



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

MEETING DATE: 05/28/2025

ITEM NO: 6

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DATE: May 23, 2025  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 16805 Loma Street.** APN 532-07-101. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-007. Property Owner: William Wundram. Applicant: David Britt, Britt-Rowe. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8 located at 16805 Loma Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1929 per County Assessor
2. Bloomfield Preliminary Rating: "+" – historic and intact or worthy of special note
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1929. The 1990 Anne Bloomfield Survey estimates the construction date as 1920s and provides a preliminary rating of "historic and intact or worthy of special note" (Attachment 1). The property is not within the coverage of the Sanborn Fire Insurance Maps.

PREPARED BY: Sean Mullin, AICP  
Planning Manager

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The subject property was annexed into the Town in the late 1990s and a review of Town records yielded no Town permit history.

The applicant provided an informational packet with their application, which includes a letter requesting removal of the residence from the inventory, historic research for the property, an architectural assessment of the residence, and a structural assessment and photos of the residence (Attachments 1 through 5). The applicant's letter indicates that, based on their research and experience, the findings for removal from the Historic Resources Inventory can be made, noting that the residence is not associated with events important to the Town, not associated with significant persons, not representative of work of a master, does not yield information to the town's history, and its integrity has been compromised (Attachment 1).

In addition to the materials provided relative to the request to remove the residence from the Historic Resources Inventory, the applicant has also provided preliminary details related to potential redevelopment of the property, including a Letter of Justification, project data, evaluation of the surrounding residences, How to Read Your Neighborhood Workbook, summary of neighborhood outreach efforts, and preliminary plans for a new residence (Attachments 6 through 11). Staff notes that the request before the Committee is for removal of the residence from the Historic Resources Inventory. The preliminary details for redevelopment should not be used as justification with any recommendation on the request and is not the subject of this review.

#### CONCLUSION:

Should the Committee find that the findings for removal can be made, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations or redevelopment of the property would not return to the Committee.

#### FINDINGS:

A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

\_\_\_\_\_ In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or



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SUBJECT: 16805 Loma Street/PHST-25-007

DATE: May 23, 2025

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. Request Letter
2. Historic Research
3. Architectural Assessment
4. Structural Assessment
5. Structural Photos
6. Preliminary Letter of Justification for Redevelopment
7. Preliminary Project Data for Redevelopment
8. Evaluation of Surrounding Residences
9. How to Read Your Neighborhood Workbook
10. Summary of Neighbor Outreach Efforts for Redevelopment
11. Preliminary Plans for Redevelopment

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# BRITT/ROWE

108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

**TO:** Town of Los Gatos Historic Preservation Committee

**FROM:** David Britt; BRITT/ROWE

**FOR:** Justification of request for REMOVAL of existing structure from the Historic List of a single family residence in the TOWN OF LOS GATOS.

Dear members of the Los Gatos Historic Preservation Committee Member;

This letter has been prepared by the applicant David Britt, for the request to remove the existing structure located at **16805 Loma Street, Los Gatos**. The property is not located within the town's historic overlay districts. This letter outlines the justification for removal based on the 5 criterias adopted by the Town of Los Gatos. To make the findings for removal, the house has been thoroughly reviewed by me based on 40 years of experience working in the Town of Los Gatos as a residential designer and an educational background of historic Bay Area architecture at both San Jose State University and University of California, Berkeley.

1. There is no evidence that structure is associated with events that have made a significant contribution to the Town. The property was annexed to the town in 1999 as part of the Ferris #6 Annexation.
2. There is no evidence significant persons are associated with the site.
3. There are no distinctive characteristics of the type, period or method of construction or representation of work of a master. To elaborate, the structure can be identified as a "Builder Bungalow" with a simple dutch-hipped roof in mass and scale, but without any identifiable architectural features to determine a specific subset of builder bungalows, i.e. Craftsman, Storybook, Chalet, or others.
4. The Structure does not yield any information to the town's history
5. The integrity has been compromised such that the structure has the potential to convey significance. If there were any details that could possibly distinguish that structure and to deem it architecturally significant (i.e., decorative eave brackets, trim moulds, leaded glass, windows with a specific mullion pattern(s), etc., they have since been removed. There was an addition in 1967 at the rear of the house adding a bedroom and laundry room that are not original, nor match the architectural style of the original structure. The property was also split in the early 70's to create 16801 Lo where the pre-1941 structure at 16801 Loma Street was removed to build a new structure in 2000.

For supporting reference material and evidence to the historic research, please refer to "*Loma Historic Research v2.*" and "*Loma Street Structural Photos*".

Sincerely

David Britt, Britt/Rowe

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Subj: Research the History of a House in Los Gatos

Location: 16805 Loma Street

Date: Between 3/21/2025 and 3/27/2025

Conducted By: William and Brenna Wundram (property owners)

### Table of Contents

#### Los Gatos Public Library

- Sanborn Maps

- 1941 Tax Assessment Survey

- 1989 Anne Bloomfield Historic Resource Survey

- Polk's Directories 1924-1974

- Museums of Los Gatos Historic Homes Tours

- 100 Bellringers

- As It Was by Dora Rankin

- Los Gatos Historic Resources Inventory – Jun 1991

- Historic Property Research folders

- History of Los Gatos by Bruntz and Los Gatos Observed by Dallas.

- Residence drawers of the vertical file

- The Patrons' inquiries (binder #3)

- A Field Guide to American Houses

#### Santa Clara County Planning Office

- County Permit History

#### Santa Clara County Tax Assessors Office

- County Property Records

#### San Jose Public Library

- California Room - Aerial Maps

#### Los Gatos Planning Office

- Laserfiche System – property research

1. Los Gatos Public Library (POC – Shawnte Santos and Jenn Laredo)

- a. **Sanborn Maps** – Reviewed the 1928 and 1944 Sanborn maps (see photos in Exhibit A).

**FINDING:** The location of 16805 Loma Street is outside of the scope of the two maps.

- b. **1941 Tax Assessment Survey** – Reviewed the 1941 Tax Assessment Survey documentation.

**FINDING:** 16805 Loma Street was not listed in the tax assessment survey.

- c. **1989 Anne Bloomfield Historic Resource Survey** – The Anne Bloomfield survey for 16805 Loma Street was executed on April 5, 1990 (see Exhibit B in the Appendix) noting an estimated age of “1920s” and a “bungalow” style. Three other surveys were completed for properties on the same street at 16760, 16770 and 16791 Loma Street noting “bungalow” and “generic” style designations with two of those being active rentals. Ferris Ave doesn’t have Anne Bloomfield surveys for 164XX addresses, only addresses starting with 166XX. Englewood also does not have corresponding Bloomfield surveys yet there were a series of pre 1941 houses on the street that have been demolished over the years.

Most properties on Loma Street didn’t start to get annexed to the city until February 1<sup>st</sup>, 1999 as part of the Ferris #6 Annexation, (see Exhibit C in the Appendix) (which was over nine years after the survey was executed) and well into the 2000s. Santa Clara County permit activity ceases in 2015 for Loma Street and there was a bulk annexation in 2019. 16805 Loma Street was not in the purview of the City of Los Gatos Planning office at the time of the Bloomfield survey.

**FINDING:** Bloomfield survey found for 16805 Loma Street.

- d. **Polk’s Directories 1924-1974.**

The first match to an individual with a registered phone number was in 1962 to Hortenia Moreno for one year. The next registered phone number started in 1968 through 1974 to Albert Panighetti. The ancestry.com searches didn’t provide any significant results (Albert Panighetti – born Mar 2<sup>nd</sup>, 1904 - died Mar 1991 – WW2 veteran).

Per the listing realtor, Kurt E. and Arlyn M. Wilson family owned it for the past forty years and rented it out for the past twenty-five years.

**FINDING:** No significant findings of previous residents.

- e. A list of the **Museums of Los Gatos Historic Homes Tours** and programs.

**FINDING:** No houses on Loma Street were on the home tours.

- f. A list of the **100 Bellringers** and information.

**FINDING:** No match from the binder or supplemental.

- g. Reviewed **As It Was** by Dora Rankin.

**FINDING:** No match found.

- h. Reviewed the **Los Gatos Historic Resources Inventory – Jun 1991.**

**FINDING:** No match found.

- i. Reviewed the **Historic Property Research folders.**

**FINDING:** No match found.

- j. Reviewed **History of Los Gatos** by George Bruntz and **Los Gatos Observed** by Alistair Dallas.

**FINDING:** No Loma Street houses listed.

- k. Reviewed Information in the **Residence drawers of the Vertical file.**

**FINDING:** Box 6 Folders 1-8. No Loma Street residences in the vertical files.

- l. Reviewed **The Patrons' inquiries**, binder #3 residences.

**FINDING:** No listing for Loma Street houses.

- m. Reviewed **A Field Guide to American Houses** by Virginia Savage McAlester.

**FINDING:** No match found.

## 2. Santa Clara County Resources

- a. Santa Clara County Planning Office

**FINDING:** Found three permits. 1. “remodel/addition” permit from 1967 number: 1967-7094-00 (Exhibit D), 2. “repair roof” from 1967 number: 1967-7410-00 and 3. “re-roof” permit from 1990 number: 1990-840-00 by the owner Albert Panighetti. See supporting structural pictures (separate document) noting the addition of the rear bedroom and laundry room.

- b. Santa Clara County Tax Assessor (see Exhibit E from 1966)

**FINDING:** One property was found which was listed under 16801, which is currently the next-door neighbor's address now. The original property had a garage that could have been on the current neighbor's property. The split of 16801 to create 16801 and 16805 was Nov 12<sup>th</sup>, 1971, and the old APN was 532-07-008.

c. San Jose Public Library (California Room)

**FINDING:** Researched aerial photography from the period and added the best photo I could from 1948 (Exhibit F) noting other structures on Loma Street.

3. Los Gatos Community Development Department Resources

a. Permit and Planning Documents (Laserfiche)

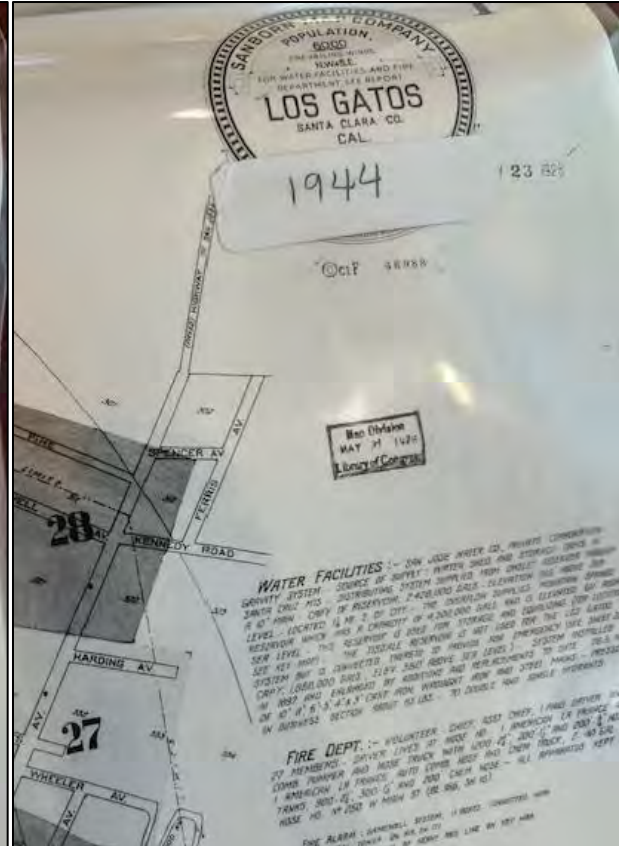
**FINDING:** No Planning or Building department results found for 16805 Loma Street. I did find three demolition requests for pre-1941 houses on Loma Street.

1. 16801 Loma Street – Exhibit G – April 1, 1999 (next door)
2. 16761 Loma Street – Exhibit H – Nov 18, 1998 (same side of the street)
3. 16810 Loma Street – Exhibit I – July 7, 2004 (directly across the street)



# APPENDIX

## Exhibit A – Sanborn Maps 1944



# Exhibit B - 16805 Loma Street - Anne Bloomfield Survey

*Anne Bloomfield*

## ARCHITECTURAL/CULTURAL SURVEY LOS GATOS RESEARCH

ARCHITECTURAL HISTOR  
(415) 922-106  
2229 WEBSTER STREET  
SAN FRANCISCO, CA 94111

File address 16805 Loma St

### PARCEL MAP INFORMATION

Parcel # 532-07-101 Lot size: 95 front ft. x 95 ft. deep  
Lot shape: Rectangle 40 L Rectangle with small rear jog Other  
Location: N / S E W side of L St Ave Other  
distance to cross st: 60 ft. N S E / W from Ferris  
at NE NW SE SW corner of

### HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name ? Old Block # ? Old lot # ?

### FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1920s Style Bungalow # stories

Alterations

Other

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 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	1941				

### 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 # 036/24 Date 5 Apr 90



TOWN OF LOS GATOS  
CALIFORNIA  
TOWN COUNCIL/PARKING AUTHORITY  
JOINT REDEVELOPMENT AGENCY  
February 1, 1999/Minutes

FERRIS AVENUE #6/ANNEXATION TO THE TOWN/RESOLUTION 1999-14 (13.14)  
Motion by Mr. Blanton, seconded by Mr. Attaway, that Council adopt Resolution 1999-13  
entitled, RESOLUTION OF THE TOWN OF LOS GATOS ORDERING THE  
REORGANIZATION OF CERTAIN INHABITED TERRITORY DESIGNATED AS FERRIS  
AVENUE #6 TO THE TOWN OF LOS GATOS. Carried unanimously.

**TOWN OF LOS GATOS  
CALIFORNIA  
TOWN COUNCIL/PARKING AUTHORITY  
JOINT REDEVELOPMENT AGENCY  
January 19, 1999/Minutes**

**FERRIS AVENUE #6/ANNEXATION/SET DATE TO ADOPT RESOLUTION (14.09)**

Mayor Hutchins stated that this was the time and place duly noted for public hearing to consider protests initiating proceeding for the reorganization of certain inhabited territory designated as Ferris Avenue #6 to the Town of Los Gatos.

Assistant Planning Director, Bud Lortz, asked specifically if there was anyone in the audience to file protests to this action, as this was the last opportunity to do so.

There was no one from the audience to address the Council.

**Motion by Mr. Blanton**, seconded by Mr. Attaway, to close the public hearing. Carried unanimously.

**Council Consensus** to set Monday, February 1, 1999 as the date to adopt a resolution making a finding of the value of protests filed and not withdrawn. Carried unanimously.

**NOTICE OF HEARING**  
**CONCERNING THE ANNEXATION OF TERRITORY TO THE**  
**TOWN OF LOS GATOS KNOWN AS**  
**FERRIS AVENUE NO. 6**

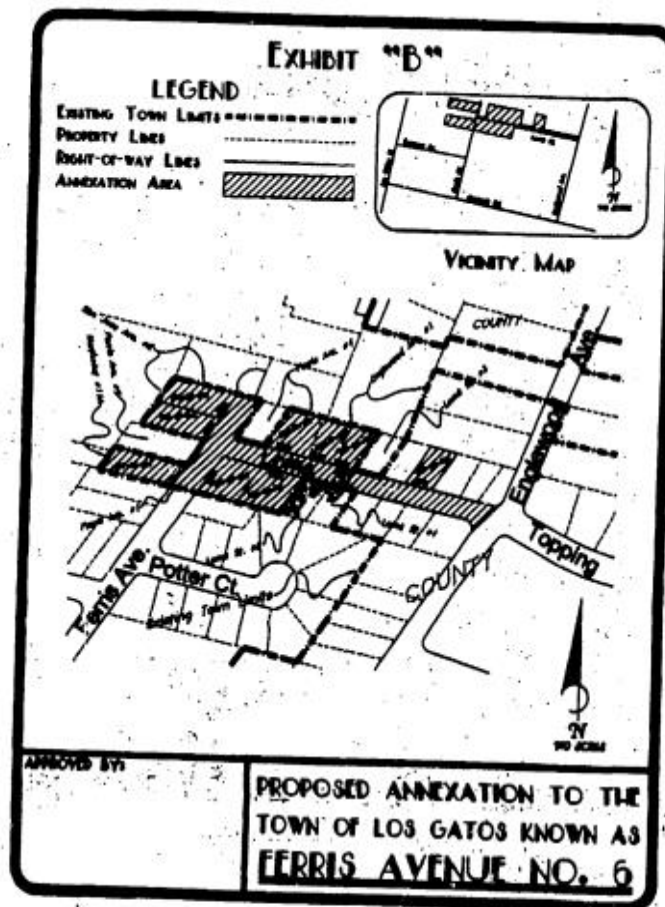
**NOTICE IS HEREBY GIVEN** by the Town Clerk of the Town of Los Gatos that:

1. At its meeting of November 2, 1998, the Town Council adopted Resolution 1998-181, initiating proceedings for the annexation of the subject territory.
2. A map of the territory to be annexed.
3. The reason for the proposed annexation is to properly plan and provide municipal services to an area that is contiguous to and surrounded by the Town.
4. The hearing will be held on **MONDAY, DECEMBER 7, 1998 AT 7:30 P.M.** in the Council Chambers, Civic Center, 110 East Main Street, Los Gatos, CA 95030.
5. Any owner of land within the territory may file a written protest against the proposed annexation with the Town Clerk of the Town of Los Gatos at any time prior to the conclusion of the hearing on the proposed annexation by the Town Council. Protests filed before the close of the hearing on December 7, 1998 will be evaluated by the criteria set forth in Government Code Sections 57051, 57052, and sections referred to therein.
6. The documents concerning this annexation may be viewed during normal business hours in the Office of the Town Clerk of the Town of Los Gatos, 110 East Main Street, Los Gatos, CA 95032.

CC: Weekly-Times  
Town Manager  
Planning Department  
L.A.F.C.O. Executive Officer  
West Valley Sanitation District  
Chamber of Commerce  
Board of Realtors  
Posted: Library  
Town Board  
Post Office

**Distribution:**

Kristiann Lukin, 1473 Miramonte Avenue, # 2, Los Altos, CA 94024  
Vladimir & Iva Frank, 16810 Loma Street, Los Gatos, CA 95032  
William T. & Carolyn S. Ivancovich, 16461 Ferris Avenue, Los Gatos, CA 95032  
Helen Jones, 16463 Ferris Avenue, Los Gatos, CA 95032  
Juliette Morgan, 16495 Ferris Avenue, Los Gatos, CA 95032  
Joel D. & Kerry S. Lindholm, 16801 Loma Street, Los Gatos, CA 95032  
Kurt E & Arlyn M. Wilson, 150 Longmeadow Drive, Los Gatos, CA 95032  
Robb S. & Nancy M. Walker, 16791 Loma Street, Los Gatos, CA 95032  
Elizabeth Silva, 149 Monte Villa Court, Campbell, CA 95008





# Exhibit D - 1967 Permit for an Addition / Remodel

APPLICANT: BEAR DOWN. CARBON COPY MUST BE LEGIBLE. DO NOT WRITE IN SHADED AREAS.		DATE <u>6/9/67</u>	ASSESSOR'S MAP NO. <u>5279</u>	P. C. NO. <u>5279</u>
CHECK HERE IF YOU NEED A COPY OF THIS APPLICATION IN ADDITION TO YOUR PERMIT AND RECEIPT <input type="checkbox"/>	P. C. FEE (1) <u>\$13.00</u>	JUN--9-67 64126 0 0 5279 (5)---A	13.50	
PERMIT REQ'D UNDER FLOOD CONTROL DIST. ORD. 59-1 <input type="checkbox"/> YES <input type="checkbox"/> NO	SEP. TK. FEE (21) <u>\$27.00</u>	JUN--9-67 64129 0 0 07094 (1)---A	27.00	
THIS SPACE FOR MACHINE VALIDATION				
In conformity with the provisions of Section 7031.5 of the Business and Professions Code and Section 3800 of the Labor Code of the State of California, applicant shall file with the Building Inspector the certificates, designated in (1) and (2) below and/or shall indicate item (3), (4), (5) or (6) whichever is applicable. (1) Certificate of Consent of Self-Insured issued by the Director of Industrial Relations. (2) Certificate (for exact duplicate copy) of Workmen's Compensation Insurance issued by an admitted insurer. <input type="checkbox"/> (3) The cost of the work to be performed is \$100 or less. <input type="checkbox"/> (4) I certify that in the performance of the work for which this permit is issued that I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California. <input checked="" type="checkbox"/> (5) I certify that the applicant is licensed under the provisions of Chapter 9 (commencing at Section 7000) of division 3 of the Business and Professions Code, and said applicant's California State Contractor's License No. <u>164751</u> Classification is in full force and effect. <input type="checkbox"/> (6) Applicant is exempt from (5) above under the applicable provisions of basis for				
APPLICANT SIGNATURE <u>[Signature]</u>		EXCEPTIONS AS NOTED		
ADDRESS <u>100 San Jose Ave</u>		BLDG. INSP. BY <u>CK</u> DATE <u>6/9/67</u>		
COMPENSATION CERTIFICATE VERIFIED		HEALTH DEPT. BY <u>CK</u> DATE <u>6-9-67</u>		
THIS APPLICATION IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED, AND MACHINE VALIDATED IN THE SPACE PROVIDED. PERMISSION IS THEREFORE GRANTED TO DO THE WORK INDICATED BELOW IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, LAWS AND REGULATIONS.		ENG. SERVICES BY <u>CK</u> DATE <u>6-9-67</u>		
PLUMBING, GAS AND ELECTRIC NOT INCLUDED		PLANNING DEPT. BY <u>CK</u> DATE <u>6-9-67</u>		
INSPECTION RECORD		FIRE MARSHAL BY <u>CK</u> DATE <u>6-9-67</u>		
OTHER BY <u>CK</u> DATE <u>6-9-67</u>		INSPECTION RECORD		
1. FOUNDATION FORMS		DATE <u>6-22-67</u>	INSPECTOR <u>CS</u>	REMARKS
2. FORMS		POUR NO CONCRETE UNTIL THE ABOVE HAS BEEN SIGNED		
3. HEATING - DUCTS		<u>8-11-67</u>	<u>CRS</u>	<u>8-2-67 LRS</u>
4. COMFORT COOLING		DO NOT COVER FLOORS UNTIL THE ABOVE HAS BEEN SIGNED		
5. GIRDERS		6. BOND BEAMS (CONC. BLK)		
6. BOND BEAMS (CONC. BLK)		ROUGH PLBG.		
7. PARTIAL		ROUGH PLBG. COMPLETE		
8. SEWER INSPECT.		<u>7-21-67</u>	<u>CRS</u>	
9. GAS PRESSURE		<u>7-10-67</u>	<u>CRS</u>	
10. FRAME - FLUES AND SIDING		<u>7-10-67</u>	<u>CRS</u>	
DO NOT WIRE UNTIL THE ABOVE HAS BEEN SIGNED		11. ROUGH ELECTRIC WIRING		
11. ROUGH ELECTRIC WIRING		<u>8-14-67</u>	<u>CH</u>	
COVER NO WALLS UNTIL THE ABOVE HAS BEEN SIGNED		12. STUCCO WIRE & LATH		
12. STUCCO WIRE & LATH		<u>7-6-67</u>	<u>RS</u>	
13. PLUMBING FINALS (FIXTURES)		<u>8-11-67</u>	<u>CRS</u>	
14. GAS APPLIANCES		<u>8-11-67</u>	<u>CRS</u>	
15. ELECTRICAL FINALS (FIXTURES)		<u>8-14-67</u>	<u>CH</u>	
16. PLAN. DEPT. A.S.A. INSPECTION		17. ENCROACHMENT - L.D.		
17. ENCROACHMENT - L.D.		18. FIRE MARSHAL		
18. FIRE MARSHAL		19. BUILDING COMPLETE		
19. BUILDING COMPLETE		<u>8-15-67</u>	<u>HP</u>	
NO UTILITIES WILL BE CLEARED UNTIL "BUILDING COMPLETE" HAS BEEN SIGNED		DISTRICT		
DISTRICT		SEWER NO.		
SEWER NO.		HEALTH DEPT.		
HEALTH DEPT.		SEPTIC TANK NO.		
SEPTIC TANK NO.				

# Exhibit E - County Tax Assessor Property Record

SANTA CLARA COUNTY RESIDENTIAL UNIT PROPERTY RECORD																				RECORD DATA			
ADDRESS 16801 LOMA AVE										TRACT No. LOT 104 A BLOCK										20 MULTIPLE REC			
DISTRICT No.																				21 CO-OP			
DESCRIPTION OF BUILDING																				22 TRACT No.			
ROOM AND FINISH DETAIL																				23 AREA			
1 ROOF										8 FIREPLACE										24 SUB AREA			
H M X L										NUMBER										25 EMPLOYEE No			
FLAT										MULT. OPENINGS										26 PLANNED UNIT DEV.			
GABLE										X BARBECUE										BUILDING DATA			
IMP										RAISED HEARTH										27 A.P.N. 532 07 101			
SHED										METAL BRICK										28			
CUT UP										STONE MARBLE										29 CONSTRUCTION DATE 1929			
BOX EAVES										FREE STANDING										30 DESIGN 001			
SHINGLE										RITCHEN										31 EFFECTIVE YEAR 1929			
SHAKE										BREAKFAST										32			
COMPO SHINGLE										9 HEATING										33			
COMPO ROLL										X FORCED CENTRAL										34			
TAR AND GRAVEL										WALL GRAVITY										35 FUNCTIONAL PLAN 1 2 3			
TILE										FLOOR PERIM UTILITY										36 CONDITION 1 2 3			
CONCRETE										ELEC CEILING										37 WORKMANSHIP 1 2 3			
CONCRETE TILE										RADIANT BSBD. KITCHEN CAB. METAL D.P. H.W. GR. WALL CAB.										38 TOTAL ROOMS 6			
ROCK										THERM. DR. BD. & CAB TOP TILE MICA LINO. SPLASH BASE CAB. FT.										39 DINING 0			
GUTTERS										ENGR. ECONO. X 14										40 FAM RUMPUS DEN 0			
2 EXTERIOR										10 COOLING										41 No BEDROOMS 3			
STUCCO										SHEATH. REFRIG. CENTRAL										42 No BATHROOMS 1			
SIDING										X SHINGLE EVAP. WALL										43 UTILITY ROOM 1			
SHAKE										ASBESTOS ENGR. ECONO.										44			
B & B										ALUM.										45 CENTRAL HEAT NO X YES			
BR. VEN.										STONE V.										46 CENTRAL COOLING NO X YES			
ADOBE V.										11 LIGHTING										47 GAR. ADEQUATE NO YES X			
3 STRUCT. WALLS										ITEM FND CON EXT ROOF FL INT SIZE UNIT COST REM										48 GARAGE CARPORT GAR X NONE			
FRAME										X CONC. BLK. MANY GOOD										49 GARAGE ATTACHED NO X YES			
BRICK										ADOBE REC FIX 220										50			
STEEL										CONC.										51			
16										COST DATA SUMMARY										52			
4 FOUNDATION										APPRAISER AND DATE 1966										53 MODEL NO.			
CONCRETE RAISED										X ITEM FACT AREA UNIT COST COST UNIT COST COST UNIT COST COST										54 COST FACTORS			
CONCRETE SLAB										FIRST FLOOR 862										55 QUALITY CLASS D42A			
CONCRETE BLOCK										SECOND FLOOR										56 AREA FOR MOD 862			
RODENT PROOF										THIRD FLOOR										57 1ST FLOOR AREA 862			
5 GARAGE										GARAGE 50 480										58 2ND FLOOR AREA 0			
DOORS										WALLS										59 2ND FLOOR FACTOR 0			
AUTO GDN										S.R. WALL										60 3RD FLOOR AREA 0			
ATTACHED										FIREPLACE 430										61 3RD FLOOR FACTOR 0			
DETACHED										X HEATING-A/C 862 130										62 ATTIC AREA 0			
ROOM OVER										FLATWORK										63 ATTIC FACTOR 0			
LOFT OVER										ADDITION										64 FINISH BSM T. AREA 0			
CARPORT										EXTRA KITCH.										65 FINISH BSM T. FACTOR 0			
										EXTRA PLUMB.										66 UNFIN. BSM T. AREA 0			
6 WINDOWS										ATTIC										67 UNFIN. BSM T. FACTOR 0			
D.H.										WOOD BSMT.										68 ADDITION AREA 0			
CSMT.										STEEL POOL										69 ADDITION FACTOR 0			
SLIDE										ALUM. HILL CONST.										70 GARAGE AREA 480			
LVRS.										TINT MISC.										71 GARAGE FACTOR 50			
F A G																				72 PORCH TOTAL COST 0			
SLIDING GLASS DR																				73 COVERED PATIO COST 0			
7 BUILT-INS										TOTAL R.C.N.										74 UNCOVERED PATIO COST 0			
BARBECUE										NORMAL % GOOD										75 FIREPLACE COST 400			
KITCHEN FAN										R.C.L.R.D.										76 AIR - CONDITION COST 130			
HOOD										4000										77 EXTRA KITCHEN COST 0			
RANGE TOP										PERMIT No. DATE CONTRACTOR DESCRIPTION OF WORK AMOUNT										78 EXTRA PLBG. COST 0			
OVEN																				79 FLATWORK AREA 0			
DOUBLE OVENS																				80 FLATWORK COST 0			
ELECTRIC OVEN																				81 MISC. COST 0			
																				82 POOL COST 0			
																				83 HILLSIDE CONSTR. COST 0			



LAND VALUE COMPUTATIONS					A.P.N. 532 07 101	
YES	UNIT VALUE	FRONT FT. VALUE	SITE VALUE	VALUE	LAND ATTRIBUTES	
					101	WIDTH (EFFECTIVE) 82
					102	DEPTH (EFFECTIVE) 94
					103	SQUARE FT. (USABLE) 7708
					104	SQUARE FT. (ACTUAL) 7708
					105	ACRES 0
					106	REPRESENTATIVE NO YES <input checked="" type="checkbox"/>
					107	IRREGULAR NO YES <input checked="" type="checkbox"/>
					108	CUL DE SAC NO YES <input checked="" type="checkbox"/>
					109	NON-THRU ST NO YES <input checked="" type="checkbox"/>
					110	CORNER NO YES <input checked="" type="checkbox"/>
					111	ALLEY NO YES <input checked="" type="checkbox"/>
TOTAL PROPERTY SUMMARY					112	UTILITY UNDERGROUND NO YES <input checked="" type="checkbox"/>
ASSESSMENT YEAR	19	19	19	19	113	CURB & GUTTER NO YES <input checked="" type="checkbox"/>
APPRAISER					114	SIDEWALK NO YES <input checked="" type="checkbox"/>
MONTH-DAY-YEAR					115	STREET LIGHTS NO YES <input checked="" type="checkbox"/>
R.C.N.					116	PARKWAY NO YES <input checked="" type="checkbox"/>
R.C.L.N.D.					117	PARKING STRIP NO YES <input checked="" type="checkbox"/>
LAND VALUE					118	ZONING CONFORMITY NO YES <input checked="" type="checkbox"/>
SUMMATION					119	ZONING (ACTUAL) R1
DATE OF SALE					120	VIEW NO YES <input checked="" type="checkbox"/>
INDICATED SALE PRICE					121	TYPICAL VIEW 1 2 <input checked="" type="checkbox"/> 3
LISTED SALE PRICE					122	TRAFFIC FLOW 1 2 <input checked="" type="checkbox"/> 3
MARKET DATA INDICATOR					123	DIST. TO PUB. SER. 1 2 <input checked="" type="checkbox"/> 3
TOTAL PROPERTY					124	LANDSCAPING 1 2 <input checked="" type="checkbox"/> 3
TOTAL PROPERTY VALUE					125	HIGHEST & BEST USE R1
LAND VALUE					126	
IMPROVEMENT VALUE					127	ACTUAL USE 01
PERSONAL PROP. VALUE					TOPOGRAPHY	
					128	LOW EVEN <input checked="" type="checkbox"/> HIGH
					129	SELECT ONE
						LEVEL 1 <input checked="" type="checkbox"/>
						HILLY 2
						SLOPE 3
						BANK 4
						OTHER 5
					NEIGHBORHOOD	
					130	
					131	
					132	
					133	
					134	
					135	
					136	
					137	
					138	
					139	
					TOTAL PROPERTY	
					140	ARCHITECTURAL ATTRACT 1 2 <input checked="" type="checkbox"/> 3
					141	UNIT CONFORMITY 1 2 <input checked="" type="checkbox"/> 3
					142	LOT UTILIZATION 1 2 <input checked="" type="checkbox"/> 3
					143	IMPROVEMENT 1 2 <input checked="" type="checkbox"/> 3
					144	TEMPORARY VALUE NO YES <input checked="" type="checkbox"/>
					145	SELECT ONE
						PARTIAL COMPLETE 1
						DEFER. MAINT. 2
						BOARD ACTION 3
						OTHER 4
					146	APPRAISAL DATE 00 00 75
					147	
					148	
					149	
					150	
					151	
					152	




Exhibit F – 1948 Map showing a series of houses on Loma Street





Exhibit G – 16801 Pre-1941 Demo Approval – April 1, 1999

 **TOWN OF LOS GATOS**  
PLANNING DEPARTMENT  
(408) 354-4872

City Clerk  
110 E. Main Street  
P.O. Box 100  
Los Gatos, CA 95030

April 14, 1999

Joel & Kerry Lindholm  
16801 Loma Street  
Los Gatos, CA 95032

RE: **16801 Loma Street**  
Project Application PRJ-99-012

*not pre-1941  
not considered  
historic*

Requesting Architecture and Site approval to demolish a pre-1941 single family residence and construct a new residence and detached garage within the required setbacks on a nonconforming lot pre-zoned R-1.2.  
PROPERTY OWNER/APPLICANT: Joel and Kerry Lindholm

The Development Review Committee has reviewed the development plans for this project, deemed the plans complete, and recommended approval. The Notice of Intent to approve the application was sent to the surrounding neighbors on April 1, 1999. Since no opposition was received, the application was approved on April 13, 1999 subject to the following conditions:

TO THE SATISFACTION OF THE PLANNING DIRECTOR:

1. CONSTRUCTION PLANS: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
2. EXTERIOR MATERIALS: All exterior materials and colors on the second story addition shall be consistent with materials and colors on the first story. The exterior material of the detached garage shall also be consistent with the main house.
3. DEMOLITION PLAN: Demolition shall not exceed what is shown on the development plans (received March 12, 1999). By definition of the Town Code Section 29.10.020, "Demolition" of a nonhistoric structure means:  
  
"removal of more than fifty (50) percent of all exterior walls and either removal of more than fifty (50) percent of the ceiling joists when the roof is removed or removal of more than fifty (50) percent of the roof when the ceiling joists are removed. The remaining exterior walls must be contiguous and must maintain either the interior or exterior wall covering. A proposed alteration, in combination with other alterations of the building authorized within the preceding five years will represent a change as defined in the first sentence of this definition."

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:

(Building Section)

4. PERMITS REQUIRED: A separate building permit application shall be required for each proposed structure. Separate Electrical/Mechanical/Plumbing permit shall be required as necessary.
5. CONSTRUCTION PLANS: The Conditions of Approval shall be stated in full on the cover sheet of construction plan submitted for building permit.
6. SIZE OF PLANS: The maximum size of construction plans submitted for building permits shall be 24 in. x 36 in.



## TOWN OF LOS GATOS

Civic Center  
110 E. Main Street  
P.O. Box 949  
Los Gatos, CA 95031

### TOWN OF LOS GATOS PLANNING DEPARTMENT

April 1, 1999

### NOTICE OF INTENT TO APPROVE

The Los Gatos Planning Department has received an application from Joel & Kerry Lindholm to demolish a pre-1941 single family residence and construct a new residence and detached garage within the required setbacks on a nonconforming lot at 16801 Loma Street (PRJ-99-012, Assessor Parcel Number 532-07-100). It is the intent of the Town to approve this proposal.

The plans are available for public review in the Town Planning Department from 8:00 a.m. to 5:00 p.m. Monday through Friday (except for holidays). Any comments in opposition to this proposal must be received by this office in writing by 5:00 p.m. on Thursday, April 11, 1999.

If you have any questions concerning this matter please contact Gary Chao, Planning Technician at (408)399-5746.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lee E. Bowman".

Lee E. Bowman  
Planning Director

LEB:GC

cc: Neighborhood notification List  
Joel & Kerry Lindholm, 16801 Loma Street, Los Gatos, CA 95032  
Vladimir Frank, 16610 Loma St, Los Gatos, CA 95032

C:\GARY\ACTION\16801 LOMA ST


16801 Loma St.







Exhibit H – 16761 Pre-1941 Demo Approval – Nov 18, 1998

 **TOWN OF LOS GATOS**

**PLANNING DEPARTMENT**  
(408)354-6872

Civic Center  
100 E. Main Street  
P.O. Box 949  
Los Gatos, CA 95031

November 16, 1998

Cornerstone Builders  
Michael Watkins  
279 San Valley Ct.  
Ripon, CA 95366

RE: **16761 Loma Street**  
Project Application PRJ-98-224

Requesting Architecture and Site approval to demolish a pre-1941 single family residence and construct a new residence with reduced setbacks on a nonconforming property pre-zoned R-1-S.

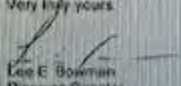
PROPERTY OWNER: Liz Silva  
APPLICANT: Cornerstone Builders (Michael Watkins)

On November 17, 1998, the Los Gatos Development Review Committee considered the above referenced application. The Committee found the application to be incomplete. Attached are the deficiencies and comments from the Development Review Committee.

Prior to resubmital, it is requested that you meet with the necessary departments to ensure that the plans are complete. Once revised plans responding to the attached concerns are submitted, your application will be deemed complete and the neighborhood notification process will begin. The surrounding property owners will be notified of the receipt of the application and the Development Review Committee's recommendation. If, after 10 days there is no negative response to this notice, the application will be approved.

The Development Review Committee (DRC) is a technical committee charged by the Town with reviewing plans for completeness and compliance with all Town Codes, policies and the California Environmental Quality Act. While the DRC will review plans for compliance with the Town's policies on architecture and design, it does not act as an architectural review board. The Planning Commission and Town Council will respond to issues of the appropriateness of architecture and other design features as part of their discretionary review of an individual project.

If you have any questions in this matter, please contact Ryan Bane at 354-6807.

Very truly yours,  
  
Lee E. Bowman  
Planning Director

LEB:RB

cc: Liz Silva, 149 Monte Vista Ct. Campbell, CA 95008

## Exhibit I – 16810 Pre-1941 Demo Approval – July 7, 2004

### ITEM 4: **16810 LOMA STREET**

The Committee considered a request to demolish a pre-1941 single family residence. Pacheco moved to recommend approval of the demolition to the Development Review Committee. The basis for the recommendation is that:

1. The original structure was not a house.
2. There have been several nonhistoric additions.
3. The structure has no architectural significance.
4. The structure has no character defining features.
5. There is no historic integrity left in the original structure.

Drexel seconded, motion passed unanimously.

### ITEM 5: **221 ALEXANDER AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence and maintain the historic front elevation to construct a new single family residence. The Committee expressed concern over the demolition of the house. The applicant decided to modify their plans to save the house. The matter was continued to a special meeting to look at the redesign.

### ITEM 6: **16471 ENGLEWOOD AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence. Pacheco moved to recommend approval of the application to the Development Review Committee. The basis for the recommendation is that:

1. The house has no historic significance.
2. The house has no character defining features.
3. The original structure has been destroyed by unsympathetic additions.
4. The house is in a deteriorated condition.

Drexel seconded, motion passed unanimously.

### ITEM 7: **104 LOMA ALTA AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence. Drexel moved to \_\_\_\_\_



# **Britt/Rowe**

**108 N. Santa Cruz Ave.  
Los Gatos, CA 95030**

**MAY 7, 2025**

**TO:** Los Gatos Historic Preservation Committee  
**FROM:** David Britt, BRITT/ROWE  
**RE:** 16805 Loma Street, Los Gatos

Dear Committee members,

Thank you for your consideration of removing the existing single family structure located at 16805 Loma St. As the applicant and design professional hired by the property owner, I have been tasked to analyze the potential historic significance of this building relating to the existing architectural design. After studying the building, here are my findings.

The building can be classified as a "side gabled roof bungalow", popular in the era it was constructed. As to further classification as to a subset of this style, there are no distinguishing features that I can identify. This is most likely because any identifiable architectural features such as decorative trim, stylized columns, and window mullion patterns are assumed to have been removed from the structure many years ago. In my research I attempted to determine a style, if any through printed and online research outlined below:

1. Printed: "A field Guide to American Houses" Page 452 - photocopy attached.
2. Online: "Guide to Bungalow Varieties" photocopy of webpage attached.

Working in the town as a residential design professional, it has always been my pleasure to work on projects in the historic inventory, and have completed several remodel/additions to many. A project of BRITT/ROWE's located at 184 Villa Ave. is a good example. Unfortunately because of the lack of architectural significance of the existing structure at 16805 Loma Street, I find it difficult to present a remodel/addition where I would have to speculate "what it might have been".

Lastly, thank you for your commitment to preserving the unique built environment that makes the town of Los Gatos the envy of Santa Clara Valley.

Sincerely,  
  
David Britt, BRITT/ROWE

low-pitched gabled roof (occasionally  
hipped) with wide,  
unenclosed eave overhang

roof rafters  
usually exposed

porches, either full-  
or partial-width,  
with roof supported  
by square columns



decorative (false)  
beams or braces  
under gables

columns or column  
bases frequently  
continue to ground  
level (without break  
at level of porch floor)

FRONT-GABLED ROOF



pages 456-7

CROSS-GABLED ROOF



pages 458-9

SIDE-GABLED ROOF



pages 460-2

HIPPED ROOF

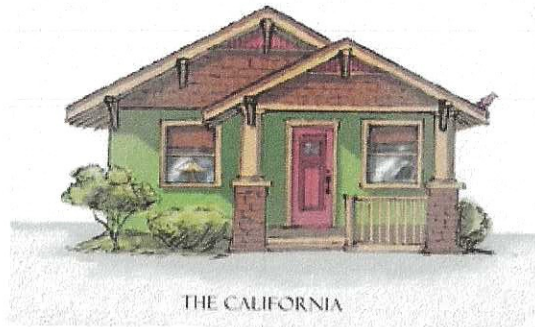


page 463

# PRINCIPAL SUBTYPES

Page 452 "A field guide to American Houses"





THE CALIFORNIA

## THE BUNGALOW VARIETIES

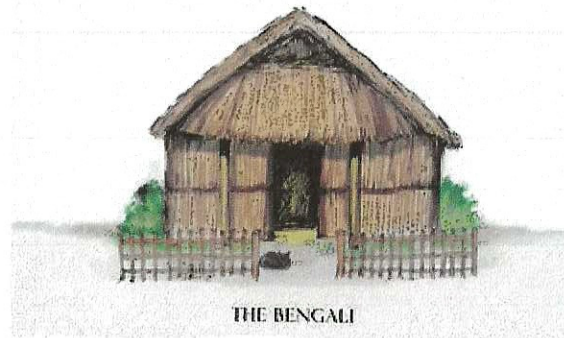
INSPIRED BY HOMES OF BENGAL, INDIA  
("BENGAL" BECAME "BUNGALOW") THIS  
HUMBLE ABODE FOUND EAGER BUYERS IN  
AMERICA FROM 1910 TO 1930, AND ITS  
FORMS AND DETAILS EXPRESSED THE  
POPULAR AESTHETIC STYLES OF THE DAY.



THE CHICAGO



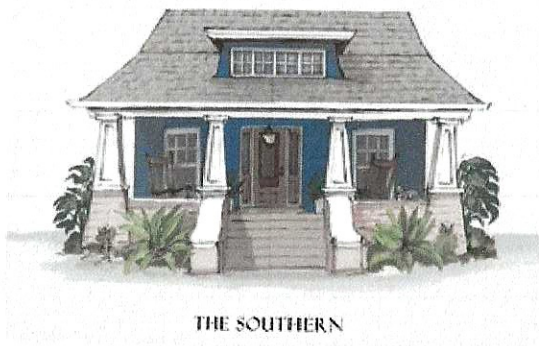
THE MILWAUKEE



THE BENGALI



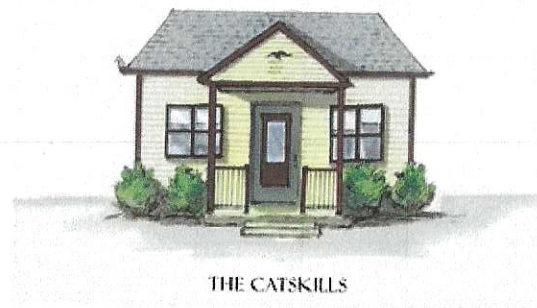
THE DETROIT



THE SOUTHERN



THE MEDITERRANEAN REVIVAL



THE CATSKILLS

BY WONDER CITY STUDIO, RAVENSWOOD, CHICAGO, ILL.

Web page :  
"Guide to Bungalow Varieties"

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Bill Wundram  
16805 Loma St.  
Los Gatos, Ca. 95032

March 31, 2025

Re: Existing Structural Conditions

Dear Bill,

Per your request, I have reviewed the structural conditions of the existing one story residential structure at 16805 Loma St. in Los Gatos, Ca. The following is a summary of what was observed.

1. Roof Framing: The existing roof framing consists of 2x4 rafters at 24 inches on center and a 1x ridge full length front to rear down the middle. The existing rafters are over spanned without any purlins or bracing throughout. In addition, the existing 1x ridge is also unbraced. The existing roof system should be replaced completely using upgraded 2x6 rafters, braced purlins, and a new 2x8 ridge braced at 4 feet on center throughout it's length.

2. Wall Framing: The existing wall framing consists of 2x4 studs covered with horizontal siding at the exterior and 1/4 inch sheetrock at the interior. Unfortunately, the entire structure has no insulation, and knob and tube wiring throughout. The only lateral bracing currently is the existing sheetrock. The horizontal siding does not provide any lateral capability. Replacing the knob and tube wiring as well as adding insulation would require the removal of the sheetrock throughout. Since sheetrock bracing is no longer allowed in this seismic zone, removing the existing sheetrock would then trigger new lateral bracing. The entire structure would have to be redesigned for lateral loads and new lateral bracing would need to be provided throughout.

3. Floor Framing: Like the roof framing, the existing floor framing is over spanned and not adequately supported. The existing floor was out of level and shims were added in an attempt to re-level the framing. Shims were found between the floor joists and the girders, between the girders and their support posts, between the girders and the mudsill, and between the mudsill and the foundation. In addition, the mudsill is not connected to the foundation with anchor bolts. Despite all the shims, the floor continues to be out of level and would need to be re-leveled. The entire floor system should be replaced, properly re-leveled, and the new mudsill should be anchor bolted to the foundation.

4. Foundation: While the exiting foundation was not observed to be badly damaged, there were several cracks and signs of efflorescence in a number of places. These are signs of excess water at the foundation that will eventually cause

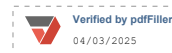
the foundation to deteriorate and lose strength. In addition, the uneven floors discussed in item 3 above is probably due to the water at the foundation causing differential settlement and cracks in the foundation. At a minimum, drainage should be provided to remove the water from near the foundation to help stabilize the foundation. This may require additional retrofit to the foundation if correcting the drainage is not enough. Any attempt to re-level the floor should only be done only after the foundation has been stabilized. It is entirely possible that a new deeper foundation may be required to eliminate this problem.

Given the numerous problems with the existing structure at every level, it would not be economical to repair the existing structure. Therefore, it is my recommendation the existing structure be demolished and replaced with a new structure that addresses all the concerns listed above. As always, this review is strictly limited to the structural items listed above. Please feel free to contact me if there are any further questions.

Sincerely



Charles Williams  
Registered Civil Engineer



04/03/2025

Subj: Structural and Condition Photos

Location: 16805 Loma Street

Date: 3/25/2025

Conducted By: William and Brenna Wundram (property owners)

## 16805 Loma Street Structural Photos

### Table of Contents.

1. Foundation
  - a. Exterior/Interior foundation spalling on exterior and interior foundation walls (painted over recently)
  - b. Vertical cracks (front right section)
  - c. No anchor bolts (Note: this signifies a high probability of no rebar in the foundation walls)
2. Crawlspace Framing
  - a. Cripple wall framing on the foundation wall
  - b. Shimmed floor joists and mudsill
  - c. Cracked floor joists some up to 9ft spans for the 2x6 floor joists
  - d. Post framing against dirt
  - e. Subfloor damage
3. Attic Framing
  - a. 1x6 ridge beams
  - b. No purlins
4. Rear Addition (rear bedroom and laundry room were added).
  - a. Rear Addition – Attic view from rear bedroom access).
  - b. Rear Addition – Original exterior foundation wall
5. Main Level Framing and General Topics
  - a. No shear walls or exterior sheathing
  - b. No insulation
  - c. ¼ drywall in multiple rooms
  - d. Termite damage
  - e. Single pane windows
  - f. Knob and tube wiring
  - g. Electrical panel (unknown amps)
  - h. Gas meter location (under window)



## 1. Foundation

### 1A. Exterior/Interior Foundation Spalling (painted over recently)







1B. Vertical cracks (front right section)



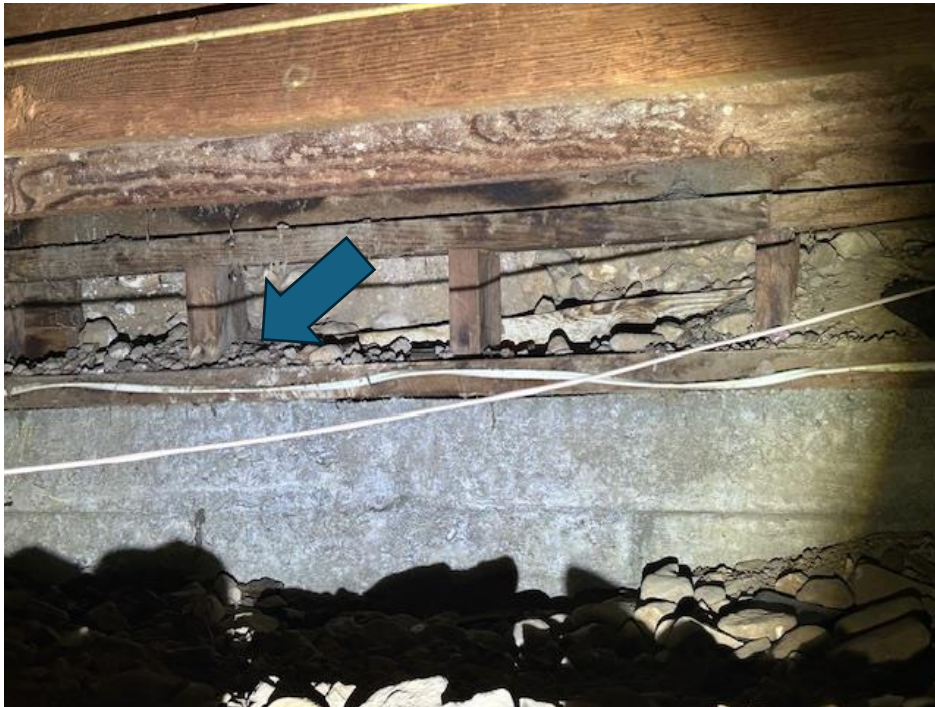


1C. No anchor bolts (Note: this signifies a high probability of no rebar in the foundation walls)



## 2. Crawlspace Framing

2A. Cripple wall framing on the foundation wall



2B. Shimmed floor joists and mud sill







2C. Cracked 2x6 floor joists. Some spans are up to 9 feet.



2D. Post framing against dirt.



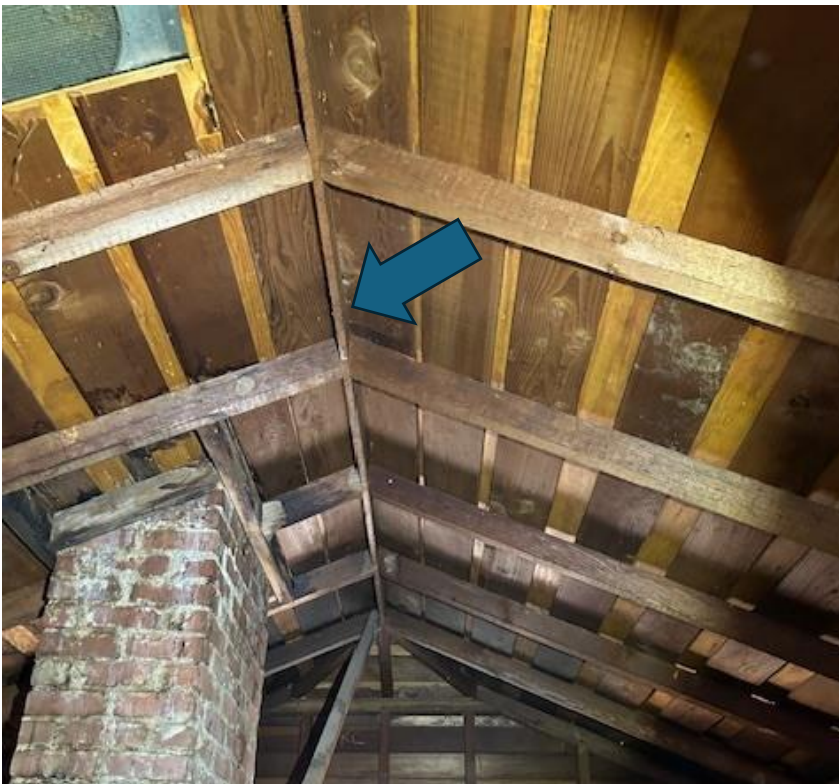


2E. Subfloor damage



### 3. Attic Framing

3A. 1x6 ridge beams



3B. No purlins (just vertical 1x6s)



4A. Rear Addition – Attic view from rear bedroom access).





4B. Rear Addition – Original Exterior Foundation Wall



5A-C. No shear walls or exterior plywood sheathing (1X4 siding shown). No insulation and ¼ drywall installed in multiple rooms.



5D. Termite damage (rear door)



5E. Single pane windows (not original)



5F. Knob and tube wiring





5G. Electrical Panel (unknown amps) with cloth wrapped wiring



5G. Gas meter location under window (Not allowed)





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# BRITT/ROWE

108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

**TO:** Town of Los Gatos Planning Staff

**FROM:** David Britt; BRITT/ROWE

**FOR:** Justification of request to construct a new single family residence in the TOWN OF LOS GATOS.

Dear Town of Los Gatos Planning Staff,

This letter has been prepared by the applicant David Britt, for the request to construct a new two-story single family residence located at **16805 Loma Street**. This letter outlines the justification for construction. To make the findings for DRC application approval, the residence has been designed within criteria set forth by the town for all new residential construction as outlined in the "Design Review Guidelines" and other mitigating measures with respect to neighborhood compatibility and preservation.

1. The residence is designed within the allowed development standards of R1-8 residential zone.
2. The house has been designed to be compatible with the neighborhood by in that it is similar to FAR, height, proposed setbacks, height, and mass scale similar to many in the neighborhood consistent with the town Design Review Guideline as outlined in section 3.3.2
3. One story mass elements have been included in the sign to mitigate two-story mass consistent in guidelines as outlined in section 3:10.1
4. Proposed exterior finishes have been specified to be high quality and are consistent with the proposed architectural style and to compliment the neighborhood guidelines 3.3.1 and 3.3.2.
5. Proposed window and door material have been specified to match the surrounding neighborhood per as outlined in section 3.4.1

In addition to items found in the Design Review Guidelines, other design elements have been incorporated to mitigate the impact of a new two-story residence:

1. Second floor windows facing side property lines have high sills.
2. Second floor setbacks are significantly increased from minimum allowable.

Thank you planning staff for your assistance with our application.

Sincerely

David Britt, Britt/Rowe

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# **Project Information**

**Scope of Work:** Demolition of existing pre-1941 one-story single-family residence with no garage, and construction of new two-story single family residence.

**Property Owner:** William Wundram  
18605 Loma Street  
Los Gatos, CA 95032

**Project location:** 18605 Loma Street  
Los Gatos, CA 95032

**APN:** 532-07-101

**Zoning:** R1-8

**Lot Area:** 7,461

**Avg Lot Slope:** less than 2% (flat)

<b><u>FAR</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Allowed</u></b>
Main Dwelling:	861 (.11)	2,454 (.32)	2,462 (.33)
Garage:	0 (.0)	483 (.06)	671 (.09)

<b><u>Setbacks</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Allowed</u></b>
Front:	17'-5"	25'-0"	25'-0"
Rear:	33'-6"	20'-0"	20'-0"
Sides (left/right)	38'-7"/9'-3"	8'-0"/8'-0"	8'-0"/8'-0"

<b><u>Lot Coverage:</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Allowed</u></b>
First Floor/Porches/Garage	905 (12%)	2,326 (31%)	(40%)

<b><u>Building Height:</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Allowed</u></b>
Measured from exist. grade)	14'	27'	30'

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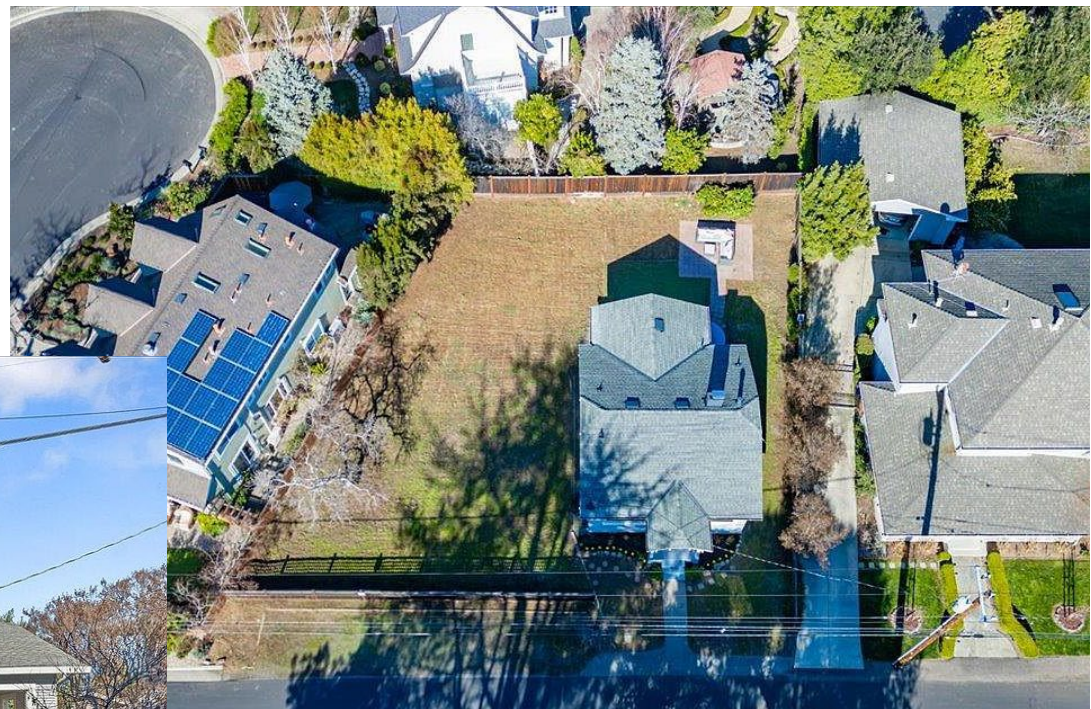


# 16805 Loma Street and Surrounding Houses

Los Gatos

# 16805 Loma Street

16805 Loma St  
862 sqft  
7,460 lot  
Single story  
**Year 1929**





# Rear View

16456 Ferris St  
2,750 sqft  
15,137 lot  
Two story  
**Year 1995**



From 16805 Loma Rear Yard



# Front View

16800/10 Loma St  
4,400 sqft  
10,812 lot  
Two story  
**Year 2010**

**Was a Pre 1941 House  
and was approved for  
demolition**



Front (from Street) – directly across

# Front Right View

16490 Ferris Ave  
2,505 sqft  
9,800 lot  
Two story  
**Year 1999**

**Was a Pre 1941 House and  
was approved for major  
renovation and second  
story**



Front (from Street) – directly across



# Right View

16801 Loma St  
2,472 sqft  
7,578 lot  
Two story  
**Year 2000**

**Was a Pre 1941 House  
and was approved for  
demolition**



From 16805 Loma Yard



Front (from Street)



# Left View

From 16805 Loma Yard



16460 Ferris St  
2,368 sqft  
5,880 lot  
Two story  
Year Unknown



From 16805 Loma Yard



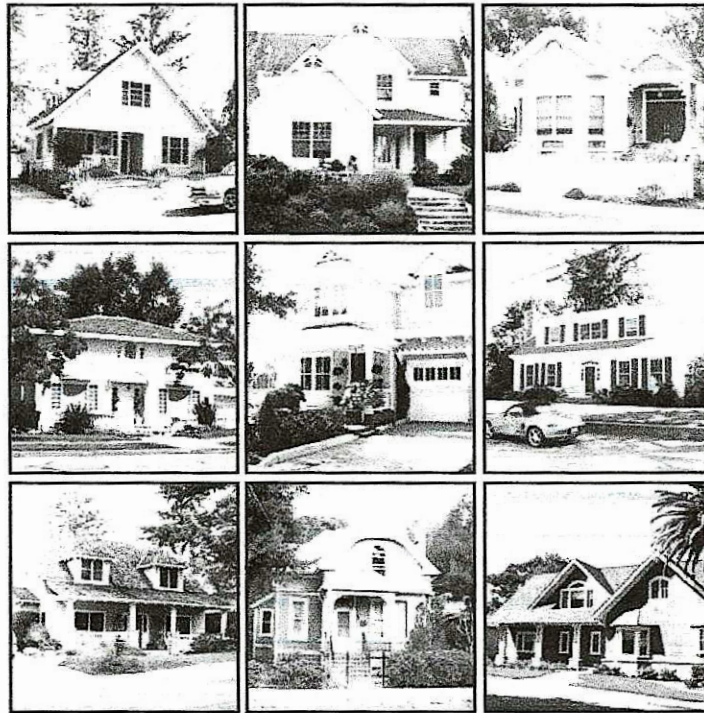
16460 Ferris St Front (from Street)

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## APPENDIX A How to Read Your Neighborhood Workbook

# How to Read Your Neighborhood



*A guide to assist in understanding a  
neighborhood's design context*



**Town of Los Gatos**

# APPENDIX A

## How to Read Your Neighborhood

### Workbook

## INTRODUCTION

### Town of Los Gatos Character

Los Gatos is a community of homes with a wide variety of residential styles and unique neighborhoods. Small bungalows of the Nineteenth Century share street frontages with newer and larger houses. While some of the Town's neighborhoods, such as the Mid-Twentieth Century subdivisions with Ranch Style houses, have a relative homogeneity, others have developed over a longer period of time and contain a great deal of diversity.

However, amid all of the various styles and diversity, the Town's individual residential neighborhoods do have a great deal of visual unity as a result of a respect for one's neighbors and a recognition that the quality of Los Gatos neighborhoods benefits greatly from efforts to enhance and reinforce the positive features of the neighborhoods that have grown over a period of many years.

### Community Expectations

Los Gatos will continue to change and evolve over many decades to come. A diversity of architectural styles throughout the community will continue to be expected and valued.

Residents of the community wish to see the many positive qualities of the Town's neighborhoods preserved and enhanced, while recognizing that the needs of families and the nature of a home's living space will continue to change with time. It is the community's expectation that these changes will occur within a context of sensitivity and respect for the surrounding neighborhood and those qualities that have made Los Gatos unique in the Bay Area.

### Purpose of this workbook

In evaluating applications for new residential construction, additions and renovations, neighborhood compatibility will be given the highest consideration. This workbook is intended to assist property owners and their design professionals in focusing attention on the immediate neighborhood around their parcels. While a broader neighborhood context may be appropriate in some situations, a new residential project will likely have its greatest impact on the existing homes nearby. Sensitivity to the pattern, size and scale of this context will assist in integrating new projects into their individual neighborhoods. And, the use of some of the architectural and landscape vocabulary drawn from the neighborhood can enhance the visual unity of the neighborhood.

This workbook focuses on the major elements that seem to most frequently serve to either unify residential neighborhoods or make an individual house uncomfortably stand out from its neighbors.

### How to use this workbook

The workbook is set up to allow a quick inventory of conditions in the area closest to the subject parcel - those that are most likely to be seen in the same context. A small map on each page shows a typical site condition with numbers assigned to nearby parcels. Observing the conditions that occur on each of the properties will assist in completing a summary at the end of the workbook which notes the major features that predominate in the immediate neighborhood.

As you look at the specific conditions outlined in this workbook, also take time to observe the many other features that add diversity and visual richness to the neighborhood. A few of these are noted in the sidebar to the right.

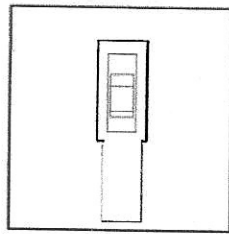
### Additional Elements to Observe

- Height of the first floor above grade
- Eave heights compared to adjacent homes
- Side yard separations between parcels
- Attic vents and other details
- Decorative lights
- Entry paths to entries
- Window patterns (formal vs. informal)
- Special trim between floors
- Special wall trim at roof overhangs
- Bay window tops and bottoms
- Second floor decks and balconies
- Chimney tops
- Roof vents
- Skylights
- Special decorative porch details
- Foundation walls at elevated first floors
- Base and trim colors
- Special paving materials and patterns
- Brick or stone patterns
- Trellises and lattices



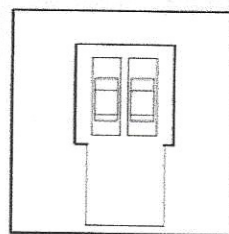
# APPENDIX A How to Read Your Neighborhood Workbook

## Garage Doors



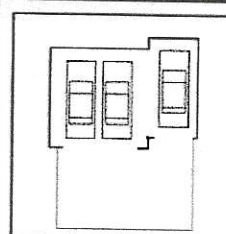
1 Car Wide

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



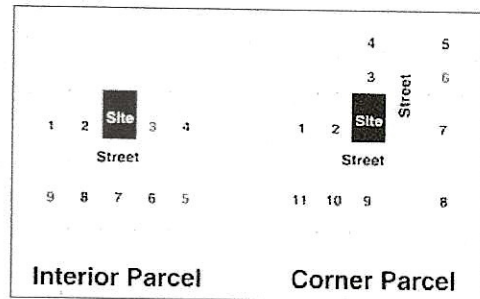
2 Cars Wide

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

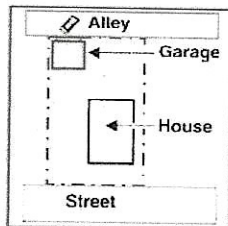


3 Cars Wide

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

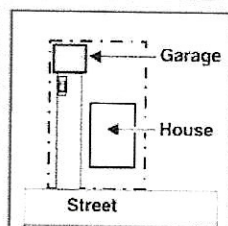


## Garage Location on the site



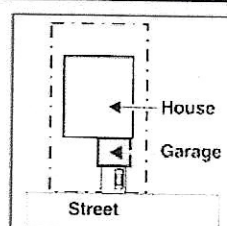
Alley Access

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



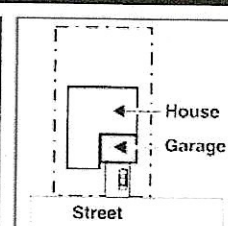
Rear Garage

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



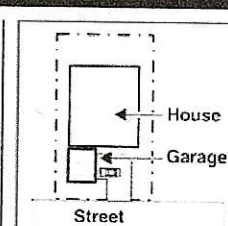
2 Car Front

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



2 Car Back

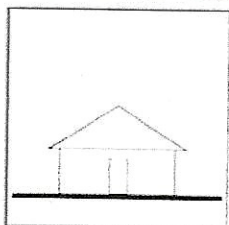
Frequency of Occurrences	
	5 or more
	2 - 4
	0 - 1



Side Loaded

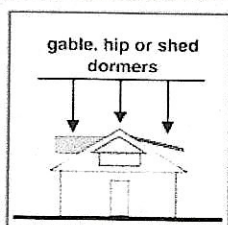
Frequency of Occurrences	
	5 or more
	2 - 4
	0 - 1

## Building Heights



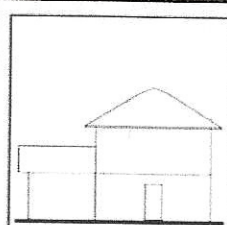
1 Story

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



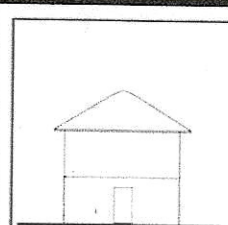
1 1/2 Story

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



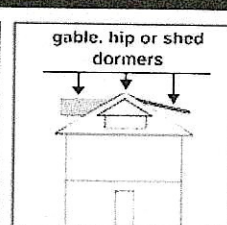
1 and 2 Story

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



2 Story

Frequency of Occurrences	
	5 or more
	2 - 4
	0 - 1



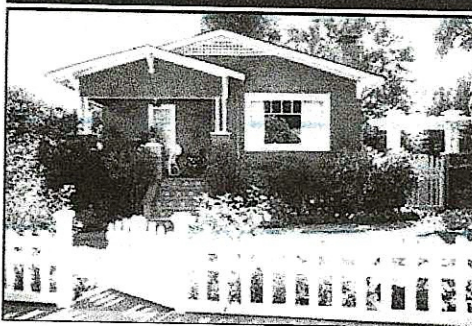
2 Story plus

Frequency of Occurrences	
	5 or more
	2 - 4
	0 - 1



# APPENDIX A How to Read Your Neighborhood Workbook

## Craftsman Bungalow



### Frequency of Occurrence

<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

## Spanish / Mission Revival



### Frequency of Occurrence

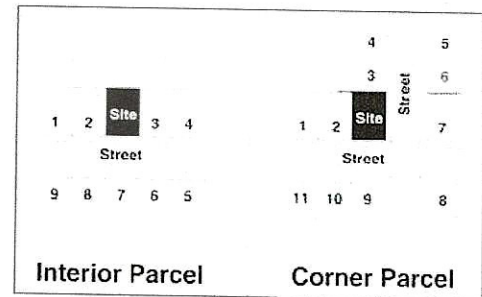
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

## Colonial/Greek Revival



### Frequency of Occurrence

<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



## Victorian



### Frequency of Occurrence

<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

## Italianate



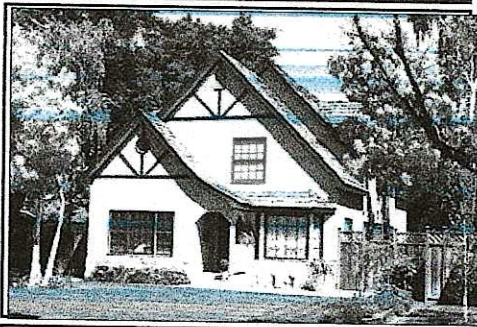
### Frequency of Occurrence

<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



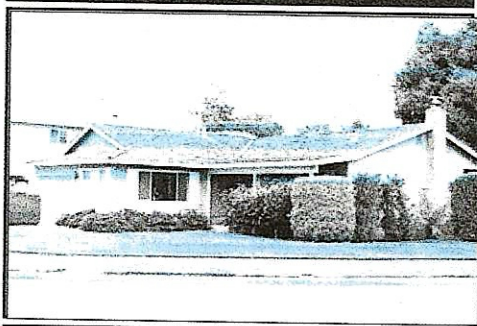
# APPENDIX A How to Read Your Neighborhood Workbook

## European Romantic



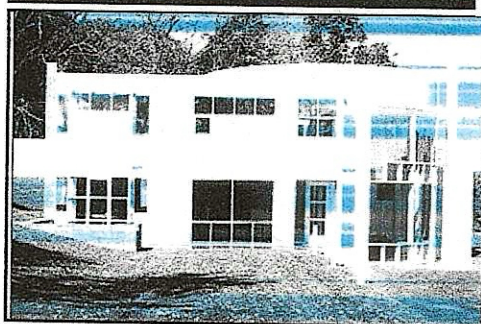
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

## Ranch

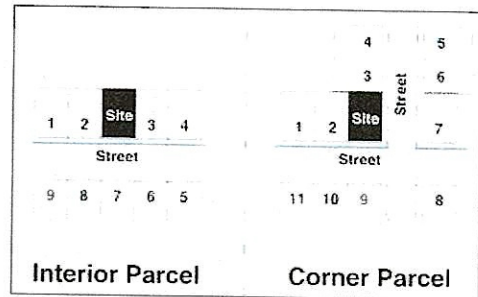


Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

## Modern



Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



## Builder Contemporary



Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

## Other Historic Style

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

## Other Non- Historic Style

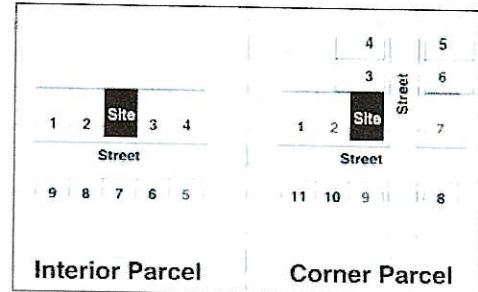
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

# APPENDIX A

## How to Read Your Neighborhood Workbook

### Building Height on Adjacent Parcels

Parcel 2	Parcel 3
1 Story	1 Story
1 1/2 Story	1 1/2 Story
2 Story	2 Story
1 and 2 Story	1 and 2 Story
2 Story Plus	2 Story Plus



### Street Presence

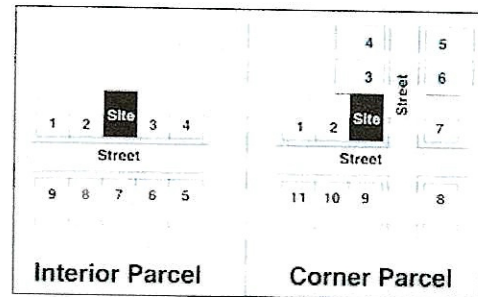
<b>Straight Facade Wide</b>	<b>Straight Facade Narrow</b>	<b>L Shape</b>	<b>T Shape Narrow Forward</b>	<b>Other (Diagram)</b>
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

### Entries

<b>Recessed: In Wall or Under Roof</b>	<b>Attached: With Low Eave</b>	<b>Attached: With High Eave</b>	<b>Narrow Porch</b>	<b>Wide Porch</b>
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1



# APPENDIX A How to Read Your Neighborhood Workbook



## Roof Forms

<b>All Gable Roofs</b>	<b>All Hip Roofs</b>	<b>Gable and Hip Mix</b>	<b>Flat / Low Slope</b>	<b>Other (Diagram)</b>
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

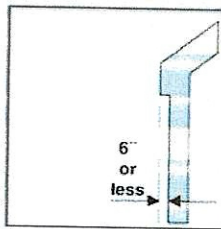
## Roof Pitches

<b>Flat</b>	<b>Low Pitch</b>	<b>Moderate Pitch</b>	<b>Steep Pitch</b>	<b>Very Steep Pitch</b>
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

# APPENDIX A

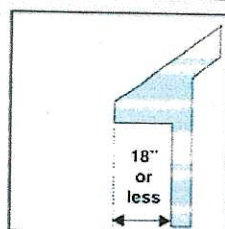
## How to Read Your Neighborhood Workbook

### Roof Overhangs



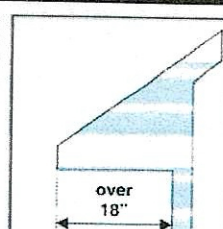
None (6" or less)

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



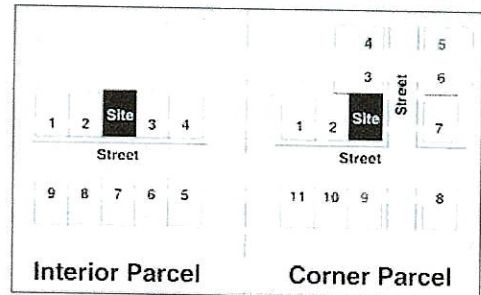
Small (18" or less)

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Large (Over 18")

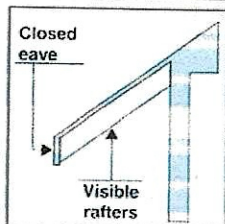
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Interior Parcel

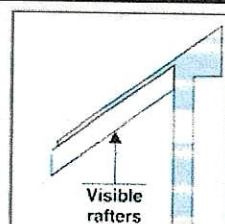
Corner Parcel

### Roof Eaves



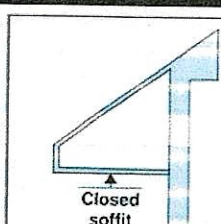
Open

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Open with exposed rafter tails

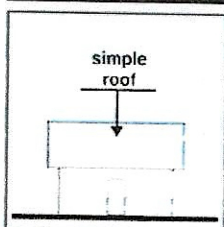
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Closed

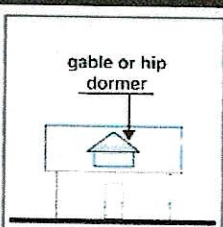
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

### Roof Features



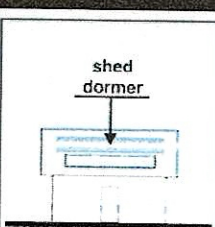
None

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Gable or Hip Dormers

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Shed Dormers

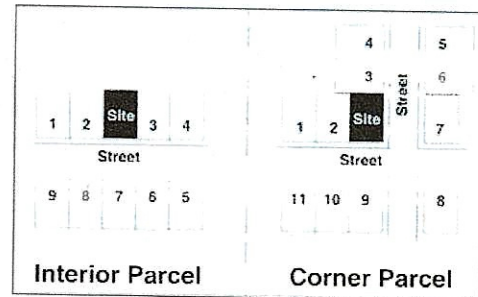
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



# APPENDIX A How to Read Your Neighborhood Workbook

## Predominant Window Proportions

vertical windows	square windows	horizontal windows
<b>Vertical</b>	<b>Square</b>	<b>Horizontal</b>
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1



## Predominant Window Type

<b>Double Hung</b>	<b>Casement</b>	<b>Sliding</b>	<b>Awning</b>	<b>Other (Diagram)</b>
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

## Window Divisions

<b>None</b>	<b>Panes at top</b>	<b>Panes both</b>	<b>Panes at transom</b>	<b>Other (Diagram)</b>
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

# APPENDIX A

## How to Read Your Neighborhood Workbook

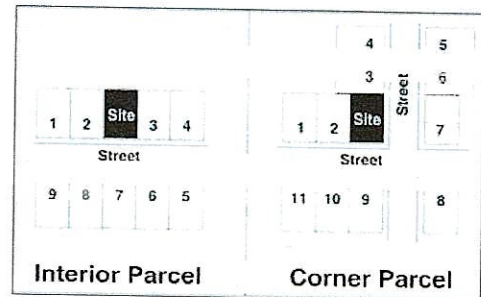
### Window Material

Wood or looks like wood

Frequency of Occurrence
<input type="checkbox"/> 5 or more
<input type="checkbox"/> 2 - 4
<input type="checkbox"/> 0 - 1

Metal

Frequency of Occurrence
<input type="checkbox"/> 5 or more
<input type="checkbox"/> 2 - 4
<input type="checkbox"/> 0 - 1



### Window Groupings (Check those that are the most common on the houses nearby)

single windows	paired windows	groups of three or more windows	same same	different different
<b>Singles</b>	<b>Pairs</b>	<b>Ribbon</b>	<b>Symmetrical</b>	<b>Asymmetrical</b>
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more
<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4
<input type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1

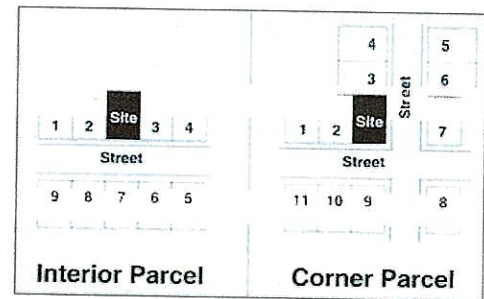
### Special Window Shapes (Check all boxes that are common on an individual house)

<b>Bay Windows First Floor</b>	<b>Bay Windows Second Floor</b>	<b>Arched Heads</b>	<b>Estate Style Windows</b>	<b>Other (Diagram)</b>
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more
<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4
<input type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1

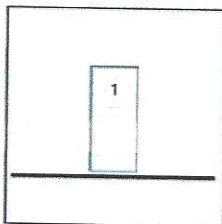


# APPENDIX A

## How to Read Your Neighborhood Workbook

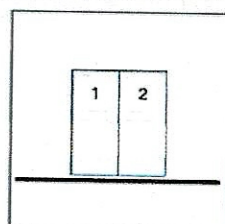


### Door Size



Single

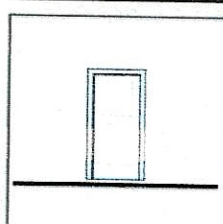
Frequency of Occurrence	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Double

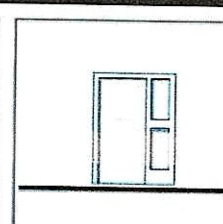
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

### Door Setting



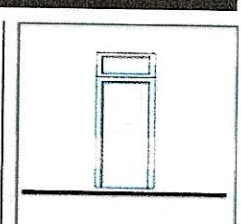
Door Only

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Sidelights

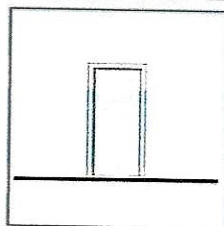
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Transom

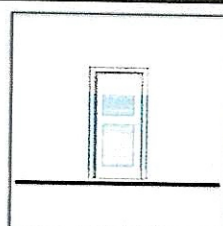
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

### Door Details



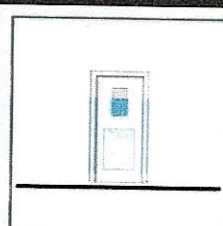
Plain

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



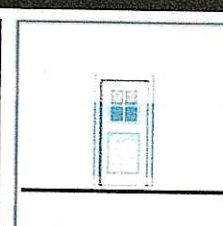
Panels

Frequency of Occurrence	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



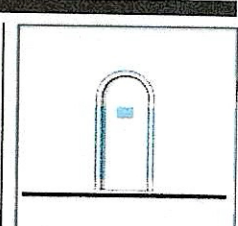
Panels and Glass

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Divided Panes

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Shaped Door Head

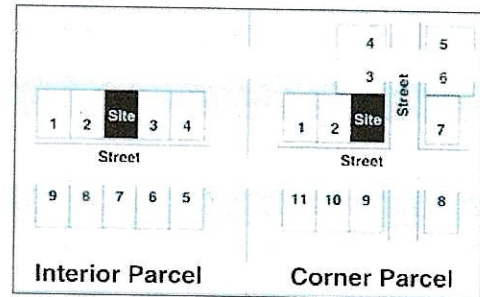
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

# APPENDIX A

## How to Read Your Neighborhood Workbook

### Accent Materials in the neighborhood

<input type="checkbox"/>	Stone Wall Bases
<input type="checkbox"/>	Brick Wall Bases
<input type="checkbox"/>	Stone Chimneys
<input type="checkbox"/>	Brick Chimneys
<input type="checkbox"/>	Other

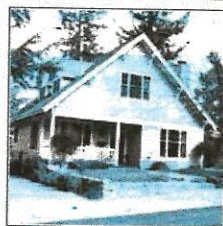


### Primary Wall Materials



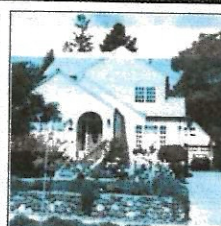
Wood Siding

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Shingles

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Stucco

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Brick or Stone

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Mix of Materials

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

### Roof Materials



Composition Shingles

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Wood Shakes

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Tile or Concrete Flat

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Tile or Concrete Arched

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Metal

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



# APPENDIX A How to Read Your Neighborhood Workbook



**Front Yard Fence**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



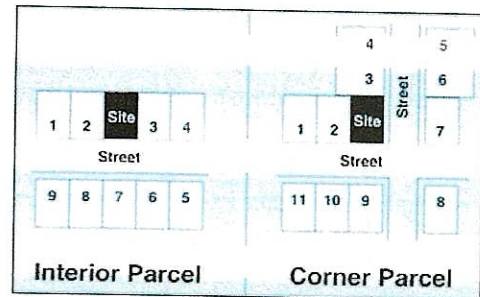
**Front Yard Entry Arbor**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



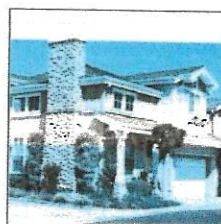
**Trellises**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



**Stone or Brick Base**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



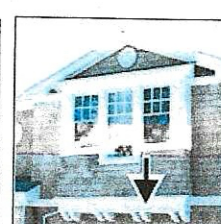
**Stone or brick Chimneys**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



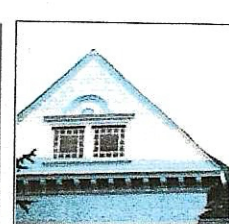
**Shutters**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



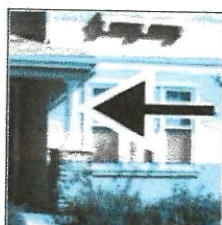
**Brackets**

Frequency of Occurrence	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



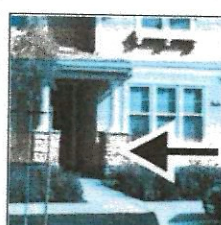
**Gable Infill Texture**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



**Shaped or Detailed Entry Columns**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



**Column Caps and Bases**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



**Detailed Columns and Railings**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



**Half Timber Beams**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



**Towers / Turrets**

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

**Other Distinctive Features in the Immediate Neighborhood** (Within the parcels above) and **the Broader Neighborhood** (Within 1 block)

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Subj: Neighboring property owner notification

Location: 16805 Loma Street

Date: Between 4/13/2025 and 4/22/2025

Conducted By: William and Brenna Wundram (property owners)

Dear Los Gatos Planning Department,

Brenna and I visited each of the following neighbors regarding our interest building the proposed house designed by David Britt. We provided each family a three-page packet that is included in our proposal (A0, A1 and A2) noting the placement of the structure on the lot, floor plans and elevations.

Address	Location	Names	Date
16801 Loma Street	Right of Property	Kerry and Joel Lindholm	4/13/25
16460 Ferris Ave	Left of Property	Catherine and Gary Pasternak	4/13/25
16456 Ferris Ave	Rear of Property	Vicky and Bob Francone	4/18/25
16790 Loma Street	Across the Street - Left	Catherine Ambrozewicz and Stephan Tremblay	4/18/25
16810 Loma Street	Across the Street – Center	Pavni Diwanji	4/13/25
16490 Ferris Ave	Across the Street - Right	Kris and Mark Rapazzini	4/22/25

All neighbors were receptive of our intended plans, thought the design was fitting for the neighborhood and appreciated our outreach. The Pasternaks (16460 Ferris Ave) were interested in discussing potential landscape screening options between the two properties at a later stage.

Please let me know if you have any further questions. I can be reached at (408) 421-5494 or by email at wundy76@hotmail.com.

Best regards,

William Wundram



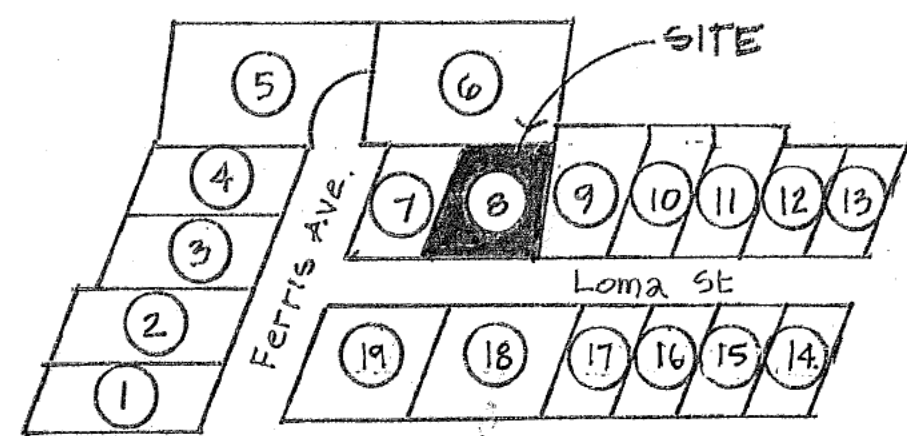
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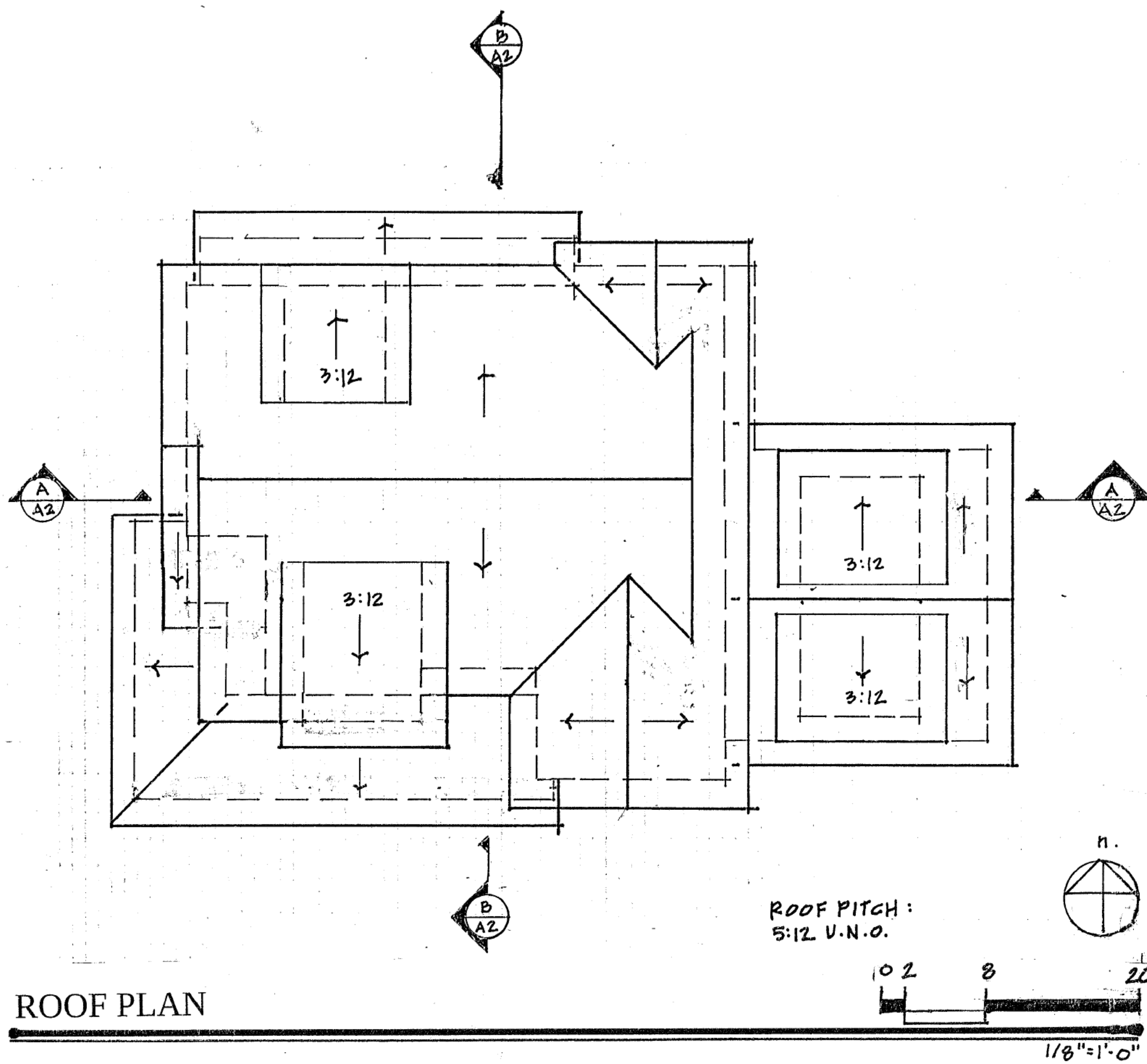
NEIGHBORHOOD SURVEY



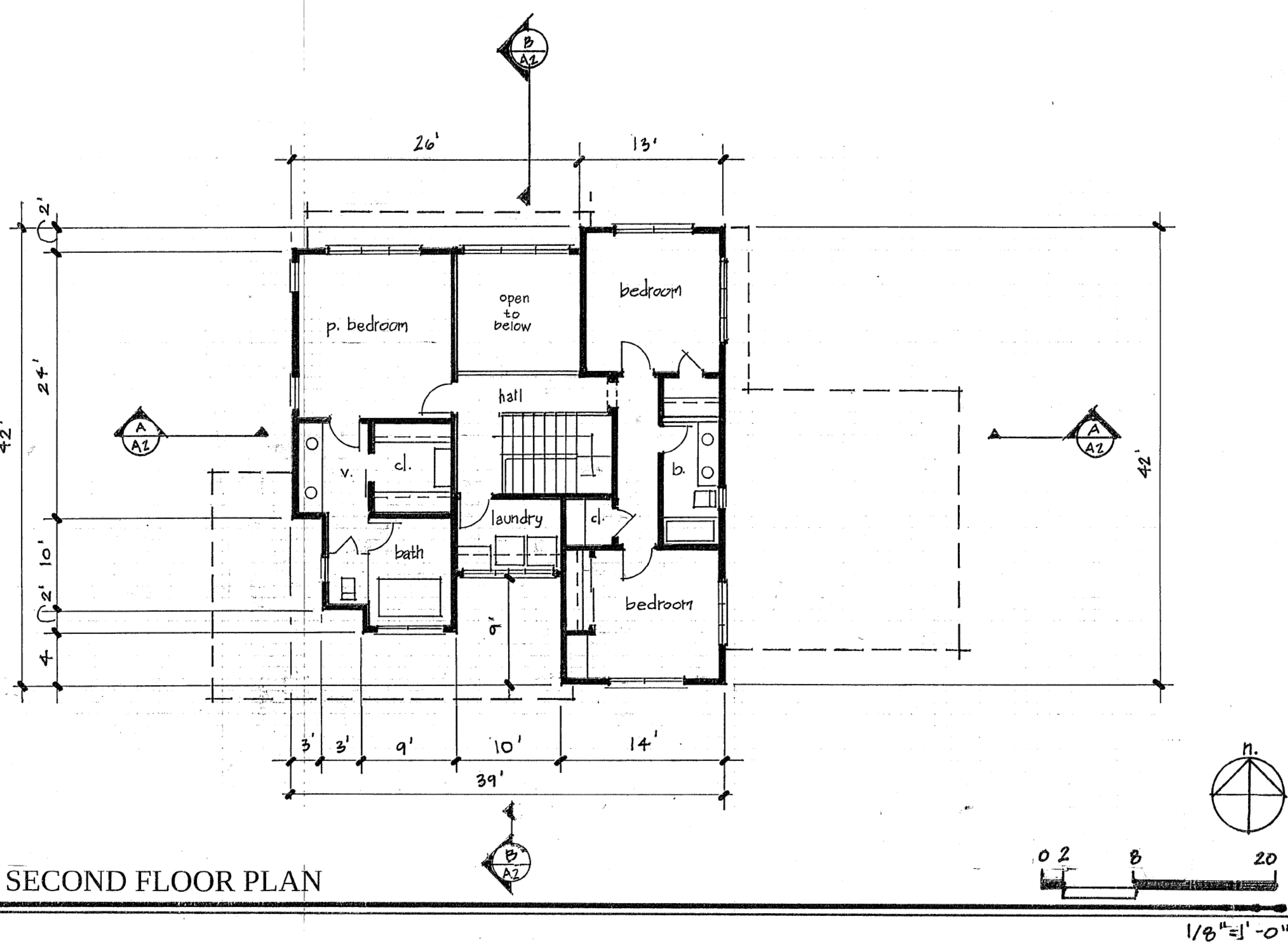
#	ADDRESS	LOT SIZE	STRUCT.	FAR	FL.	YR. BUILT
1	16495 Ferris	9,147	3,064	.35	2	2004
2	16475 Ferris	9,300	2,283	.25	2	1950
3	16575 Ferris	7,752	3,872	.50	2	2007
4	16461 Ferris	8,060	2,000	.25	2	?
5	16455 Ferris	14,374	3,000	.21	1	?
6	16456 Ferris	15,137	2,750	.18	2	1995
7	16460 Ferris	5,880	2,386	.40	2	1986/1900
8	16805 Loma	7,461	2,454	.32	2	
9	16801 Loma	7,578	2,478	.33	2	2000/?
10	16791 Loma	6,325	2,068	.32	2	1997/1930
11	16761 Loma	6,098	1,975	.32	2	1993/?
12	16771 Loma	5,390	708	.13	1	1940
13	16761 Loma	5,390	1,844	.34	1	2000/1941
14	16760 Loma	5,400	690	.13	1	?
15	16770 Loma	5,227	896	.17	1	1940
16	16780 Loma	5,390	1,956	.37	2	?
17	16790 Loma	5,390	1,856	.34	2	2010/?
18	16810 Loma	10,800	4,400	.41	2	?
19	16490 Ferris	9,800	2,505	.26	2	1999

FIRE DEPARTMENT NOTES

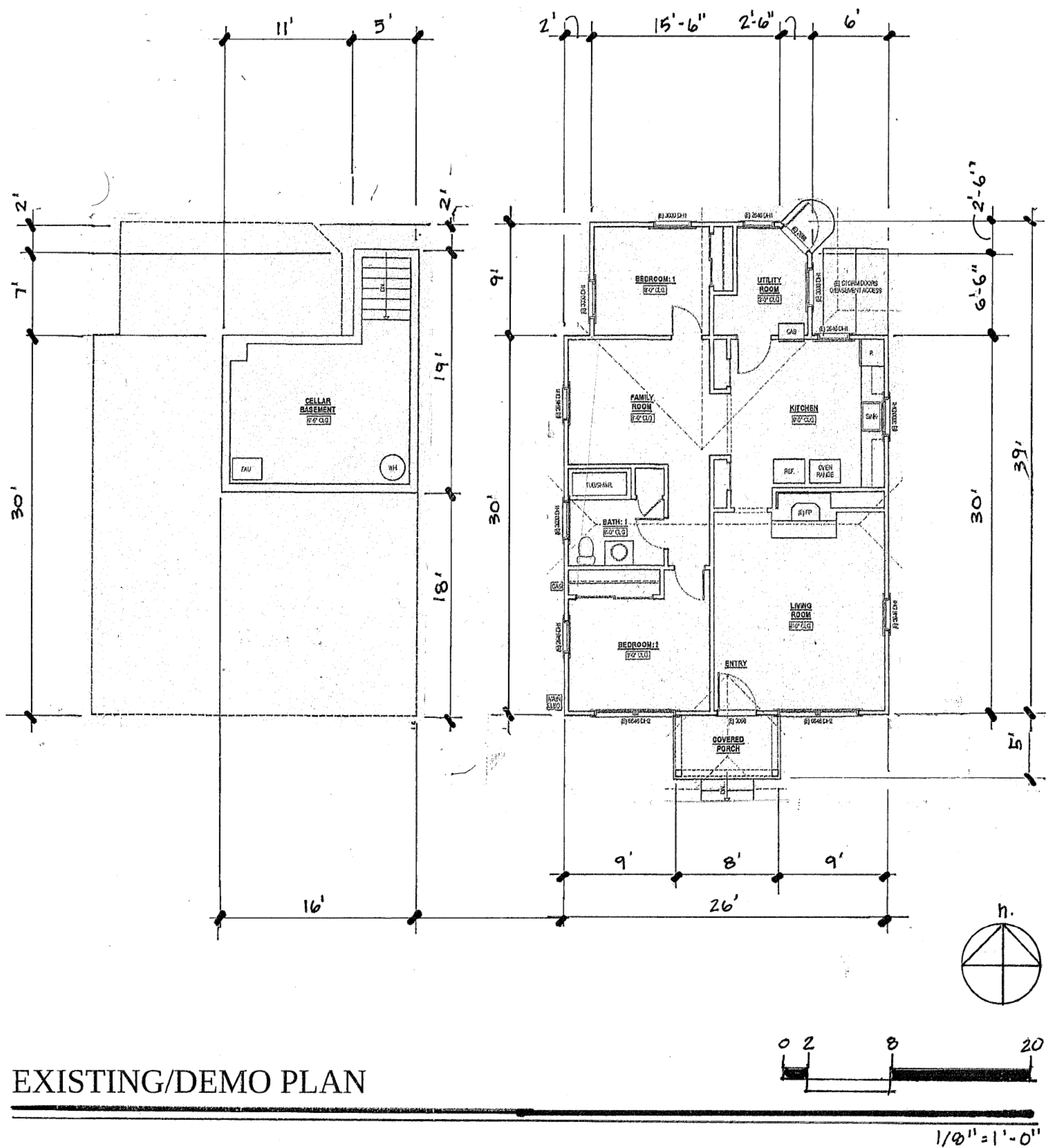
ROOF PLAN



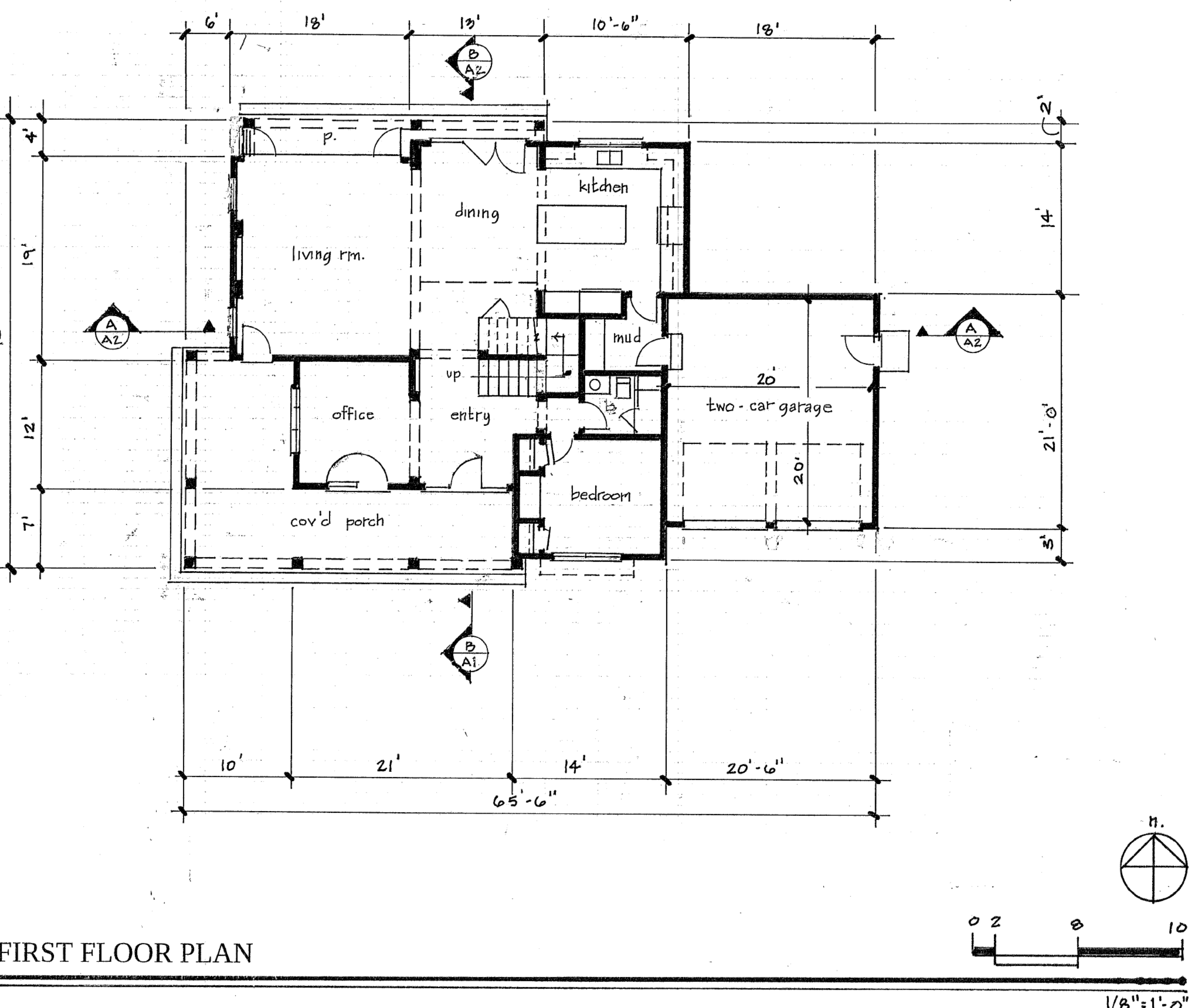
SECOND FLOOR PLAN



EXISTING/DEMO PLAN



FIRST FLOOR PLAN



REVISIONS BY


**BR**

**Britt • Rowe**

108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

408.354.6224 (office)  
408.354.6514 (fax)

BRITT • ROWE retains all rights and ownership to all drawings and specifications. The contents of these drawings and specifications may not be used for any other project without the express written consent of BRITT • ROWE.

**RESIDENCE**

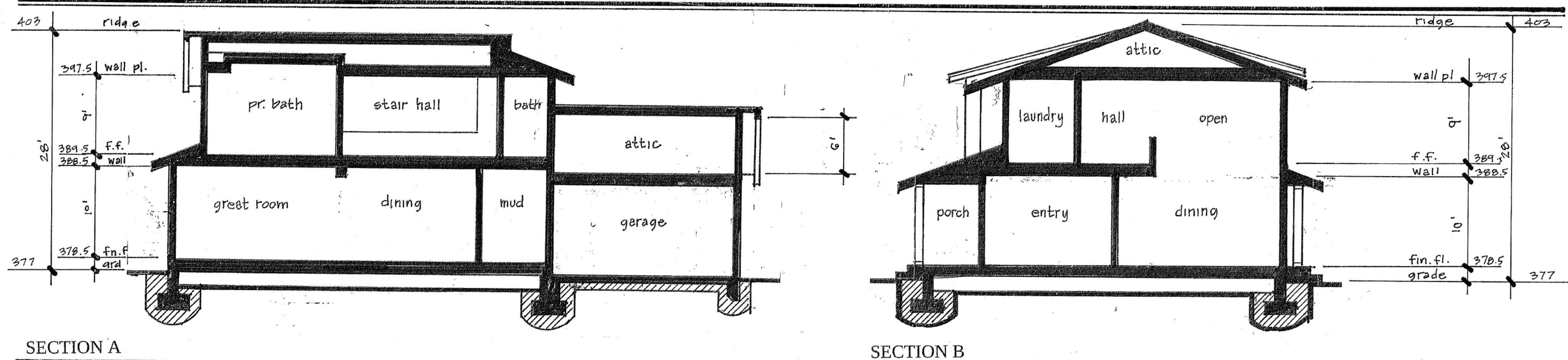
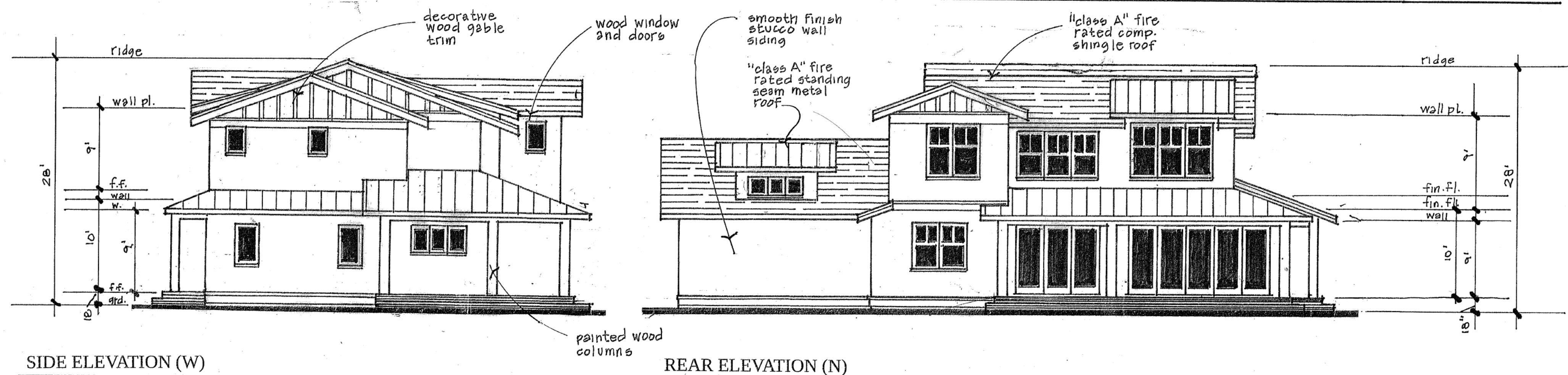
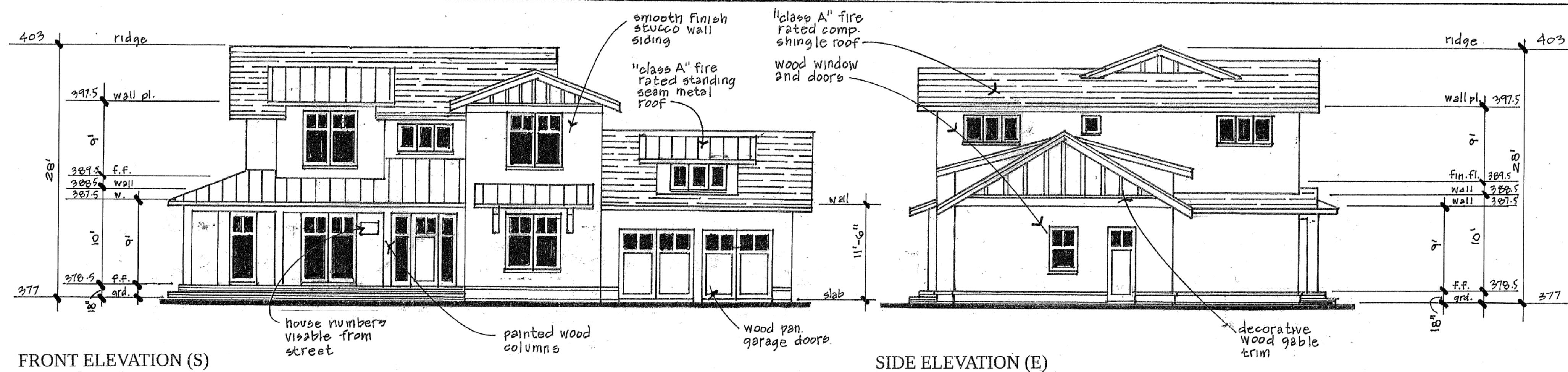
16805 Loma Street  
Los Gatos, California

SHEET: Floor Plans  
SCALE: noted  
DATE: 4.1.25  
DRAWN: *df*

**A1**



## EXTERIOR ELEVATIONS/SECTIONS

PUBLIC WORKS NOTES

## PLANNING NOTES

STREETSCAPES[illegible]

BR

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RESIDENCE

16805 Loma Street  
Los Gatos, California

SHEET: elev. / sec. s.s. / s.s.

SCALE: noted

DATE: 4.1.25

DRAWN: *h.*

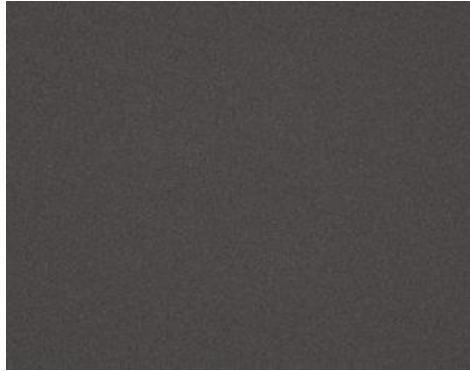
A2



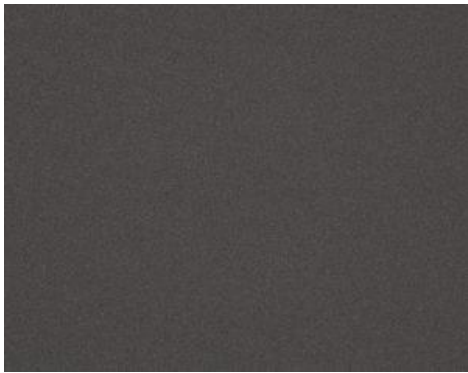
## Material Board – 16805 Loma Street – Los Gatos



Roof Shingles – Presidential Shake – Shadow Gray



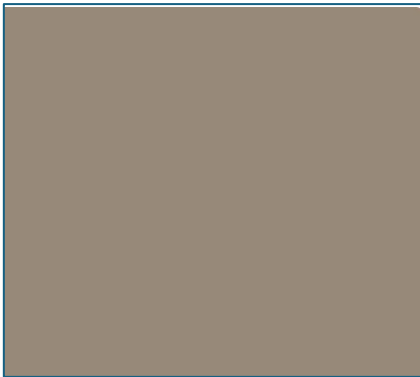
Metal Roof – Dark Bronze



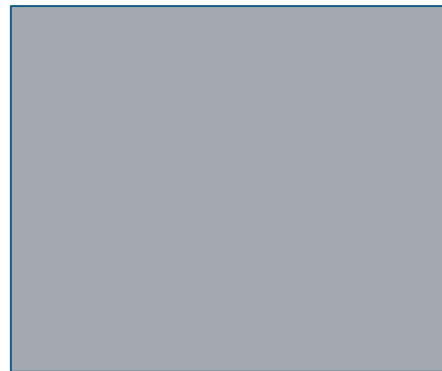
Windows – Windsor – Bronze



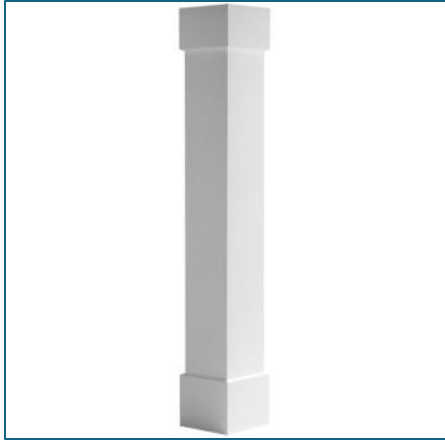
Siding – Stucco – Dover White



Trim Color – BM Beigewood



Garage Door Color



Column Design



Front Bracket Design



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