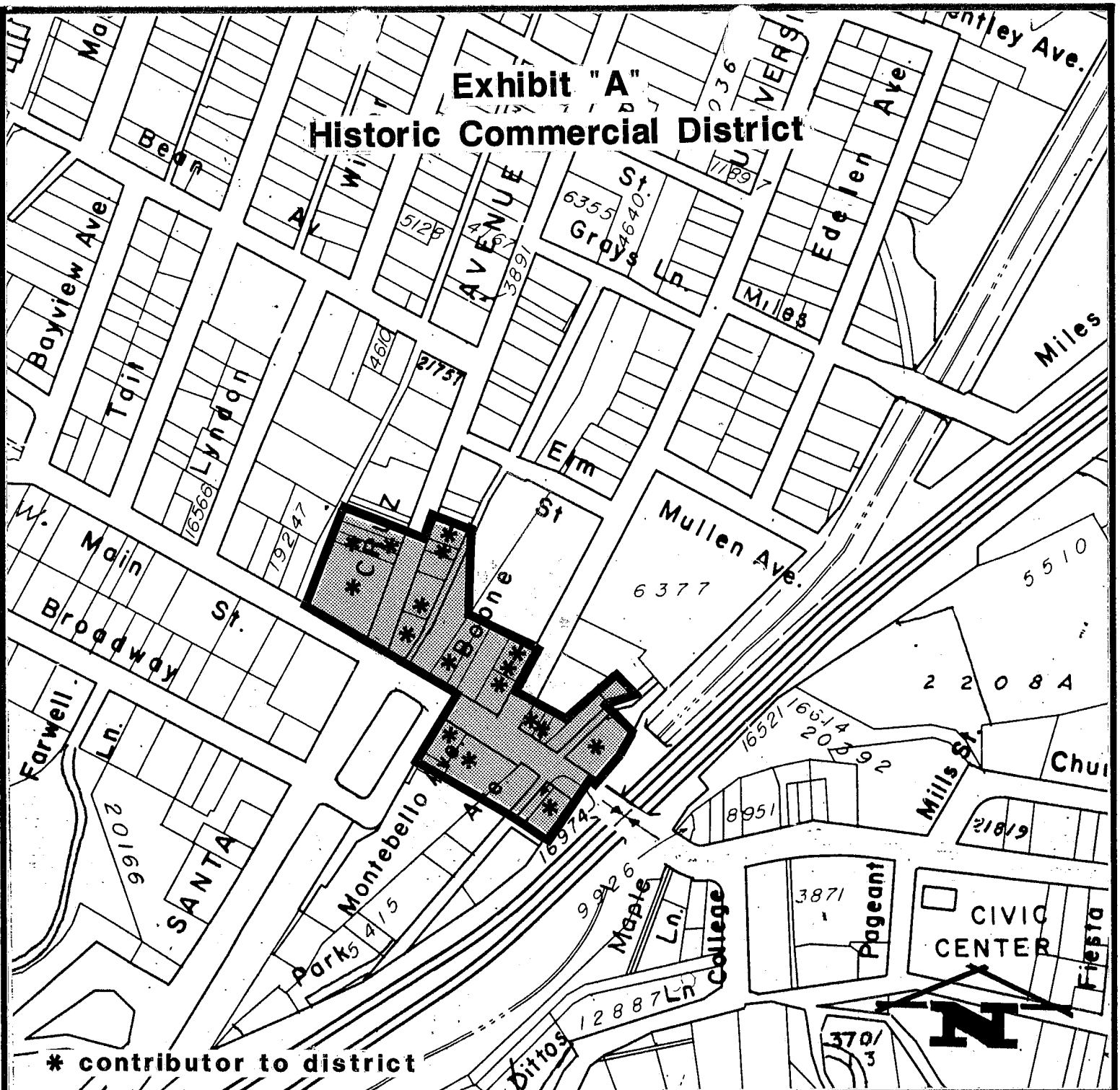
  
MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

ATTEST:

  
CLERK OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

# Exhibit "A"

## Historic Commercial District



# TOWN OF LOS GATOS

Application No. HD-91-1 . Change of zoning map  
amending the Town Zoning Ordinance.

☒ Zone Change  
☐ Prezoning

from C-2 & C-2-LHP to C-2-LHP

Approved by Planning Commission

date 2/13/91

Approved by Town Council

date 4/15/91

Ord. 1843

Town Clerk Neenan

Cogrove

Mayor for

Brent Ventura