

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 117 Edelen

PARCEL MAP INFORMATION

Parcel # 529-02-020 Lot size: 48 front ft. x 110 ft. deep

Lot shape: Rectangle ☒ L ☐ Rectangle with small rear jog ☐ Other ☐

Location: N ☐ S ☐ E ☒ W side of E St ☐ Ave ☒ Other ☐

distance to cross st: 144 ft. N ☐ S ☒ E ☐ W from Miles

at NE ☐ NW ☐ SE ☐ SW corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Vineyard Lots Old Block # 2 Old lot # 11

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ☒ Estimated age 1940s Style 1-plan Generic # stories 1

Alterations porch enclosed - new door

Other 3/2 & 4/4 windows on side

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Effective date

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1944				

MISCELLANEOUS

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation Recognition

District Name

Previous Survey

Gebhard: page # illustration page #

Butler/Junior League

PHOTOS: Roll/frame # 009/16 Date 9 Nov 89



Assessment Report
117 Edelen Avenue

Los Gatos, California



March 2, 1999

Prepared for
Ludwig Spolyar, Ph.D., Owner

Prepared by
Carey & Co. Inc.
Old Engine Co. No. 2
460 Bush Street
San Francisco, CA 94108



CAREY & CO. INC.
ARCHITECTURE

Exhibit D

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ARCHITECTURE

117 Edelen Avenue
Los Gatos, California

ASSESSMENT REPORT
March 2, 1999

INTRODUCTION

At the request of Ludwig Spolyar, Ph.D., owner of 117 Edelen Avenue, Carey & Co. Inc. has prepared the following assessment report. This report is intended to supply the Town of Los Gatos Planning Department, Historic Preservation Committee, with background information establishing the historic significance and value of the existing house at 117 Edelen Avenue.

HISTORIC STATUS

Our research indicates that the Town of Los Gatos has not specifically recognized and designated the subject property as historic, based on its own merit. The Town Code, however, (section 29.10.020) recognizes structures constructed before 1941 as potentially historic. In addition, the property is a contributory property within a designated historic district, University/Edelen Historic District, HD-86-1B. The parcel # 529-02-020, is located in the old Miles/Edelen Subdivision, the Vineyard Lots, old block #2, old lot #11 and is a 48 foot by 110 foot lot.

Period of Significance

Period of Significance is the time span in which a building achieves the character and status for which it will be historically noted. Determining a building's Period of Significance is necessary to establish the importance of early alterations that are compatible with the original design. Also, it is often difficult to distinguish between original fabric and early compatible alterations. The Period of Significance enables both original features and early compatible modifications to be interpreted as important historical materials or configurations. The construction date of 117 Edelen did not surface during our research, but a reasonable working date is late 19th century because of the style of the structure and the materials used in its construction. The Town of Los Gatos designates 1941 (by ordinance) as the cut-off date for historic buildings. The Period of Significance; therefore, is late 19th century - 1941.

HISTORY

Research on 117 Edelen Avenue did not reveal any pertinent information on the history of the house or its previous occupants. The construction date, architect, or builder of the house remains unknown,

although the structure is similar in size and materials to many Los Gatos residences.

Historical Sources were tapped and include: *Los Gatos Historic Resources Inventory*, *County of Santa Clara Official Records of the Assessors Office*, *County of Santa Clara Building and Planning Department Records*, *County of Santa Clara Deed Records*, *Sanborn Maps*, and review of *The History of Los Gatos*, and *Santa Clara County, Illustrated*, written by George G. Bruntz.

Research was conducted to obtain records pertaining to the house. The Santa Clara County Recorders Office provided records on the ownership of the property from 1928 to the present, and of residents from 1926 to the present.

Santa Clara County Recorders Office:

Ownership of property

pre-1928-1928	M.A. Cobb (Vol. 375, Page 48, Jan. 12, 1928)
1928-1938	Grace Farey (Deed 859, Page 435, Feb. 14, 1938)
1938-1984	Ludwig and Leona Spolyar (1982 Leona sole owner)
1984-1987	Darwin A. Spolyar, Kirsten E. Spolyar, Charles A. Spolyar
1990-present	Ludwig J. Spolyar (80%), Charles A. Spolyar (20%)

Residents:

Pre 1926	No house numbers listed, so residents unknown
1926-1929	Lelia Lord
1930-1934	Earl Gearhart
1935-present	Spolyars

None of the above names are listed in *The History of Los Gatos*, so it is unknown if the owners or occupants were important or influential to the history of the Town of Los Gatos.

Style

117 Edelen is a simple vernacular massed-plan, side-gabled family house. This one story, light wood-framed building with half porch side entrance is a typical National Folk house style. The style was established between the 1850-1890s as a result of railroad development across the country. The railroads allowed materials to be transported rapidly and cheaply over long distances, therefore establishing construction standards using light-weight lumber with simple methods of light roof framing.

ASSESSMENT

Through site visitation, historic research, and examination of structural and termite reports, Carey & Co. Inc. evaluated the existing conditions, identifying features, finishes and materials of the structure. The house was photographed to provide a visual record of the conditions.

Existing Conditions

On February 19, 1999, Carey & Co. Inc. evaluated the house at 117 Edelen Avenue, examining all exterior materials at close range from the ground and the interior of all rooms. The detached garage was not accessible and was not reviewed, but is a compatible building to the main house because of its size, siting, and building materials used. The neighborhood around the site was also briefly visited.

Historic Features

From investigation of the structure, the original house consisted of the front porch, living room and two middle bedrooms (see attached sketch plan). The original house form was altered probably prior to the 1930s with additions of: front bedroom, back kitchen and rear pantry, bathroom, and rear porch. The early alterations utilize compatible building materials and are within the period of significance of the building, although they are not well constructed or detailed. For instance: foundations are settling at varied rates; seams are visible in the siding material; visual separation and gaps occur at roof lines; and interior finishes indicate locations of additions.

The exterior historic features of the house include:

- Gable roof with ornamental ridge vent
- Horizontal wood, shiplap siding
- Flat wood window and door surrounds, and trim boards
- Wood double-hung windows (South windows replaced)
- Wood, fixed picture window at porch
- Wood, casement windows

All interior finishes are simple, without significance. The interior historic features include:

- Stile and rail panel doors
- Period hardware
- Tongue and groove bead board at the pantry
- Mottled linoleum at the kitchen
- 3-1/2" wood tongue and groove flooring

Condition

Overall the building is in poor condition (using a rating system of good, fair, and poor). The structure has settled and has differential settlement between the main house and additions. Interior plaster and drywall show cracking due to this condition and all flooring has crowned and buckled. The main house sits on wood piers on concrete footings, but these were not reviewed and the foundation condition is unknown. The roofing material is in fair condition and the roof systems were not closely examined, but there appears to be flashing problems at the location where the main house roof meets addition roofs.

The settling of the house has set up deficiencies in the finish materials. All siding material at additions have gaps and seams which allow water to infiltrate. Also, all additions are in poor condition by not being solidly constructed. For example the rear porch and the pantry addition siding is variously sized and oriented. Also, reconstructed salvaged windows at the enclosed porches create unstable and non-weathertight areas.

All exterior building material appears to be in fair condition, although termite damage and dry rot were noted, specifically in the south middle bedroom. All wood siding is in direct contact with the ground, setting up ideal conditions for pests and rot. The wood siding has checks and splits but is only in need of standard maintenance. The wood windows that are original have missing wood elements, broken cables, and missing hardware, but otherwise are in fair condition. The doors are in good condition and have retained ornamental period hardware that is in need of rehabilitation.

Neighborhood and Surrounding Historic District

117 Edelen is listed as a contributor to the University/Edelen Historic District, an area developed and

subdivided in 1880 into five parcels that ultimately have come to define the University/Edelen Area: Miles/Edelen Subdivision (the Vineyard Lots); the Hagerty Subdivision; the Quick Subdivision; the Bentley/Pierce Subdivision; and the Engrish Subdivision. Ordinance 1920 of the Town of Los Gatos, was adopted in 1986 and defines the University/Edelen Historic District architectural qualities as follows: "Victorian is predominant architecture, including informal wood frame cottages and impressive homes, intermixed with Craftsman/Bungalow style cottages built somewhat later. Also present in smaller numbers are Colonial Revival. Contributing structures are both residential and commercial. Individual architectural distinction is not as important in a historic district as the neighborhood entity created. The University/Edelen district has easily identifiable boundaries which adds to its perception as a distinct neighborhood."

The 100 block of Edelen hosts two significant structures (129 and 130 Edelen), both located across from each other on the corner at Miles Avenue, and seven contributing structures (relying on Los Gatos Planning map provided by Town of Los Gatos Planning Department, which may be outdated). The block has a variety of one and two-story building types that are irregularly sited. All buildings have driveways and are setback from the street. There are detached garages located in the rear of the lots, and some detached garages at the front lot line. The street is heavily landscaped with shrubs, planting strips, and trees. Low fences at sidewalks face the street and allow visibility of the houses, while creating a visual connection to yards and the building facades.

117 Edelen is consistent with the qualities of the historic district by the following:

- Setback from the street
- Side driveway and garage in rear
- Low front fencing
- Front porch with steps

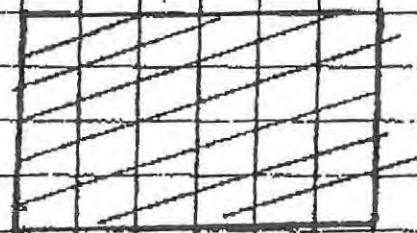
OPINION AND RECOMMENDATIONS

- The house represents simple vernacular National Folk construction of which there are better surviving examples. There is no evidence that the property was significant to the area, nor is there evidence that the house was designed by an architect of note. There are no people or events of historic importance associated with the property. As such it has little to recommend it for inclusion on an historic inventory as an individual listing.
- The house is in extremely poor condition and has been altered from its original construction (although additions are within the period of significance). The additions alter the appearance of the original house design and lack the craftsmanship and durability of materials expected of this period of construction. Costs to restore the existing features and spaces of the house will be extremely high, while the "restored house" will still not be of solid construction or of significant design.
- While the exterior of the house is relatively intact, the original historic interior has been altered and badly damaged, compromising its historic value. The structure, overall, is in poor condition with buckled floors, cracks in walls, and damaged wood. The interior features are missing or are of contemporary material.

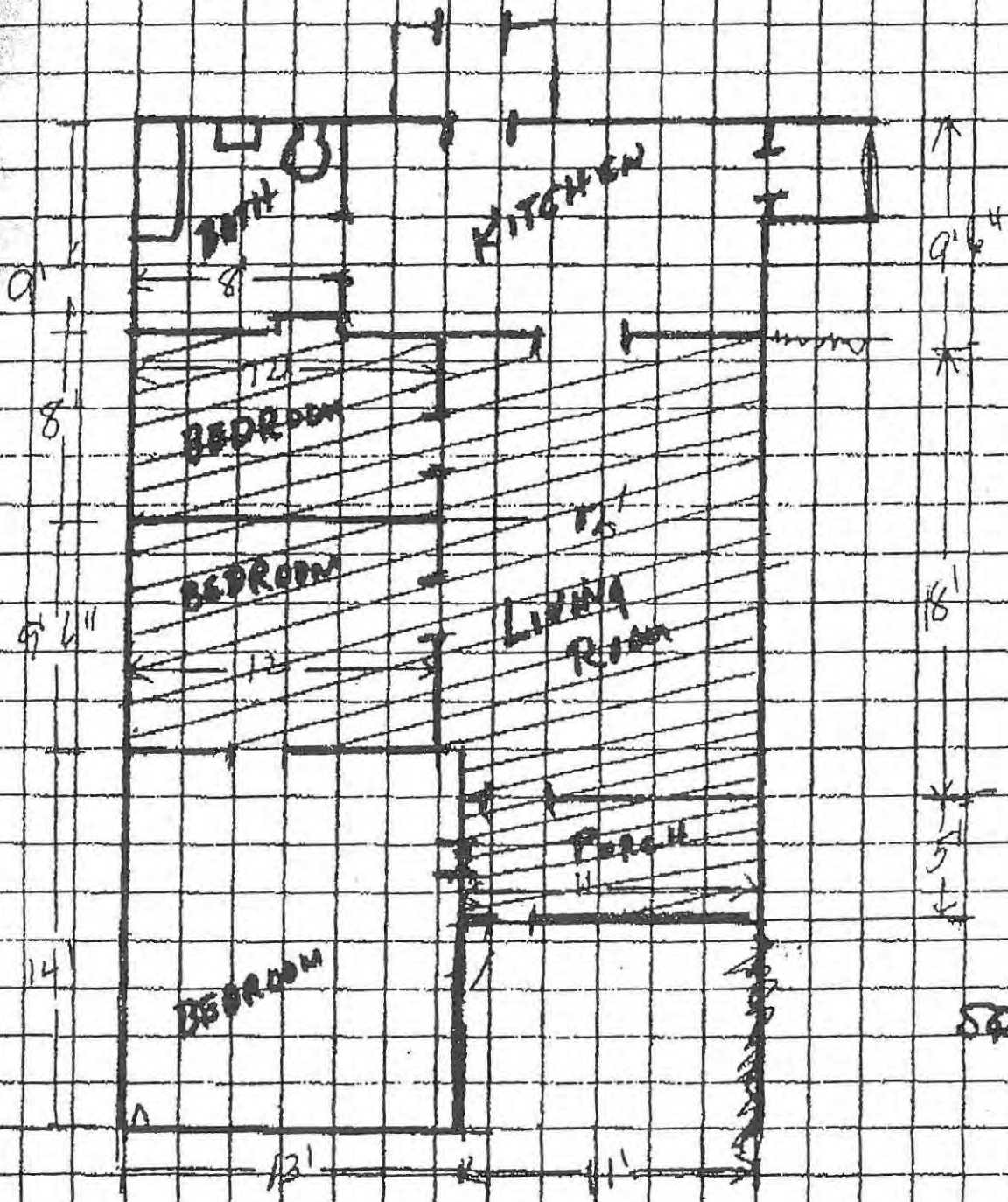
- Design characteristics of 117 Edelen Avenue are in accordance with the University/Edelen Historic District design guidelines. The qualities of the house and those that create the University/Edelen Historic District should be maintained. Specific qualities that should be reviewed for new construction in historic districts include: scale, building materials, setbacks, driveway and garage location, fence design, porches.
- The neighborhood block has two significant buildings and seven contributing buildings. If 117 Edelen is de-designated as contributing to the historic neighborhood, the resulting structure can still enhance the neighborhood by following the University/Edelen Historic District Guidelines. Options for the house include 1) restoring the existing house, 2) a partial remodel that retains the porch or front facade, having a new addition located behind, and 3) new construction that strictly adheres to the University/Edelen Historic District Guidelines using designated materials and design qualities. Option One will be costly and results will not be significant. Option Two is possible, but would be costly because of required structural repairs. If options two and three are chosen, the neighborhood block will still retain two significant homes and six contributing structures.
- If demolition of the structure at 117 Edelen Avenue occurs, designated historic features, such as doors, windows, and hardware, should be salvaged for reuse in other properties in the area.

Conclusion

The house at 117 Edelen Avenue does not have merit to be listed on any historic inventory as an individual listing. It does, however, have features, materials, and design qualities that contribute to the historic district. Because the structure is in poor structural and architectural condition, and the design, building spaces, and finishes lack integrity, Carey & Co. feels that the de-designation as contributory and the demolition of the house would not constitute an extreme loss to the University/Edelen Historic District, nor to the Town of Los Gatos. However, we recommend that the Town of Los Gatos, University/Edelen Historic District design guidelines be used for partial remodel or construction of a new residence. (Ordinance 1920, Section III, Item C.) If these guidelines are not followed, the new construction could have negative impacts upon the historic character of the block and the district.



PROBABLY THE
ORIGINAL HOUSE



ATTACHMENT "A"

CREDITS

The following individuals participated in the assessment effort:

Carey & Co.

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Laura J. Culberson, Project Manager

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March 30, 1998

SUN RESTORATION
C/O Mr. Ludwig J. Spolyar
117 Edelen Ave.
Los Gatos, CA 95030

Attention: Mr. Tom Schwoob

Subject: Structural Evaluation of Property Listed Above

Dear Mr. Schwoob

RECEIVED

MAR 30 1998

TOWN OF LOS GATOS
PLANNING DEPARTMENT

We have prepared the Structural Evaluation of the above listed property. The evaluation is based on visual inspection from the outside and does not include any evaluation of the unseen items within the house.

The existing foundation is not appropriate. The exterior foundations are supported on the mud sill, and the structural framing system for this building does not employ the use of steel bolts as means of securing the framing to the foundation. The cripple walls from the mudsill to the floor joists does not appear to have any bracing. The support joists carrying the floor load does not have concrete embodiment underneath and are resting on the mudsill, which is sitting on the natural soil. There is not enough ventilation provided for the foundation area either.

The exterior siding of the house has deteriorated over the time and roof, wall sidings, windows, gutters etc. are all in disrepair. The front section of the house, which is an addition to the existing house, has settled and pulled away from the house. There are numerous violations and the structural deficiencies in addition to the one listed above does not meet the current Building Code Standards or the Earthquake Standards.

The fireplace chimney has been damaged during the previous earthquakes and does not appear to be structurally sound. It should be demolished to protect from any further damage.

After reviewing all of the discrepancies, we recommend that this structure shall be demolished and be designed and reconstructed to meet the current Building and Seismic Codes of Practices. A lot stringent code has been developed for the Seismic Protection due to presence of earthquake faults within the area since the original construction of the house.

Sincerely

Inderjit S. Chadha

Inderjit Chadha
Registered Civil Engineer



Exhibit E