



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

MEETING DATE: 06/22/2022

ITEM NO: 4

DATE: June 17, 2022
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Modification of a Previously Approved Project on an Existing Non-Contributing Single-Family Residence in the Broadway Historic District on Property Zoned HR-5:LHP. **Located at 198 Broadway.** APN 510-43-001. Minor Development in a Historic District Application HS-22-028.
PROPERTY OWNER/APPLICANT: Heidi Bigge. PROJECT PLANNER: Sean Mullin.

RECOMMENDATION:

Consider a request for approval for modification of a previously approved project on an existing non-contributing single-family residence in the Broadway Historic District on property zoned HR-5:LHP located at 198 Broadway.

PROPERTY DETAILS:

1. Date primary structure was built: 1890-1900
2. Town of Los Gatos Preliminary Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Broadway Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

On January 26, 2011, the Historic Preservation Committee reviewed a request from a previous property owner for a determination of significance. At this meeting, the Committee made no determination and requested additional information from the applicant (Attachment 1). On September 26, 2012, following the sale of the property to the current owner, the Committee reviewed a request to construct one- and two-story additions to the residence. At this meeting, the Committee recommended that the plans be approved (Attachment 2). A subsequent

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

BACKGROUND (continued):

Architecture and Site application (S-12-097) for the project was approved by the Development Review Committee on July 29, 2014; and Building permits were approved and issued on March 16, 2016. Previously submitted research on the property is included as Attachment 3.

On June 28, 2017, the Committee reviewed a request for construction of a second-story addition above the previously approved garage, connecting to the existing second story of the residence, then under construction (MR-17-006). Other project modifications included a request to remove and replace in-kind the shingle siding on the existing portion of the residence due to rot/termite damage, insufficient sheathing, and concerns related to waterproofing as reasons for the replacement. The Committee recommended approval of the project revisions (Attachment 4) and the Minor Residential Development application was approved by the Town on August 21, 2017. The project revisions were incorporated into the active Building Permit issued for the project (B15-0179).

On January 4, 2021, the property owner contacted staff to schedule a final inspection from Planning. Upon inspection, staff noted several deviations from the approved plans, as outlined below:

1. The deck and front porch column details do not match the approved plans;
2. The windows on the approved plans show divided light details which are not reflected in the windows that were installed;
3. Windows on the front, right, and left elevations have been moved/reconfigured;
4. the beam and eave/facia detail modifications on the front porch and gables do not match the approved plans; and
5. The garage doors do not match the approved plans.

DISCUSSION:

The property owner is requesting approval for modification of a previously approved project. As outlined above, the request includes changes to the column design and detailing, elimination of the divided lites on the windows and doors, window and door reconfiguration, changes to the eave and facial detail, and a design change to the garage doors. The property owner a provided written response to each item, photos of the residence, and photos of other homes in the neighborhood to support their justification (Attachment 5). Staff has assembled these items along with excerpts of the approved plans in a single exhibit to aid in the Committee's review (Attachment 6).

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

- _____ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

CONCLUSION:

The property owner requests approval for modification of a previously approved project on an existing non-contributing single-family residence in the Broadway Historic District on property zoned R-1D:LHP located at 198 Broadway. Should the Committee find merit in the request the active Building Permit would receive a passing inspection from the Planning Division and the project would not return to the Committee.

ATTACHMENTS:

1. Minutes, January 26, 2011, Historic Preservation Committee
2. Minutes, September 26, 2012, Historic Preservation Committee
3. Supporting documents and research, previously submitted
4. Minutes, June 28, 2017, Historic Preservation Committee
5. Justification images from the property owner
6. Project revisions exhibit

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~~Jane Ogle commented that Opa has a completely different design and material. The restaurant opening should be centered, the pony wall lowered, and there should be full plate glass windows in the openings.~~

~~Patrick O'Day commented that the suggestions may work.~~

~~Kathy Janoff commented that the sushi restaurant's door has an awkward un-centered location that creates a narrow space.~~

~~Jane Ogle commented the proposed door location could also create confusion with the next door restaurant.~~

~~Bob Cowan commented that the materials between the proposed project and adjacent businesses are completely different.~~

~~Pete Jillo commented that everything is old.~~

~~Kathy Janoff suggested the use of different tiles to be more similar to adjacent spaces.~~

~~Len Pacheco commented that it is an important part of downtown. The project should come back with revisions prior to going to the Planning Commission.~~

~~Len Pacheco made a motion to continue the item to February 2nd if the applicant can get revisions and proper material samples turned in. Kathy Janoff seconded and the motion passed unanimously.~~

~~Pete Jillo commented that they could use a larger tile, but he would prefer not to move the door.~~

~~Len Pacheco departed from the meeting.~~

ITEM 5 198 BROADWAY

Benjamin Guilardi, sale representative, and *Sandy Dement*, attorney for trustee, were present for this item.

Charles Erikson clarified that the property is on the boundary of an historic district. There may be some reason to include the property within the boundary. Staff distributed additional information regarding the subject property.

Sandy Dement commented that the request for demolition may not be the correct request, but perhaps the Committee could consider the lack of historic significance and support the demolition of the structure. She does not believe the building is not historic, but the structure is

in disrepair. They are not always comfortable going into the structure. It has been vacant since 2006. The intent of the request is to get comments from the Committee to give buyers the comfort that they could demolish the structures.

Charles Erekson commented that he is reluctant for the Committee to approve the request. He would want, perhaps, to speak with the Town Council before allowing a demolition to occur.

Sandy Dement commented that are there two parts, engineering and historic. Is there anything in that that gives the Committee reservations about the demolition?

Jane Ogle commented that she would like more information.

Kathy Janoff commented that she is inclined to separate the property and structure. She believes the property should remain in the historic district.

Jane Ogle would like to know why it was included in the historic district and requested more information on the structure.

Staff clarified that the information passed out noted the structure is a Bellringer home.

Bob Cowan asked about historical character and architectural integrity. Perhaps additions remove historical significance. He would like the Town Engineer or Building Official to look at it. Any older home could have dry rot.

Charles Erekson clarified that anyone could have a home in despair from negligence.

Kathy Janoff stated that the Coggeshall Mansion and Thrash House had non-historic modifications removed and were in disrepair, yet these structures were able to be rehabilitated.

Charles Erekson commented that perhaps the owner should submit a formal application for demolition only.

Benjamin Guilardi commented the house was moved to this site and added on to multiple times. They believe the structure is a hazard. He is not allowed to show the property because of the hazard and believes there is no feasible way to rehab the structure.

Bob Cowan commented that more historical data is needed, such as who lived there, what their significance to the Town's history is, and the structural condition status. He would like to see evidence that it cannot be realistically restored. And architectural integrity should include site plan/diagram of house showing original structure with additions. Photographs are helpful.

Kathy Janoff recommended the applicant go through the process and receive a formal decision.

Benjamin Guilardi suggests that the Committee members visit the site.

The Committee stated that could be possible.

Benjamin Guilardi commented that the cost to restore the house caused a potential buyer to walk away.

Kathy Janoff emphasized again the house on Los Gatos Boulevard was vacant since 1985 and had significant need to be restored. So the argument that the structure is in disrepair does not necessarily give justification for demolition.

Charles Erektion commented that the Committee does not want to make a decision that could adversely affect a structure that contributes to the Town.

Bob Cowan stated that the existing engineer report seems superficial. *Bob Cowan* and *Kathy Janoff* agreed that a more substantial report is required.

ITEM 7 — ADJOURNMENT

~~The meeting was adjourned at 6:05 p.m. The next regular meeting is scheduled for February 23, 2011.~~

Prepared by: _____ Approved by: _____

Jennifer Savage, AICP
Associate Planner

Charles Erektion
Chair

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TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

**SUMMARY MINUTES OF REGULAR MEETING OF THE HISTORIC PRESERVATION
COMMITTEE OF THE TOWN OF LOS GATOS FOR SEPTEMBER 26, 2012, HELD IN
THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.**

The meeting was called to order at 4:00 P.M. by Chair Charles Erikson.

ATTENDANCE

Members Present: Bob Cowan, Charles Erikson, Kathryn Janoff, Len Pacheco

Members Absent: Margaret Smith

Staff Present: Suzanne Avila, Senior Planner

Others present: Dale Drumm, Athena Pugliese, Omid Shakeri, Heidi Bigge, Brad Anzalone,
Mike Candeaux, Maryam Taba

VERBAL COMMUNICATIONS

None

ITEM 1 APPROVAL OF MINUTES – AUGUST 22, 2012

Bob Cowan made a motion to approve the minutes of August 22, 2012, as submitted. The motion was seconded by *Len Pacheco* and passed unanimously.

ITEM 2 44 BROADWAY

Dale Drumm was present for this item.

Dale Drumm commented that the owner was unable to attend. Two alternative designs were provided based on the owner's desire to have the garage better match the house and the Committee's direction from the last meeting.

Len Pacheco asked how the roof element would be attached to the garage and how far it would extend out. *Dale Drumm* explained how the roof would be attached and clarified that it would extend out three feet.

Len Pacheco commented that the brackets should be a little larger. *Dale Drumm* said the brackets could be widened.

ITEM 4 198 BROADWAY

Matt and Heidi Bigge and Chris Spaulding, Architect, were present for this item.

Chris Spaulding commented that the house will be saved, a new foundation added and a garage wing added.

Len Pacheco commented that the service entrance to the house could be jazzier and the balusters should be proportionate.

Heidi Bigge noted that the house cannot be seen until you come up the driveway.

Bob Cowan commented that the building shape is appropriate. He quite likes the plans; it ties together very well.

Len Pacheco commented that he likes the plan a lot. The sawtooth shingle cut is typical of the style. Conceptually it is a very nice plan and what is being kept is appropriate to maintain.

Kathryn Janoff commented that she is happy that the house will be saved and that she likes the plans. If the balusters are really from the Lyndon Hotel perhaps they could be salvaged.

Bob Cowan made a motion to recommend that the plans be approved as proposed with the following condition:

1. The balusters should be modified to a simpler style as shown in the Field Guide, page 291.

The motion was seconded by Kathryn Janoff and passed unanimously.

ITEM 5 327 UNIVERSITY AVENUE

No one was present for this item and it was continued to the next regular meeting.

ITEM 6 202 TAIT AVENUE

Bob Cowan recused himself from this item since he lives within 500 feet of the property.

Steve Anzalone was present for this item.

Steve Anzalone commented that the windows are installed and the work on the house is done.

Law Offices of Sandra H. DeMent

99 Almaden Boulevard, Suite 740
San Jose, CA 95113

Tel: (408) 998-1444
Fax: (408) 998-1449
Email: sandy@dementlaw.net

December 7, 2010

RECEIVED

DEC - 9 2010

TOWN OF LOS GATOS
PLANNING DIVISION

Jennifer Savage, AICP
Associate Planner, Community Development Dept.
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95031

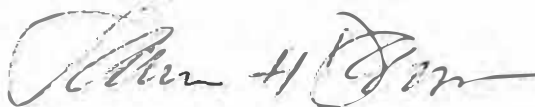
Re: Historic Preservation Committee Calendar
Regarding 198 Broadway, Los Gatos
APN: 510 43 01

Dear Ms. Savage:

I represent Paige Morehouse, who is the court-appointed conservator of her mother, Jeanne Partridge Gamble, age 93, and is currently serving as the trustee of her mother's Partridge Living Trust. The Partridge Investment Co., LLC (of which Paige Morehouse is the General Manager and the Trust is a majority owner) is the owner of the above-referenced property, which has been vacant since July 2005.

The property is located within the Broadway Historic District but is not itself a historic building. Ms. Morehouse has recently placed the nearly seven acre estate for sale. However, potential buyers are making the mistaken assumption that the structure must be restored. Ms. Morehouse is requesting a determination confirming that the building is not of historical significance. To that end, I am asking that you place her request on the appropriate calendar of the Historical Preservation Committee. I attach a summary of the arguments in support of this request.

Sincerely,



Sandra H. DeMent

SHD:hof
Enclosures
cc: Client

**Facts in Support of Request for Determination That
198 Broadway, Los Gatos, Is Not of Historical Significance**

Assessors Parcel No.: 510-43-01

Zoned: HR-5:LHP *Correct zoning of property ymm*

Parcel Not Assembled Until After 1914

The legal description for 198 Broadway makes clear that the parcel was assembled from a number of smaller parcels, including a portion of the Rancho de Rinconada de Los Gatos, and land outside the Rancho owned by A.W. and Ida Pattiani. The legal description references the Map of the Oak Knoll Tract, which was not filed until May 16, 1914.

Partridge Purchase in 1949

Harold and Jeanne Partridge, then of Modesto, purchased the property in 1949 from Ruth A. Greaney, a widow living in San Jose. The property was then referred to as the "W.R. Greaney property," so it may be inferred that Mrs. Greaney, who had owned the property since 1944, had owned it with her husband or father prior to 1944. The property at the time of purchase included a "big house" and the "small house," both tenant occupied.

Partridge Improvements

At the time the Partridge's moved into their home, their daughter, Paige Partridge Morehouse, was six years old. She recalls the home as being "rustic" in nature. In particular, she recalls that the fireplace in the living room was composed of large river rock, which the Partridges had removed and replaced with a more "Victorian" fireplace mantel.

Another of the major changes to the building was the addition of a balcony with wooden balustrades over the porch, extending across the entire north side of the house, accessed by a new door, formerly a window, in the north bedroom. It is the balcony that gives the Victorian appearance to the house when viewed from a distance. All of the exterior siding and decorative woodwork that gave it the Victorian look favored by Mrs. Partridge was added in the five years after its purchase. The woodwork, including the balustrades over the porch, was brought in pieces from Modesto, where a home there was slated for demolition.

There apparently was a carriage house at the first turn in the driveway which was torn down. Mrs. Partridge, who was by profession a decorator, bought the concrete cats that adorn the long stairway going up to the main house, and had them cemented to the top of stone columns flanking the bottom of the stairway, in approximately 1980.

The patio east of the house and retaining walls behind both the main house and the cottage, were added or rebuilt by the Partridges. They also paved the driveway.

Historical Report and Structural Inspection

A Historical Report prepared by Beth Wymen is attached. In relevant part, she concludes, "This many-times modified and long-neglected structure retains very little of its original useable material. The cost of replacing or restoring it to an actual original would undoubtedly be cost-prohibitive."

Similarly, The Structural Inspection prepared by Roca3Engineering concludes that the main house has no foundation, is unsafe for occupancy, and "seismic retrofitting is not a viable solution due to the extensive scope of work involved..." They recommend the residence be demolished.

**HISTORICAL REPORT FOR PROPERTY LOCATED AT
198 Broadway Road
Los Gatos, CA 92030**

Description of Property:

The two-story, 1902 sq. ft., 5 bedroom, 2 bath house is a simple, modified Queen Anne style structure with a composition cross gable roof and two prominent front dormers. Curiously, one of the dormers has a hexagonal roof while the other is topped by a cross-gable roof. Possibly one of them was replaced. It is located at 198 Broadway Road Extension in the Town of Los Gatos on 7 acres of wooded, hillside land. Additional structures include a detached garage and a guest house. The structure was re-modeled or "renovated" in 1952 by the owners who had access to material and fixtures from another historic house. Reportedly, these included a mahogany stair case, a fire place, marble basins and moldings and spindles. The front porch spindles came from the old Lyndon Hotel in Los Gatos. At that time the front porch was enclosed.

Two indigenous stone pillars mark the original entrance to the property. Atop each of these is a stone sculpture of a mountain lion in keeping with the town's name, Los Gatos, which means "the cats" in Spanish

History of the Property:

The property was acquired on August 21, 1899 by A. W. and Ida Pattiani by Deed from F. H. and Mary E. McCullagh and recorded January 8, 1900 in Santa Clara County Book 227 of Deeds page 78. Pattiani was reportedly an architect/contractor and, according to his eldest daughter, built the house in 1890. See attached copy of 1887 map of Los Gatos. The house number was originally 140 but was changed to 198 in the 1930s.

Subsequent owners include W. R. and Ruth Greaney in 1942 and Harold and Jeanne Partridge in 1950.

The 1947 City Directory listed W. R. Greaney and J. F. Bays living at the 198 Broadway address.

The most recent transaction of the property described as 198 Broadway Road, Los Gatos was recorded on November 11, 2007 as a Grant Deed from Grantor Paige Morehouse, Trustee of the Jeanne Partridge Living Trust, to the Partridge Investment Company, LLC,

To summarize my review of the structure, I believe that although the property at 198 Broadway Road, Los Gatos can be identified as "historic" because of the date of construction and its period style, this many-times modified and long-neglected structure retains very little of its useable original material. The cost of replacing or restoring it to an actual original would undoubtedly be cost-prohibitive. In addition, the property has never been included as a contributor to the town's Broadway Historic District.

Beth Wymen

Information Sources:

People:

Mardi Gualtieri Bennett Brick, former Los Gatos Mayor, Historian
2395 Delaware Avenue #59
Santa Cruz, CA 95060-5721
831/459-9459

Ms. Mary Durham, former LG resident, Historian, Known as the "Mayor of Broadway"
5685 Lemonmint Lane
Prescott, AZ 98605-3818
928/442-1141

Gabriel Graziadei, Guest House occupant
198 5 Broadway
Los Gatos, CA 95030
408/694-8626

Los Gatos Historical Museum
408/558-8085

Bill Wulf, Los Gatos Historian
Santa Clara, CA 95050
408/249-0655

Documents:

Assessment Roll Information for APN: 510-43-001

Transfer Date: 11/30/2007

198 Broadway, Los Gatos, CA

Billing Address:

Paige Partridge Morehouse, Trustee

670 Loring Drive NW

Salem, OR 97304

County of Santa Clara Assessor's Map

Book 510 Page 43

198 Broadway

Los Gatos, CA 95030

City Directories 1890 – 1940

Martin Luther King Library – California Room

San Jose State University

One Washington Square

San Jose, CA 95192-0001

No record was found of the names Pattiani, Greaney or Partridge.

Grant Deed

October 3, 1949

Ruth A. Greaney to Harold A. and Jeanne Partridge, joint tenants

Grant Deed

November 21, 2007

Transfer between a Revocable Trust and a Legal Entity for

198 Broadway Road, Los Gatos, CA

APN 510-43-001

Grantor: Paige Morehouse

Trustee of the Jeanne Partridge Living Trust dated November 6, 1984

Grantee: Partridge Investment Company, LLC, a California limited liability company

Grant Deed – Book “O”, pages 50 and 51 at SCCo Archives

Map of the Oak Knoll Tract, Ranch Rinconada de Los Gatos by F. A. Herriman dated May 16, 1914

Los Gatos Museum Association Historic Home Survey (no date)

198 Broadway

Los Gatos, CA 95050

Title of Ownership:

1890, Mr. Pattiani (authenticated by his daughter, Viola Pattiani Mace)

1942, W. R. and Ruth A. Greaney

1950, Harold and Jeanne Partridge

1946, W. R. Greaney and James F. Bays

Mapquest Map: 09/09/10

198 Broadway

Los Gatos, CA 95030

Quitclaim Deed/Trust Transfer

From: Mrs. Jeanne Partridge

PO Box 477

Los Gatos, CA 95050 (sic)

To: Jeanne Partridge, Trustee for Jeanne Partridge Living Trust

November 6, 1984

Filed November 13, 1984 for:

Douglas P. Barnes, Notary Public

1999 South Bascom Avenue, Suite 515

Campbell, CA 95008

Appendix B: Historic Districts

Town of Los Gatos Residential Design Guidelines

Broadway Historic District page 81

Books/Articles/Websites:

Bennett, Mardi. *Images of Long Ago. Photos, Postcards and "Pen Pictures of the Los Gatos, Saratoga and Monte Sereno, Garden of the World".*
Marben Associates, 1987.

Bruntz, George G. *History of Los Gatos. Gem of the Foothills.* Valley Publications, 1971.

Boutelle, Sarah. *Julia Morgan, Architect*, Abbeville Press Pub, New York, 1988.

Conway, Peggy. *Images of America. Los Gatos Generations.* Arcadia Publications, 2007

County of Santa Clara. *Santa Clara County Heritage Resource Inventory,*

SCCo Historic Heritage Commission, San Jose, CA, 1999.

San Jose Mercury. *Sunshine, Fruit, Flowers. Santa Clara County, California,*

San Jose Mercury Souvenir, 1895.

Sawyer, Eugene T. *History of Santa Clara County,*

Historic Record Company, Los Angeles, 1922.

"*Hooked on Los Gatos*" – film made of Los Gatos, CA History, 2007.

"*Remodel Inc. by Jeanne*", San Jose Mercury News, Sunday, March 9, 1952.

An article about the remodel/renovation of historic house at 198 Broadway by new owners, Mr. and Mrs. Harold Partridge, using decorative items taken from other historic structures.



**ROCA3 ENGINEERING
STRUCTURAL DESIGN**

88 So. Park Victoria Drive, PMB# 145, Milpitas, CA 95035
Mobile: (408) 821-1335 Fax: (408) 934-1322

e-mail: Roca3@ymail.com

November 4, 2010

Mr. Benjamin Guilardi
Alain Pinel Realtors
bguilard@apr.com

Re: Structural Inspection - 198 Broadway, Los Gatos, CA

Dear Benjamin:

In accordance with your authorization, we have surveyed the condition of the existing two story residence for the above project address. The object of the survey was to examine the structural components of the existing structural system and determine its serviceability. The following are our findings and recommendations subsequent to our field survey dated October 18, 2010.

The subject residence is a two-story wood-framed, single family residence on the hillside lot located in the Town of Los Gatos. The residence is a Victorian-era home built in 1900. The residence has lightweight composition roofing and wood siding exterior finish. The house rests on the flat section of the lot except for the upper and lower wood decks of the front elevation which is located at the downhill side of the property. The corner rear side of the residence is on an uphill steep slope retained with maximum 3 foot high masonry wall. The roof has skip sheathing with 2x4 rafters with no collar ties. The existing floor framing consists of 2x floor joists and 4x girders. No foundation was observed around the perimeter of the house within the flat section of the property. The foundation system at the front section of the deck consists of masonry blocks with cripple walls. The house has been vacant for several years and it is evident that no continued maintenance has been undertaken to keep the property in better condition.



**ROCA3 ENGINEERING
STRUCTURAL DESIGN**

88 So. Park Victoria Drive, PMB# 145, Milpitas, CA 95035
Mobile: (408) 821-1335 Fax: (408) 934-1322

e-mail: Roca3@ymail.com

Most of the structure is concealed behind plaster walls, ceilings and flooring preventing direct measurement of structural framing or inspection. Our observation included only areas visible at the time of our inspection. Observations of identified problems and questionable construction are as follows:

1. We observed extensive cracks at interior finish and signs of distress, typical throughout. Several door and window openings were out-of-plumb (not square), typical throughout. It appears that movement has occurred and continues to occur. We observed signs of vertical settlement as well as horizontal settlement known as "creep".
2. The first floor framing was attached to the mudsill resting directly on the ground without concrete foundation or any other support system.
3. At first floor framing, we observed signs of moisture (efflorescence), dry rot and water intrusion typical throughout.
4. The second and first floor appears to be not level, typical throughout
5. The upper and lower decks has deteriorated severely and are generally in poor condition. These areas are not considered to be safe.
6. At the exterior slab near the sloped front edge of the property, we observed settlement cracks which may be due to ongoing differential settlement typical to this kind of sloped site conditions.

After completion of the above reference site visit, and review of our observations and findings, it is our opinion that the structure's current overall support systems are not serviceable and not safe for occupancy. We believe that the imminent threat to the overall serviceability of the residence at this time is the significant deficiency of the existing structure's foundation system coupled with the seismic site hazards of the topography and location of the residence. These two primary concerns and soil creep or instability could make the structure fail under an expected seismic event.



**ROCA3 ENGINEERING
STRUCTURAL DESIGN**

88 So. Park Victoria Drive, PMB# 145, Milpitas, CA 95035
Mobile: (408) 821-1335 Fax: (408) 934-1322

e-mail: Roca3@ymail.com

Retrofitting works to seismically upgrade the existing residence is not a viable solution due to the extensive scope of works involved and costs associated with the construction in restoring the structure. It is also difficult to determine the capacity of the unforeseen existing structural elements and will create a big challenge in the re-design. We recommend that the existing non-conforming residence be demolished to pave way to a new residence that will be engineered to comply with current building codes.

The information and opinions contained herein are based upon the limited observation described at the beginning of this report. No warranties are expressed or implied regarding the existence of other unknown conditions not specifically addressed. Our work is in accordance with generally accepted engineering standards and is not intended to be relied upon or transferred to individuals other than the addressee. Should information or conditions become known which differ from the discussion herein, they may alter the opinions and conclusions of the undersigned.

We trust the above discussion will be of help in the future use of the subject property. If you have any questions, or if we may be of further assistance, please do not hesitate to call.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Joey G. Roca III", written over a light circular stamp.

Joey G. Roca III, P.E.,
Roca3 Engineering



Matt & Heidi Bigge

September 12, 2012

Town of Los Gatos
Historic Preservation Committee
110 E. Main Street
Los Gatos, CA 95030

RECEIVED

SEP 12 2012

TOWN OF LOS GATOS
PLANNING DIVISION

HS-12-079

Re: 198 Broadway Project Review

Dear Committee Members:

A little over a year ago, we bought the property at the very end of Broadway, 198 Broadway (the former Patridge property). We fell in love with the land, house, views and proximity to town, and realized there would be a lot of work to do in order to restore the home and property.

Over the past year, we have been working with Chris Spaulding to come up with the best plan for renovating the house while maintaining the historic character, and at the same time making it safe and secure for years to come (the house doesn't have a proper foundation).

Our project consists of the following:

- Renovate and remodel the existing historic house
- Add a basement
- Re-build the damaged porch
- Add a new entry porch and one dormer
- Add a garage wing

Would you please place our project on your next committee agenda (Wednesday, September 26, 2012)?

Thank you very much for your time. We look forward to hearing from you.

Kind regards,



Matt & Heidi Bigge



















A P P L I C A N T S

354-1838	1.	Mrs. Louise Stubing	138 Alpine Avenue
		(contact: Mr. Bill Polk)	
4-5825	2.	M&M Spencer Anderson	328 Bachman Avenue
867-0202	3.	" Thomas J. Pashos	256 Bachman Avenue (15041 Piedmont, Saratoga)
354-4285	4.	" D. Lloyd Smith	212 Bean Avenue
4-9250	5.	" Joseph M. Mayer	212 Bella Vista Avenue
6-3668	6.	Mr. Thomas R. Conklin	316 Bella Vista Avenue
4-2344	7.	" Peter Carter	45 Broadway
4-7156	8.	" Raymond Macabee	62 Broadway
4-9945	9.	E&M Daniel Krag	64 Broadway (15075 Lancaster Rd., Saratoga)
4-8578	10.	M&M Patrick Boner	81 Broadway
354-3306	11.	Mr. Paul Biber	84 Broadway
4-4632	12.	Mrs. Bruce Berryman	89 Broadway
4-8703	13.	M&M Bernard LaCasse	107 Broadway
4-7832	14.	" Arthur Strawn	115 Broadway
4-4266	15.	Mrs. Stanley Swanson	131 Broadway
4-2075	16.	M&M Harold Partridge	198 Broadway
4-3105	17.	Mrs. J.A. Bocci	42 Central
4-3134	18.	M&M John Hellingensen	64 Central
4-7681	19.	Mrs. Verle Waters Tabor	16 Chestnut
4-9527	20.	M&M Robert Brouwer	56 Cleland
354-7007	21.	Mr. Robert H. Schumacher	90 Cleland
4-7822	22.	M&M Jack B. Wytman	126 Cleland
4-4519	23.	" James Farwell	113 Edelen
4-2957	24.	Mrs. Eva Small	121 Edelen
4-3006	25.	M&M Elmer Rhoades	255 Edelen
4-3980	26.	" Gary Ruble	52 Fairview Plaza
4-1889	27.	" Ronald Plescia	63 Fairview Plaza
4-4362	28.	Ms. Jane Hinchliffe	87 Fairview Plaza
4-3000	29.	M&M William Cotton	14 Glenridge
4-8724	30.	" Philip DiNapoli	19 Glenridge
354-6903	31.	M&M Gary Hart	20 Glenridge
4-2177	32.	" Steve Sporleder	22 Glenridge
4-3298	33.	" A.F. Rodrigues	25 Glenridge
4-4321	34.	" Andre Libante	33 Glenridge
4-5721	35.	" Robert Brusca	216 Glenridge
4-5028	36.	" Richard Kline	19 Hernandez
4-4527	37.	Mr. Gerald W. Clark	124 Hernandez
4-3479	38.	M&M Gordon D. Langlois	130 Hernandez
4-2257	39.	" James Lawrie	145 Johnson Avenue
4-3086	40.	" Robert W. Allen	333 Johnson Avenue

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 198 Broadway
City Los Gatos Zip 95030 County Santa Clara
4. Parcel number: 510-43-1
5. Present Owner: Jeane Partridge - Campbell Address: 198 Broadway
City Los Gatos Zip 95030 Ownership is: Public _____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

- 7a. Architectural style: Eastern shingle cottage
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The residence is in good condition. Exterior materials consist of wood shingle siding, wood windows and trim and a composition shingle roof. There are some hand-carved features on the sides of the structure (front and rear elevations).



TOWN of LOS GATOS
P.O. BOX 949
LOS GATOS, CALIFORNIA 95031

PLANNING

8. Construction date:
Estimated _____ Factual 1890
9. Architect ?
10. Builder ?
11. Approx. property size (in feet)
Frontage 25' Depth 640-800
or approx. acreage 6.69 ac.
(irregular shaped parcel)
12. Date(s) of enclosed photograph(s)
10-88

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: none, except change in roofing materials
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: secondary dwelling unit (detached)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Representative sample of prominent architectural style, and of a pre-1900 structure. The residence is located within the original Town limits, and is a Bellringer Home.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

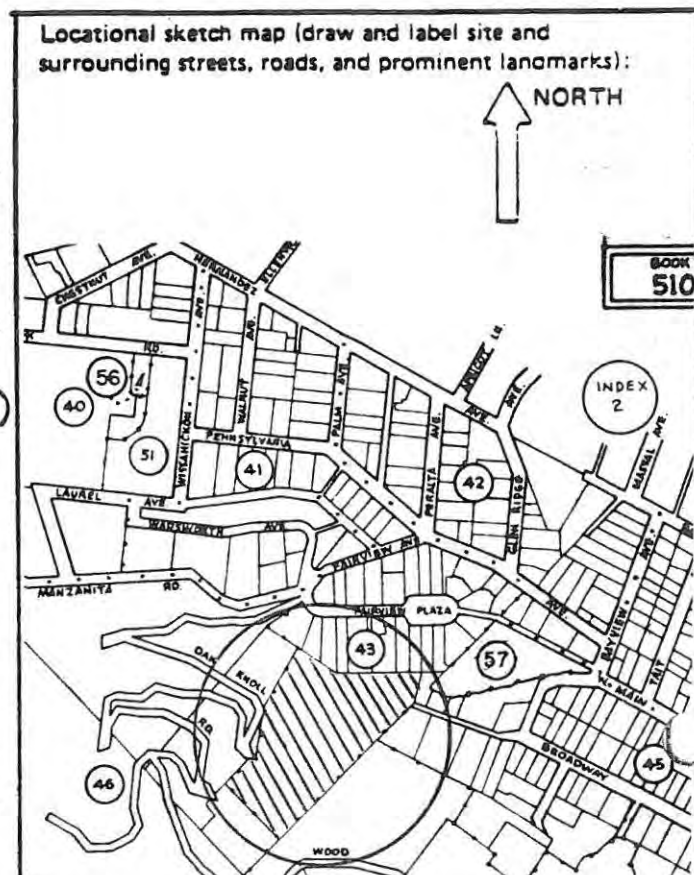
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

a. Jean^{ne} Partridge - Campbell (owner)
b. Sanborn maps
c. County Assessor's map

22. Date form prepared October 20, 1988
By (name) Suzanne Gyorey
Organization Town of Los Gatos
Address: 110 E. Main Street
City Los Gatos Zip 95032
Phone: 354-6872

d. L.G. Museum Assoc. Historic Home Survey
e. Project Bellringer file



[PLEASE PRINT]

Las Gatos Museum Association
Historic Home Survey

Street:

BROADWAY

Informant:

M. Gualtieri

House number:

Phone: 4-1943

198

Present owners: M&M HAROLD Partridge

Phone: 4-2075

Estimated construction date: KNOWN: 1890 (authenticated by Viola Pattiani Mace)

Builder:

Ownership:

Mr. Pattiani

Original: Mr. Pattiani

Occupation: Alameda architect

19__:

" "

(year of purchase)

19__:

" "

19__:

" "

1942:

W. R. & () Greaney

" "

(Present owner)

1950:

Harold & Jeane Partridge

Husband: Machine distributor

Wife: Interior Decorator

Occupants:

19__:

Occupation:

19__:

" "

19__:

" "

C.D.&T.D.

46

W.R.Greaney & James F. Bays

" "

19__:

History: (Please identify information source.)

i.e. J. Partridge & Hazel Campbell: (Ella) Viola Mace was the youngest daughter of the Pattianis and one of six children. She and husband, Sydney (whose father was San Francisco Internist, Dr. Lewis Sayre Mace) retired to LG to the Mace family home at 19 Clifton Ave. where she lived until her demise in the mid-1950s.

Return to:

Alpine Ave.

Las Gatos, Ca.

Remodeling: (Please identify information source and year of change.)

i.e. J. Partridge: "At the time we purchased 198 Broadway, we also bought the 'Turner House' in Modesto, Ca. (built 1875) that was being razed. Mouldings, mahogany staircase, fireplace face, spindles, posts, marble basins, etc. were trucked to LG. Mr. Partridge, with the help of local artesans, installed these in the house at 198 Broadway.

The decorative fence prefacing the guest cottage, are the "spindles" from the Hotel Lyndon porch, purchased at the time the hotel was razed.

Outside shutters on the house are from the first City Hall of Modesto."



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**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
JUNE 28, 2017**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on June 28, 2017 at 4:00 p.m.

ROLL CALL

Present: Vice Chair Nancy Derham, Committee Member Robert Cowan, Committee Member Matthew Hudes, Committee Member Thomas O'Donnell

Absent: Chair Leonard Pacheco

MEETING CALLED TO ORDER AT 4:00 P.M.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – May 24, 2017

MOTION: Motion by Committee Member Robert Cowan to approve the consent calendar. Seconded by Committee Member Thomas O'Donnell.

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

3. 198 Broadway (HEARD OF OUT OF ORDER)

Requesting approval of an application for a minor residential development for an addition greater than 100 square feet to an existing second story to a single-family home in the Broadway District on property zoned HR-5:LHP. APN 510-43-001.

PROPERTY OWNER/APPLICANT: Matthew and Heidi Bigge

PROJECT PLANNER: Sean Mullin

Opened and closed Public Comment.

Commissioners discussed the matter.

SUBJECT: **MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF
JUNE 28, 2017**

MOTION: Motion by Committee Member Robert Cowan to recommend approval of the request. Seconded by Committee Member Matthew Hudes.

VOTE: Motion passed unanimously.

2. 115 University Avenue

Requesting approval of an application for a minor residential development in a historic district for an exterior modification to a contributing single-family home in the University-Edelen District on property zoned R-1D:LHP. APN 529-03-008.

PROPERTY OWNER: Larry Vertin

APPLICANT: Kohlsaat & Associates, Inc.

PROJECT PLANNER: Jocelyn Puga

Continued from 5/24/2017

Opened and closed Public Comment.

Commissioners discussed the matter.

MOTION: Motion by Committee Member Robert Cowan to approve Plan B of the request. Seconded by Committee Member Thomas O'Donnell.

VOTE: Motion passed 3-1-1, Committee Member Matthew Hudes – nay and Chair Leonard Pacheco absent.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned at 4:34 p.m.

APPROVED AS TO FORM:



Sally Zarnowtiz
Planning Manager

Prepared by



Sylvie Roussel
Administrative Technician

Garage door and outside lights



Sawtooth Detail



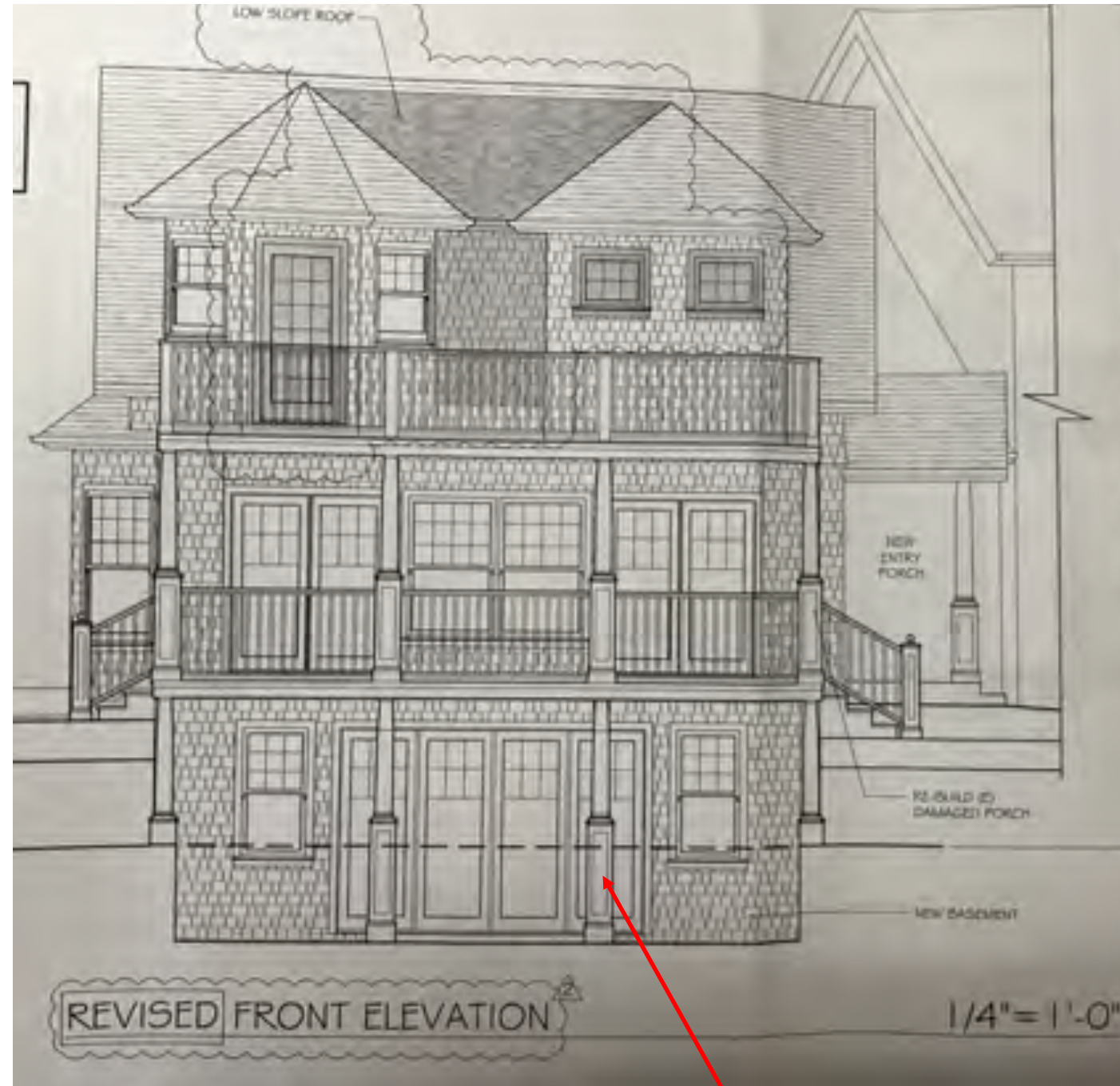
landscaped area



Examples of homes in the neighborhood (Broadway, Fairview, Bay, other Almond Grove homes) with double hung windows, no lights in glass; squared columns; eave/fascia detail



APPROVED PLANS



Round, tapered columns atop a square base.

AS-BUILT PHOTO



Square columns with simple cap and base.

DESIGN CHANGE ISSUE AND APPLICANT'S RESPONSE IN RED:

1. The deck and front porch column details do not match the approved plans.

You are correct, and they look different because the supports for the deck and front porch are square iron beams. It was nearly impossible to wrap them in something that matched the detail on the drawings (rounded columns), so I chose these instead. Design-wise, I feel these columns actually look better with the house and I am quite happy with them. There is a lot going on with the pattern of the shingles, and I felt a simpler, less ornate column would look and fit the design of the house better. I don't feel it's much of a design change, and if anything, I think it's an improvement! The columns on the plan are more Victorian, and the style of this house, as one member of the historic committee referenced is 'shingle style'

APPROVED PLANS



AS-BUILT PHOTOS

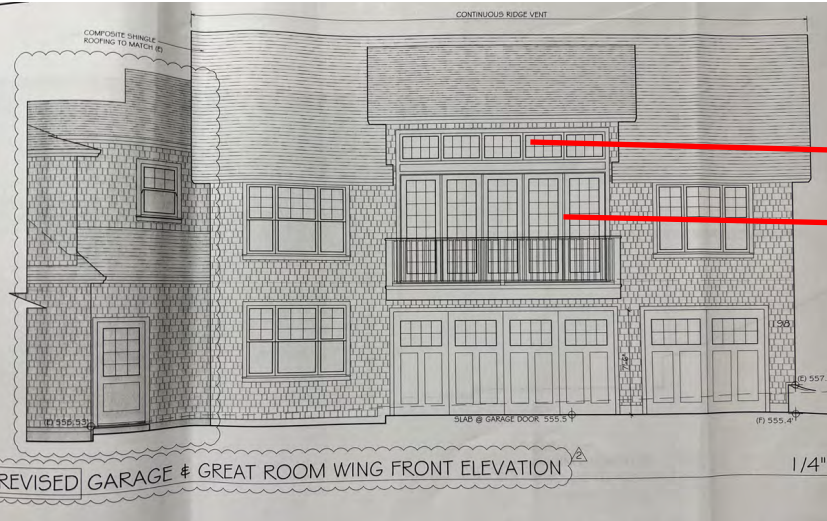


DESIGN CHANGE ISSUE AND APPLICANT’S RESPONSE IN RED:

2. The windows on the approved plans show divided light details which are not reflected in the windows that were installed.

You are correct. I did not consider the change to be material. I realized that when I was inside looking outside, I wanted to see more of outside and not have my vision be distracted by the lines in the windows. Plus, they are easier to clean! The windows are all double-hung, however, which is consistent with many of the other historic homes on Broadway, and in the Almond Grove district of Los Gatos (see attached photos)

APPROVED PLANS



AS-BUILT PHOTOS

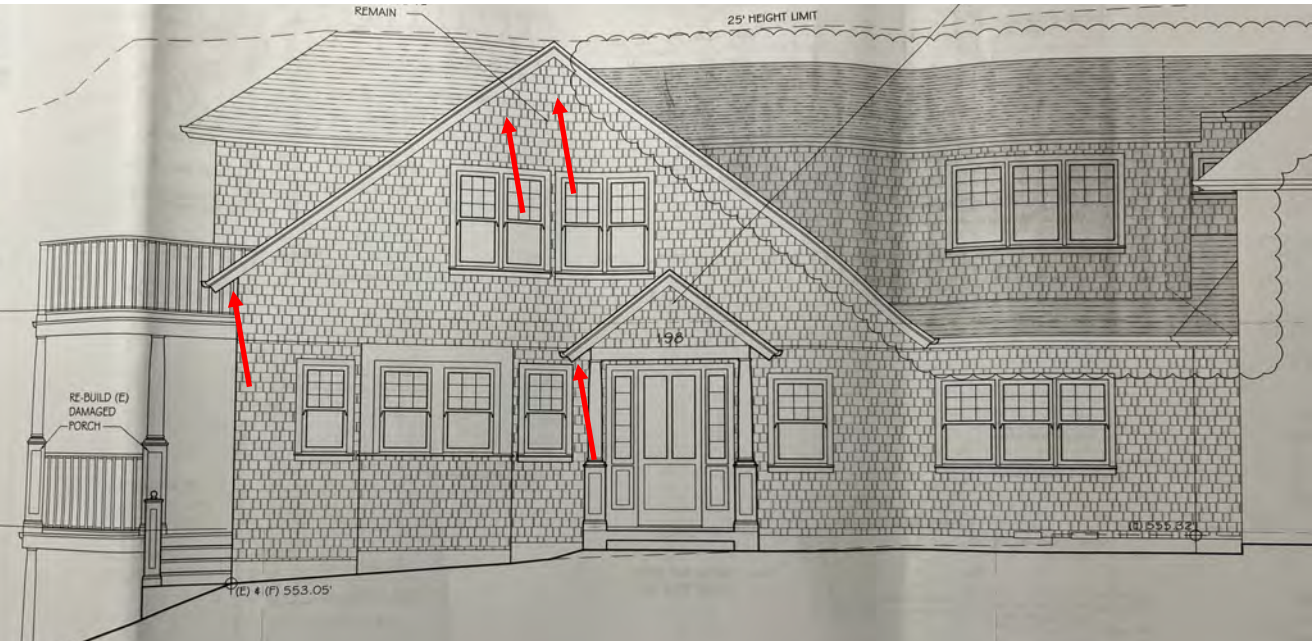


DESIGN CHANGE ISSUE AND APPLICANT’S RESPONSE IN RED:

3. Windows on the front, right, and left elevations have been moved/reconfigured. Was a revision approved for these window modifications?

Yes we did - per the revisions from 2017

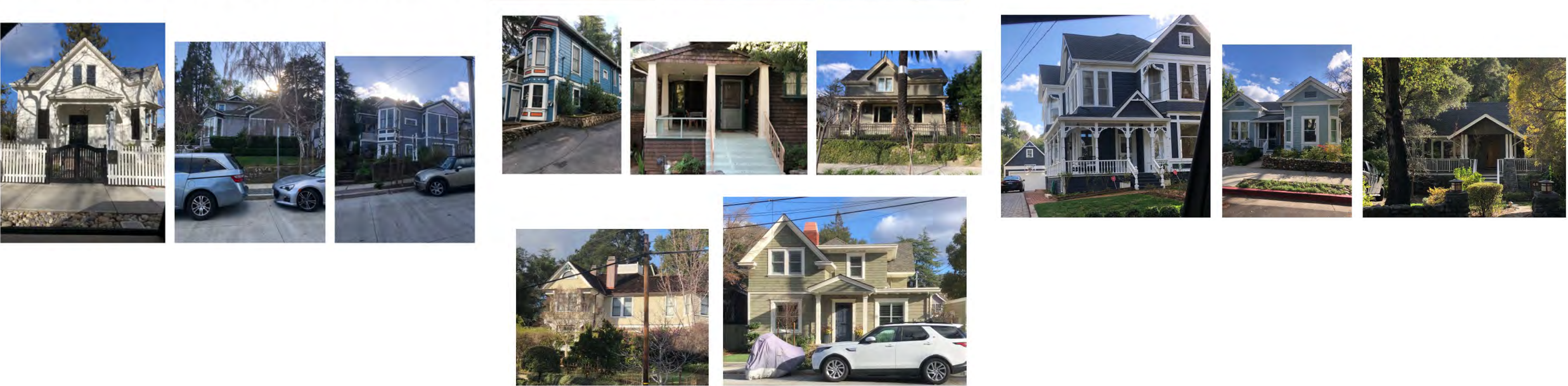
APPROVED PLANS



AS-BUILT PHOTO



Examples of homes in the neighborhood (Broadway, Fairview, Bay, other Almond Grove homes) with double hung windows, no lights in glass; squared columns; eave/fascia detail



DESIGN CHANGE ISSUE AND APPLICANT’S RESPONSE IN RED:

4. Was a revision approved for the beam and eave/facia detail modifications on the front porch and gables?

No, I didn't realize I needed this, and I'm not quite sure what you're talking about? If you are talking about the little squared-off landing platform, I thought it looked better and added a bit more architectural detail, and also is in keeping with the historic nature of many of the homes in the area. (see attached photos from neighborhood). If you're talking about the sawtooth detail, I was trying to match the detail of the original house (see attached photos).

APPROVED PLANS



AS-BUILT PHOTO



DESIGN CHANGE ISSUE AND APPLICANT'S RESPONSE IN RED:

5. Was a revision approved for the garage door modification?

There was not. The garage door now matches the front door - which has been made out of salvaged/reclaimed lumber from the floor boards of the carriage house that we had to demolish in order to make room for the new driveway that we had to widen/modify in order to be brought up to code. Due to covid, we've had a hard time getting the carpenter here to finish this up.

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