

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

**FROM:** William and Brenna Wundram

**FOR:** The appeal to the Planning Committee for the HPC recommendation (2 - 3 split vote) to deny approval to remove 16805 Loma Street (a pre-1941 property) from the Historic Inventory for Property Zoned R-1:8 APN 532-07-101.

**DATE:** July 28<sup>th</sup>, 2025

Dear Members of the Los Gatos Planning Committee,

We are submitting this appeal summary to the Los Gatos Planning Committee on August 13<sup>th</sup>, 2025 after our May 28<sup>th</sup>, 2025 HPC presentation where we were denied removal from the Historic Inventory for our property at 16805 Loma Street by a vote of 2 - 3 vote. This packet is segmented into the following sections:

References will be made to section and page (example: 3-5).

1. Executive Summary – This is a guide to summarize the (A) evaluation of 16805 Loma Street against the required findings, (B) the series of procedural issues we identified in our May 28<sup>th</sup> 2025 presentation, (C) a concern over the inconsistent application and understanding of the required findings by some HPC members (as noted in the April 23<sup>rd</sup> 2025 transcript provided) and (D) our proposed design that has received great feedback from the neighbors.
2. Technical Memo - Page and Turnbull– Jen Hembree of Page and Turnbull provides a detailed report evaluating architectural style, historic architectural context, character-defining features alterations and integrity, leading to an assessment against the town's five required findings. Jen qualifies that the structure does not meet the criteria for eligibility as a contributing historic structure.
3. Technical Memo - Brewster Historic Preservation– Brad Brewster of Brewster Historic Preservation provides an additional detailed analysis focusing on the architectural description of the property, a brief historic overview of the property's development, application of the standard state and local historic resource evaluation criteria and evaluation of integrity. Brad also qualifies that the structure does not meet the criteria for eligibility as a contributing historic structure.
4. Research the History of a House in Los Gatos – this consists of the required research at the Los Gatos and San Jose Public Libraries, Santa Clara County Planning Office and Tax Assessor's Office as well as the Los Gatos Planning Office for the property, as well as examples of other approved pre-1941 properties on Loma Street.

5. Neighborhood Notification, Letters and Surrounding House Photos – this is a summary of our communication to the immediate surrounding neighbors as well as letters from neighbors supporting our proposal. I have added photos of the adjacent houses to show context of the block.
6. May 28<sup>th</sup> Transcript – this is the transcript from our presentation to the HPC for 16805 Loma Street. I will reference statements of HPC members (highlighted).
7. April 23<sup>rd</sup> Transcript – this is a transcript from the April 23<sup>rd</sup> 2025 HPC meeting where some members of the HPC and the Planning Director discuss their uncertainty about the required findings and assessment process and a bias to retain the current inventory list (highlighted).
8. Existing Structural Conditions - 16805 Loma Street – this report details the issues and safety concerns with the foundation and framing identified in a March 31<sup>st</sup> 2025 inspection by Charlie Williams a licensed structural engineer.

## **Executive Summary**

Prior to presenting our response, we would like to tell you about ourselves. My wife, Brenna, is a teacher at West Valley and Mission Colleges, and I work for Varian Medical Systems with a focus on program management and process improvement. We have been residents of Los Gatos since 2008 and have walked down Loma Street many times over the years. When we saw the “Coming Soon” sign up for 16805 Loma Street, we felt this would be a wonderful location to develop our primary and long-term residence. We have presented our plans to all of our adjacent neighbors and they have been very receptive and supportive.

In our May 28<sup>th</sup> 2025 HPC meeting, we were denied approval with a narrow 2-3 loss. In our meeting, (a) the three dissenting committee members didn’t identify the specific findings for denial, (b) there a wide variation of interpretation of the structure’s architectural style by HPC members (Criteria #3), (c) continued references to a newer photo (1990) than what was provided (1967) and not acknowledging the series of modifications that have been made to the structure (Required Finding #5) (d) there was a comparison to another property on San Benito, which is not allowed, (e) there were incorrect statements made by the HPC Chair about similar pre-1941 houses on Loma Street that were previously approved for removal from the list under the same criteria and (f) there have been repeated comments made by a few HPC members stating that the criteria is “*very confusing and contradictory*” and feeling as if they are “*losing homes all of the time*”, which leads to concerns over a fair and consistent assessment for applicants.

We are augmenting our original analysis with two technical memos from professional architectural historians, Jen Hembree, from Page and Turnbull, and Brad Brewster from

Brewster Historic Preservation, with over 50 years of collective experience. Both agencies are listed as recommended consultants on the San Jose Historic Resources website. **Both architectural historians have qualified that 16805 Loma Street does not meet the criteria to be historically significant.**

I would also like to bring to light the last session of April 2025 HPC meeting. This session (transcript provided) was a discussion between a few HPC members and the Planning Department, where some committee members discussed their concern over how to apply the required findings.

### **Evaluation of Pre-1941 Structures Against the Criteria**

Table 1-A compares the five required findings to remove from Los Gatos Historic Inventory (column 1) next to the National Register Criteria noted in “How to Apply the National Register Criteria for Evaluation”

[https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf) (column 2) and have included statements from this document regarding eligibility (column 3). The California State criteria is near verbatim as well: [https://californiapreservation.org/wp-content/uploads/2015/12/1.PaulTravis\\_Survey-Resources-101Jan2016.pdf](https://californiapreservation.org/wp-content/uploads/2015/12/1.PaulTravis_Survey-Resources-101Jan2016.pdf) (Slide 9 for Significance)

**Table 1-A – Los Gatos Required Findings to National Register Criteria and Eligibility Mapping**

<b>Los Gatos Required Findings (for removal)</b>	<b>National Register Criteria (qualifying for preservation)</b>	<b>National Register Criteria Eligibility</b>
1. The structure is not associated with <b>events</b> that have made a significant contribution to the Town;	A. That are associated with <b>events</b> that have made a significant contribution to the broad patterns of our history; or	The property you are evaluating <b>must be documented</b> , through accepted means of historical or archeological research (including oral history), <b>to have existed at the time of the event or pattern of events</b> and to have been associated with those events. (pg 18)
2. No Significant <b>persons</b> are associated with the site;	B. That are associated with the lives of <b>persons</b> significant in our past; or	The persons associated with the property <b>must be individually significant within a historic context</b> . A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or

		social or ethnic group. It must be shown that the person gained importance within his or her profession or group. (pg 21)
3. There are <b>no distinctive characteristics</b> of <b>type, period</b> or <b>method of construction</b> or <b>representation of work of a master</b> ;	C. That embody the <b>distinctive characteristics of a type, period, or method of construction</b> , or that represent the <b>work of a master</b> , or that <b>possess high artistic values</b> , or that <b>represent a significant and distinguishable entity</b> whose components may lack individual distinction; or	<b>Distinctive characteristics:</b> To be eligible, a property <b>must clearly contain enough of those characteristics to be considered a true representative</b> of a particular type, period, or method of construction. (pg 18)
		<b>Type, period or method of construction:</b> A structure is eligible as a specimen of its type or period of construction <b>if it is an important example (within its context) of building practices of a particular time in history.</b> (pg 18)
		<b>Representation of work of a master:</b> A master is a figure of <b>generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman</b> whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. (pg 20)
4. The structure does not yield information to <b>Town history</b> ; or	D. That have yielded, or may be likely to yield, information important in <b>prehistory or history.</b>	The property must have, or have had, <b>information to contribute to our understanding of human history or prehistory</b> , and the information must be considered important. The information must be considered important. (pg 27)



5. The <b>integrity</b> has <b>been compromised such that</b> the structure <b>no longer</b> has the potential to <b>convey significance</b> .	“When evaluated within its historic context, a <b>property must be shown to be significant for one or more of the four Criteria for Evaluation</b> ” (pg 17) and, “ <b>a property must not only be shown to be significant</b> under the National Register criteria, <b>but it also must have integrity</b> ”. (pg 50)
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Note: Page references for eligibility statements are to the pdf page number. I added the eligibility statements from NPS.gov to help provide additional context to what qualifies as historically significant, specifically for Required Findings #3. The eligibility statements further segment the Required Findings #3 into three parts. These statements refer to a structure that is “**a ‘true representative’** of a particular type, period, or method of construction”, “**an ‘important example’** (within its context) of building practices of a particular time in history”, and “whose work is **‘distinguishable from others’** by its characteristic style and quality”.

One additional key point is that Required Findings #5 (referring to integrity) is not a criteria at the national and state level for a valid reason. “Significance” is qualified against (a) events, (b) persons, (c) distinctive characteristics and (d) history. “Integrity” is a scale of degree (seven aspects) that needs to be satisfied only after historical significance has been satisfied. From the first two sentences of the first paragraph (NPS.gov pg 50) on integrity, “**Integrity** is the ability of a property to **convey** its **significance**. To be listed in the National Register of Historic Places, a property **must not only be shown to be significant** under the National Register criteria, **but it also must have integrity**.” (pg 50). You will see that the Town of Los Gatos Required Findings #5 is derived from the first sentence, just as a negative statement. The following sentence in the quotation above qualifies that “integrity” is not a component of “significance”, and they both required to qualify eligibility. The latter half of Required Findings #5 “such that the structure no longer has the potential to convey significance” is a qualifying statement pointing to the first four criteria (significance).

***”Significance + Integrity = Eligibility”.***

In Table 1-B below, I have drafted a theoretical example with two scenarios of an excellent example of a Craftsman style from 1939. In Scenario #1, the excellent example of a Craftsman style structure has not been modified. Based on these inputs, Required Findings #3 and Required Findings #5 have both been satisfied and this structure could be eligible for consideration to be qualified as a contributing historic resource. Let’s compare this to Scenario #2, where this same excellent example of a Craftsman style structure has changes to design, materials, workmanship, setting or other aspects. The structure has

been modified so that doesn't represent what was originally there. Based on these different inputs, the structure would not be eligible to be qualified as a contributing historic resource because the "integrity" has been compromised.

The key takeaway from this example with two scenarios is that Required Findings #4 is dependent on the assessment of "integrity." Required Findings #1 through #4 are also dependent upon the assessment of "integrity" helping to qualify why the national and state processes refer to "**Significance + Integrity = Eligibility**". Integrity is not linear to the first four criteria (significance).

The confusion on how to interpret integrity and significance has been echoed by some members of the HPC as noted in the April 23<sup>rd</sup>, 2025 transcript and is referenced later in this document.

Table 1-B – An Example of Two Outcomes While Satisfying a Criteria

		Scenarios	
		1	2
<b>Los Gatos Required Findings</b>		Excellent example of a Craftsman style*, and has not been modified	Excellent example of a Craftsman style* but changes to design, materials, workmanship...
Conveys Significance (National and State Definition)	1. The structure is not associated with <b>events</b> that have made a significant contribution to the Town;	TRUE	TRUE
	2. No Significant <b>persons</b> are associated with the site;	TRUE	TRUE
	3. There are no <b>distinctive characteristics</b> of type, period or <b>method of construction</b> or <b>representation of work of a master</b> ;	FALSE	TRUE
	4. The structure does not yield information to <b>Town history</b> ; or	TRUE	TRUE
	5. The <b>integrity has been compromised such that</b> the structure no longer has the potential to <b>convey significance</b> .	FALSE Maintains Integrity	TRUE Lacking Integrity
ELIGIBILITY>>>>		ELIGIBLE	NOT ELIGIBLE

## **Evaluation of the 16085 Loma Street Structure Against the Criteria**

The following section summarizes our findings to qualify that the structure at 16805 Loma Street is not historically significant.

**Required Findings #1:** “The structure is not associated with events that have made a significant contribution to the Town”. This was sufficiently addressed in the May 28<sup>th</sup> HPC presentation with no questions asked or challenges to the findings provided in Section 4 - Research the History of a House in Los Gatos. Our property and all other properties on Loma Street were not referenced in the required materials to review (Museums of Los Gatos Historic Homes, 100 Bellringers or in the other eight listed references noted). The property was not annexed to the town until 1999, it is not in a historic district, and is not on the Sanborn maps.

**FINDING: 16805 LOMA STREET DOES MEET REQUIRED FINDING #1**

**Required Findings #2:** “No Significant persons are associated with the site;”. This was sufficiently addressed in the May 28<sup>th</sup> HPC presentation with no questions asked or challenges to the findings provided in Section 4 - Research the History of a House in Los Gatos. Albert Panighetti was the first recognized owner in the 1960s and 1970s, who split the lot creating 16801 ( [REDACTED] property) and 16805 and completing an addition/remodel in 1967 adding a bedroom and laundry room and other updates to the facade of the structure. The recent owners for the past forty years were Kurt and Arlyn Wilson, who rented the property for the past twenty-five years.

**FINDING: 16805 LOMA STREET DOES MEET REQUIRED FINDING #1**

**Required Findings #3:** “There are no distinctive characteristics of type, period or method of construction or representation of work of a master;

Please review Jen Hembree (Page & Turnbull) and Brad Brewster from Brewster Historic Preservation for detailed analysis.

On page (2-13), Jen Hembree (Technical Memo - Page and Turnbull) provides a table (Character-Defining Features) comparing the character-defining features and states, “*In review of the above, the property at 16805 Loma Street, which was a modest design to begin with, has fewer character-defining features of the Craftsman-style than those it either does not have or has lost due to alterations. Thus, the property at 16805 Loma Street does*

not appear to fully embody the Craftsman-style bungalow and therefore does not strongly represent the Craftsman style historic architectural context. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.” (2-13). Jen goes on to say, “**Under review of the property’s architectural merit, it is therefore in Page & Turnbull’s professional opinion that the property at 16805 Loma Street does not fully embody the character-defining features necessary to individually convey architectural merit as a Craftsman bungalow. There are no distinctive characteristics of type, period or method of construction or representation of work of a master...**” (pg 2-16).

Brad Brewster’s assessment (Technical Memo – Brewster Historic Preservation) further validates Jen Hembree’s conclusion, “*While the building has some of the distinctive characteristics of this type of architecture, such as its front porch, the side gable roof with decorative eave brackets, and its overall diminutive size and relatively simple architectural form, it is an exceptionally modest and simplified version of the style that would not rise to the level of a local landmark for its architectural values.* Over two dozen better examples of the property type and period can be found throughout Los Gatos that more closely embody the characteristics of the Craftsman Bungalow. Research revealed no associations with the work of a master. **For these reasons the subject property would not qualify as Town of Los Gatos historical landmark under local evaluation Criteria 3.**” (3-3)

In addition to the professional analysis provided above, there was a wide range of interpretations by some of the HPC committee members:

Emily Thomas noted, “*I know this little bungalow house, but I also understand how it is just, generic bungalow*”, “*from my perspective, it does not seem to have any specific characteristics that is...that qualifies it*”. (6-7)

Alan Feinberg: did not comment on criteria #3 but did vote in favor of our request to remove the property from the list.

Martha Queiroz noted, “*it is representative of an era, even though other homes have been changed in the neighborhood maybe they were by, like, a less conservative group of ... on HPC, I'm not sure.*” (6-7) I would like to note that being representative of an era does not meet the criteria for being historically significant.

Lee Quintana, “*Los Gatos bungalow. Uh, it may not be an exact style*”, “*to me, this is a typical Los Gatos Bungalow. Uh, it may not be an exact style, but a lot of the homes on the survey that we consider, to be representative of the character of Los Gatos are not... examples of, uh...pure examples of the type of architecture.*” (6-9) ...and goes on to say, “we

are trying to... preserve the feeling of our past history." (6-9) In Lee's comments she refers to a "Los Gatos bungalow" that is not a defined style and not does it meet the National Eligibility statement of being a "true representative of a particular type, period or method of construction". She also notes that she is trying to preserve a feeling of "our past history" which is not the purpose of the HPC for this assessment. The purpose of this process is the consistently and without bias apply the criteria to all resident applications.

Susan Burnett: "very typical of a California bungalow", (6-8) "we are the Historic Preservation Committee and we're trying to maintain our inventory", "we're trying to maintain the same feeling of time and place". (6-8) This assessment is not in line with the professional opinion of the two architectural historians and there were no stated qualifications on how this is satisfied. Susan Burnett is also mirroring the same commentary by Lee Quintana of wanting to maintain an inventory when that is not the charter of the HPC.

#### **FINDING: 16805 LOMA STREET DOES MEET REQUIRED FINDING #3**

##### **Required Findings #4: "The structure does not yield information to Town history;"**

This criteria was sufficiently addressed in the May 28<sup>th</sup> HPC presentation with no questions asked or challenges to the findings provided in Section 4 - Research the History of a House in Los Gatos. The property and all other properties on Loma Street were not referenced in the required materials to review. The property was not annexed to the town until 1999 and is not part of the historic district.

#### **FINDING: 16805 LOMA STREET DOES MEET REQUIRED FINDING #4**

##### **Required Findings #5: "The integrity has been compromised such that the structure no longer has the potential to convey significance."**

Jen Hembree (Page & Turnbull) provides a detailed analysis of the alterations and integrity calling out a series of modifications in her report. Referring to the Character-Defining Features table (2-13), it helps to qualify the lack of integrity and is further validated with photos. She notes, "A substantial amount of original features have been removed and do not date to 1929 (such as front flanking windows, front exposed rafter tails, and wood shingle roofing); For some features, only a portion of the original have been retained (such as original wood-sash windows and its original form/massing)." (2-13). She notes in the conclusion, "**the integrity has been compromised such that the structure no longer has the potential to convey significance.**" (2-16).

Brad Brewster's assessment further validates Jen Hembree's conclusion, "*visible alterations include replacement porch columns, replacement 'picture' windows on the front (south) elevation, the replacement vinyl frame front and rear doors, the rear (north) addition with gable roof and angled rear door with circular concrete steps and landing, as well as the asphalt roof cladding. As a result of these alterations, the subject property would be considered to only have a low to moderate level of integrity.*" Brad wraps up in his summary with, "*further review of the property indicates that it would not meet the city, state, or national evaluation criteria for individual architectural significance.*" (3-4).

During the May 28<sup>th</sup> meeting, two members of the HPC (that voted to deny removal) consistently referred to the 1990 photo from the Bloomfield survey and not the picture provided from 1967 from the Santa Clara Tax Assessor's Office, which might have impacted the outcome. There are noted differences to the structure between the two photos as noted in Jen Hembree's report. I was not asked any questions about the photos and the following discussion happened during the committee-only discussion.

Martha Queiroz noted, "*I feel like at least the photo that we have of it as a... I don't know how far back this... this dates on the Ann Bloomfield Survey, but... The house looks exactly the same as before*". (7-8).

Susan Burnett: "*It hasn't changed at all since Bloomfield photograph that was done. I think it was in 98. Whatever, she did the survey. It was from 1998, it was. 1998.*" (7-8)

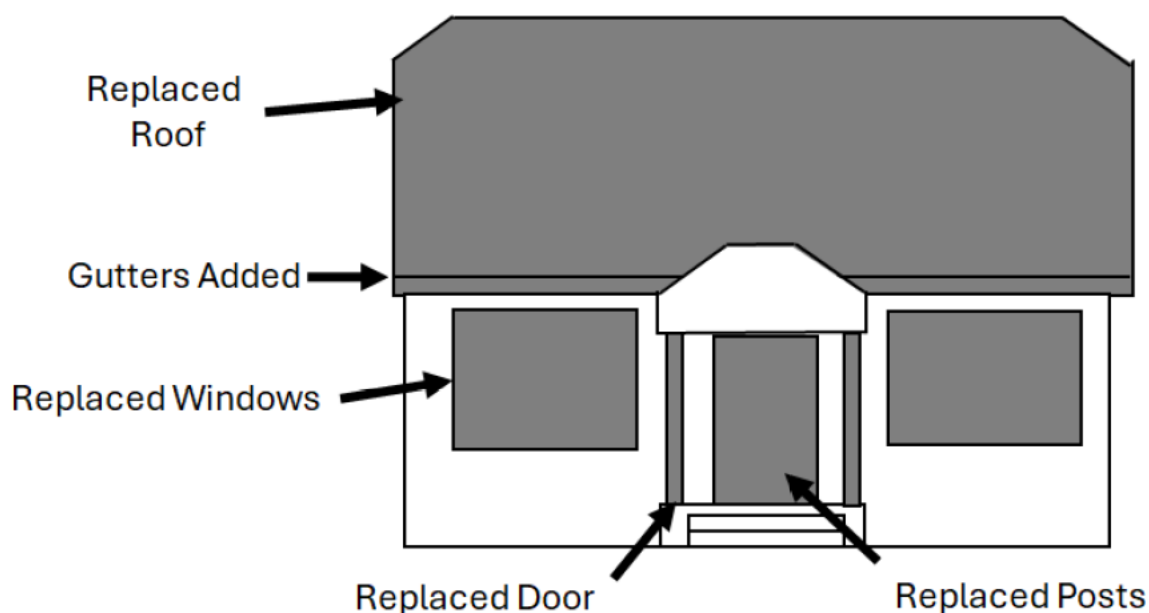


1967 Photo from the Santa Clara County Tax Assessment File – Earliest Available Photo



1990 Photo from the Bloomfield Survey

I would like to further elucidate the modifications to the front facade with a diagram below. I calculated the percentage of remaining originality in a two-dimensional format. The architectural historians have qualified that the roofing material, windows, door and posts are not original, and gutters were added. With the front facade totaling 506.9 sqft feet and the remaining original sqft totaling 155.5 sqft (of that total), the **percentage of originality on the front facade is only 30.7%.**



We believe that the analysis provided by Jen Hembree and Brad Brewster, along with the low percentage of the original facade remaining does not qualify for historical significance.

**FINDING: 16805 LOMA STREET DOES MEET REQUIRED FINDING #5**

In addition to satisfying the required findings at this point, we wanted to bring to light a few other elements that might have impacted our assessment outcome during our HPC presentation.

**Comparison to Another Project** - During our presentation there were multiple comparisons to another project on San Benito, which is very close to downtown. The **comparison by committee members to other applications is not allowed** (as noted by the Planning Manager). The HPC members that were comparing the properties were two of the same committee members that denied our application. I have extracted the quotes below as reference from the transcript.

Martha Queiroz: *"but it feels like a case exactly, like, San Benito"* (6-7)

Susan Burnett: *"I could honestly repeat what I said for our previous one on San Benito."* (6-8)

Martha Queiroz to Emily Thomas, *"I would like that for my fellow committee member. Um, you voted for the other item on the agenda that was very similar, and I'd like to know what differences, you see, because they also have... We have spoken to neighbors and staff. It was not in good condition..."* (6-10)

Emily Thomas: *"Are we supposed to be considering other applications in our decision?"* (6-10)

Sean Mullin (Planning Manager): *"No"*. (6-10)

**Previous Decisions on Loma Street** – In my research, I found other pre-1941 houses that have been approved for removal from the historic inventory by HPC on Loma Street and I provided evidence within the Research the History of a House in Los Gatos (see Section 4) from the Laserfiche records. Expanding out, there have been a series of approvals for pre-1941 structures on the adjacent streets of Englewood and Ferris. This neighborhood is over a mile and half away from the historic districts. The other approved pre-1941 houses on Loma Street were consistent in style to 16805 Loma Street and the decision by the HPC on May 28<sup>th</sup> for 16805 Loma Street is inconsistent with previous approvals under the same criteria.

During our May 28<sup>th</sup> presentation, [REDACTED], the owner of **16801 Loma Street**, presented as a neighbor. She noted that her family went through the process in 2000 and



surprisingly noted that Lee Quintana was on the Planning Commission to approve their project.

During our presentation in May, Lee Quintana noted, *“I also like to make the comment that of the three examples that were given as, um buildings that were... um, allowed... demolition, uh, two of them were... not homes, not the primary residence, but were barns”* (6-8).

Lee’s comment that the structures provided were “barns” is an inaccurate statement.

██████████ (16801 Loma Street) has graciously taken the time to draft a detailed letter (6-2, 3 submitted June 27, 2025) referencing the false statement made by Lee Quintana. In this letter, Kerry notes that the house was in fact a single-family home quite similar to 16805 Loma Street. ██████████ noted, ***“There was someone who implied our house was a barn back in the day but that is absolutely not true. It was a 3 bedroom, 1 bath house that we lived in for almost 2 years while we planned our new home. The house on the other side of us was almost a replica of the Wundram house and they, too, rebuilt their home shortly before we did. All of the homes immediately surrounding Bill and Brenna’s have also been rebuilt.”***



16801 Loma Street – Laserfiche Photo



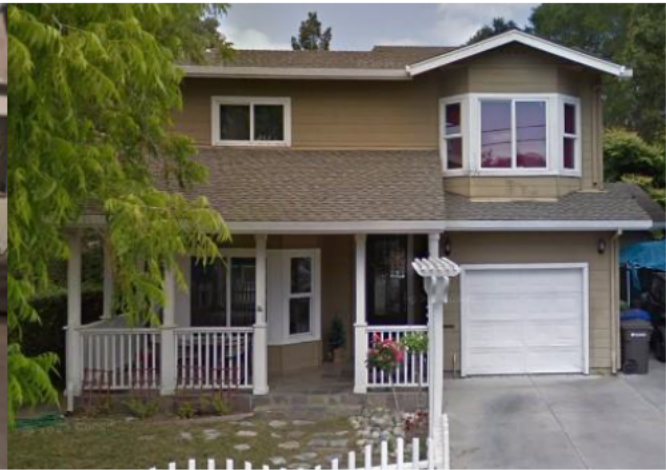
Current Photo

In reference to another pre-1941 approval at **16761 Loma Street**, I was able to talk with ██████████ (16761 Loma Street), who has lived there her whole life and grandparents purchased the house in 1941. She took the time to also draft a letter confirming that the ██████████ family was approved for demolition in 2000 and she also noted, ***“I’d like to clarify that the home was never a barn, nor was it part of any designated historical district. I understand there may be some confusion due to a nearby structure—the only barn in the area during the***

1940s was located around the corner on Ferris Avenue, where the Potter Court neighborhood now stands.”



16761 Loma Street – Dallas Family Photo



Current Photo

In addition to the incorrect statements made by Lee Quintana, Martha Queiroz’s response to the facts that other houses pre-1941 houses have been approved for demolition was, ***“even though other homes have been changed in the neighborhood maybe they were by, like, a less conservative group of ... on HPC, I’m not sure.”*** (7-8). This statement is concerning since the committee members should be assessing all structures presented against the criteria without bias and not assume they should have the ability to do otherwise or set a different standard.

### **HPC’s Concern Understanding the Criteria – In Their Own Words**

In preparing for our May presentation, we attended the April 2025 HPC meeting. The last session was a discussion between a few HPC members (Emily Thomas was not in attendance) and the Planning Department (Joel Paulson) to discuss the HPC members’ concern over their understanding of the process and required findings. I transcribed the session (Section 7 - April 23<sup>rd</sup> Transcript) for you.

The following quotations are from some HPC members. I have provided additional comments if necessary.

Lee Quintana: “Yeah. And so my I would sum my experience my first year experience only historic Preservation Committee as confusing and frustrating because of the lack of clarity and consistency and look at all of this.” (7-3)

Lee Quintana: “I was finding myself not sure I was making consistent decisions when requests were made to remove projects from inventory.” (7-3)

Lee Quintana: "A lot of our language is very confusing and contradictory" (7-2)

Alan Feinberg and Lee Quintana further commented, "arbitrary", "capricious" (7-3)

Joel Paulson, “I haven't sat here for a long time....with his body. But after seeing this close up tonight. You know, the HPC has roles, duties, responsibilities, continuing items because you want to see plans that are not your purview doesn't make any sense...if you can't. If you can't make one of the findings to remove or to keep it on to, just deny it.” (7-6)

In summary, some HPC members have noted their concern over how to interpret and apply the criteria. The transcript also notes some members’ concern over “losing homes all the time” (7-3) and jokingly referring to “NIMBY” (Not In My Backyard) (7-13). The charter of the HPC should be to fairly apply the documented criteria consistently to all residents regardless of timing.

**Structural Integrity** – In addition to the exterior changes noted, Charlie Williams, (certified structural engineer) drafted a detailed letter (with many photos) on March 31<sup>st</sup>, 2025 (see Section 8 – Existing Structural Conditions - 16805 Loma Street) about the condition of the structure. The specific callouts are considerable safety issues to the structure:

1. Overspanned floor framing
2. Overspanned rafter framing without bracing (Section 4-6,7)
3. No shear walls
4. Cripple walls between the mudsill and rim joists (Section 4-4)
5. Shims under the mudsill and between the post and beam connections in an attempt to level the house (Section 4-5,6)
6. No anchor bolts or rebar in the foundation (Section 4-4)
7. Significant spalling of the foundation (Section 4-3)

This structure regardless of its lack of historical significance would require a significant rebuild, including removal of the siding to install appropriate shear walls in the event of an earthquake to make the structure safe.

**Proposal Design (Britt/Rowe Design)** – We would like to add in a front elevation rendering of our preferred proposal in hopes that it might allay any concerns over proposing

a structure that doesn't fit within the neighborhood. David Britt of Britt/Rowe Design has been designing houses in Los Gatos for over thirty years and has a few examples in the Town's Design Guidelines. We have received great feedback from the neighbors as noted in their submitted letters of support.



In summation, we have provided hundreds of hours of research to date across many different resources and conferred with many neighbors on Loma Street regarding the history of the block to date. After a narrow 2-3 loss in the May HPC meeting, we hired not one but two recommended architectural historians with over 50 years of experience in their field. **The conclusion by the professionals is that 16805 Loma Street is not a structure that would be eligible as a contributing historic resource at the national, state or town level** and we hope that the Planning Commission agrees. Previous residents with similar houses on Loma Street have been approved under the same criteria. We have lived in the town for many years and would like to build our forever home based on David Britt's vision and a design that is welcomed by our neighbors.

Respectfully,

William and Brenna Wundram

## SECTION 2

### Technical Memo - Page and Turnbull



## MEMORANDUM

DATE	July 21, 2025	PROJECT NUMBER	25228
TO	William Wundram <a href="mailto:wundy76@hotmail.com">wundy76@hotmail.com</a>	PROJECT	16805 Loma Street, Los Gatos - Letter of Opinion
CC:	Christina Dikas Brobst, AICP, Principal-in-Charge	FROM	Jennifer Hembree, Page & Turnbull

REGARDING 16805 Loma Street, Los Gatos - Letter of Opinion

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## INTRODUCTION & METHODOLOGY

This letter of opinion has been requested by William Wundram, owner and occupant of the residence located at 16805 Loma Street, Los Gatos in California. According to the Santa Clara County Tax Assessor Records, the house was built in 1929. A historic resource survey form completed in 1990 estimates the construction date as the 1920s. The form describes the property as a “bungalow” and gave it a “preliminary rating” of “historic and intact or worthy of special note.”<sup>1</sup> No further information was provided about the property on the 1990 survey form nor was a subsequent intensive level survey conducted to verify the preliminary rating. The property is on the Los Gatos Historic Resources Inventory. The Town of Los Gatos generally recognizes any primary structure constructed prior to 1941 as historic, “unless the town has specifically determined the structure has no historic significance or architectural merit.”<sup>2</sup> Page & Turnbull understands that the property owner requested approval from the Los Gatos Historic Preservation Committee (HPC) to remove the pre-1941 residence from the Historic Resources Inventory for the purposes of its demolition. The request was denied by the HPC at the May 28, 2025 meeting. Page & Turnbull understands the property owner appealed the action taken by the HPC and that appeals will be considered by the Planning Commission. At the request of the owner, the purpose of this letter is to provide a professional opinion about the architectural merit of the property.

Jennifer Hembree, senior cultural resources planner and historian at Page & Turnbull, conducted a site visit to the property on June 16, 2025. The scope of work also included review of previous documentation provided by the property owner, such as the *Town of Los Gatos Historic Preservation Committee Report*, dated May 23, 2025 related to Item #6 of the meeting on May 28, 2025. Documentation also included research conducted and materials gathered by the property owner,

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<sup>1</sup> “Anne Bloomfield Architectural/Cultural Survey – Los Gatos Research” survey form, dated April 5, 1990.

<sup>2</sup> <https://www.losgatosca.gov/2004/Historic-Resources>  
Imagining change in historic environments through  
design, research, and technology

such as historic aerial photographs, historic images associated with a 1967 tax assessment record and the 1990 survey form, building permits on file at the Santa Clara County Planning Department, as well as photographs of the interior attic space taken by the owner and letters prepared by the property owner's architect and structural engineer.

Limited research conducted by Page & Turnbull included a review of non-digitized historic photos in the *Arnold Del Carlo Photograph Collection, 1948-1990* at the Sourisseau Academy of San José State University which contains imagery, including aerials of Los Gatos as it developed in the post-1940s, although no images of the Loma Street property were found. Research did not include chain of title research, or any owner or occupant biographical information. Photographs of the current condition of the subject property were taken on June 16, 2025.

## ARCHITECTURAL MERIT & INTEGRITY CRITERIA

This memorandum considers the architectural merit and associated integrity of the residence at 16805 Loma Street using the associated evaluative framework criteria or considerations of the Town of Los Gatos Historic Preservation Committee. The Historic Preservation Committee considers the following when making a determination that a pre-1941 primary structure has no historic significance or architectural merit:

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

### Framework Criteria

The considerations established by the Town of Los Gatos for maintaining status on the Historic Resources Inventory are similar to the criteria for the National Register of Historic Places and the California Register of Historical Resources. In all cases, historic resources may be significant for their association with important events, people, architecture and/or master architects, and/or information potential (archaeological significance).

This letter *only* addresses the property's architectural merit and integrity. Integrity is closely related to the ability of the property to possess architectural merit. Therefore, this letter only addresses

Considerations #3 and #5. Evaluation of the property for its association with important events, people and/or information potential is outside the scope of work, at request of the owner.

## Alterations and Integrity

Page & Turnbull compared photographs (pre-1975) to the current condition observed during the site visit. The following description of exterior alterations is not exhaustive but lists the primary observed alterations. While the house is set at a slight angle, cardinal directions are used in the following description for ease of comprehension (ex. southwest façade is called the south façade). Note also that interior alterations are not listed as it is Page & Turnbull's understanding that the interior is not subject to review by the Town of Los Gatos Historic Preservation Committee.

At the south façade facing Loma Street, the original wall and its cladding are extant, but both the main entry door and its east and west flanking windows have been replaced with contemporary units (**Figure 1** and **Figure 4**). The replacement windows each consist of a single pane, undivided lite, in lieu of original tripartite windows (**Figure 5**, **Figure 6**, and **Figure 13**). Also noticeable is the installation of a contemporary gutter which appears to have led to the removal of exposed rafter tails above the flanking windows (**Figure 7** and **Figure 13**). The front porch appears similar in location and form to that seen in earlier photographs. It contains slender, straight, square wood columns extending only to and directly on the concrete stoop. The porch roof appears to retain its original triangular knee braces at its south face although a trim board has been installed over its fascia board and gutters have been installed along its' side facades.

The east and west façades appear to retain original wall cladding as well as one-over-one wood hung windows and triangular knee braces (**Figure 2** and **Figure 3**). Visual inspection indicates that overall, there is an inconsistency in the construction of the knee braces; some knee braces are applied to the façade whereas others appear to be integrated through joinery (**Figure 8**, **Figure 9**, and **Figure 10**).

At the rear (north) facade, a non-original addition, constructed in 1967, has expanded the building's footprint from a roughly square shape to a rectangular shape and removed most of the original wall and cladding of the north façade, although an original hung wood window remains in the eastern portion (**Figure 2**, **Figure 3**, **Figure 11**, and **Figure 12**). The residence, inclusive of the porch has also received contemporary asphalt roof shingles, replacing original wood shingles (**Figure 15**). The loss of original features and the accretion of non-original features and materials such as the rear addition, front door, and plate glass windows as well as use of applied knee braces have compromised the building's integrity of design, materials, workmanship, and to an extent its overall feeling and association.





Figure 1. South façade, facing north.



Figure 2. East (left) and north (right) facades, view southwest towards Loma Street. Non-original rear addition in the foreground inclusive of back entry door and concrete stoop.



Figure 3. North (left) and west (right) facades, facing southeast to Loma Street. Non-original rear addition at left.





Figure 4. South façade, contemporary main entry door.



Figure 6. South façade, looking northwest at contemporary single-pane window unit, typical of both front windows.



Figure 5. South façade, looking northwest contemporary single-pane window unit, typical of both front windows. Gutter installation seen above and at side of porch.

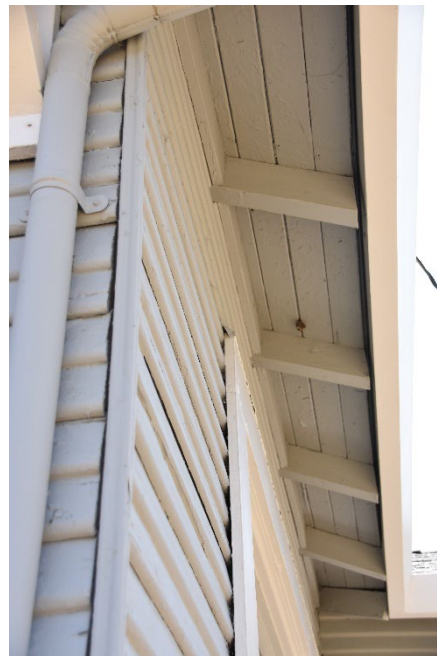


Figure 7. Detail of southwest corner looking above east flanking window showing new gutter and altered/removed rafter tails.



Figure 8. Applied knee brace.

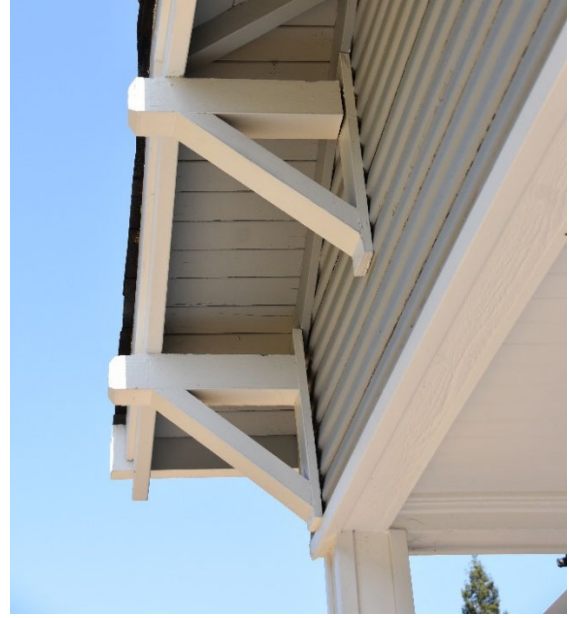


Figure 9. Applied knee brace.



Figure 10. Integrated knee brace.

## Historic Images



Figure 11. Aerial photograph from 1931 showing original roughly square footprint (form and massing). Source: [UCSB Framefinder](#).

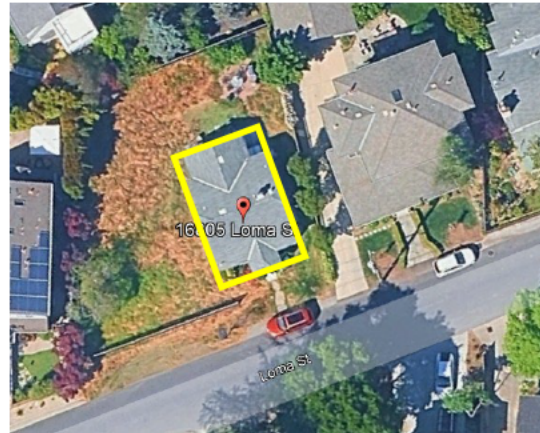


Figure 12. Aerial photograph from 2024 showing expanded footprint (form and massing.) Source: GoogleEarth.



Figure 13. Tax Assessor image dated 1967, showing prior exposed rafter tails and window grouping of three.





Figure 14. Historic Survey Form image, dated 1990, showing alterations to windows.



Figure 15. Detail view in attic space showing original wood shingles concealed due to rear addition, 2024.  
Source: Property owner.

## Architectural Merit

This section considers the architectural merit of the residence at 16805 Loma Street.

### Historic Architectural Context

Page & Turnbull concurs with the description of the property at 16805 Loma Street as a “bungalow” as noted in the 1990 historic survey form. Page & Turnbull would further clarify the architectural style as a Craftsman. The historic architectural context for the property as a Craftsman bungalow must therefore be established.

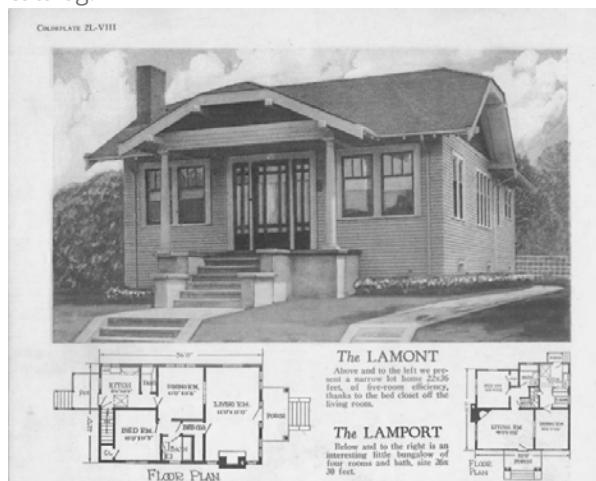
The Craftsman style evolved from the English Arts and Crafts Movement and later, the work of innovative American architects working in the Midwest and California, in particular Frank Lloyd Wright and Greene & Greene.<sup>3</sup> The Craftsman style was utilized predominantly in residential properties and was dominant from the 1900s to the 1930s. Occurring primarily in California, the Craftsman style is a contemporary to the Midwestern-dominant Prairie style. *Craftsman* magazine, published in America from 1901 to 1917, helped to disseminate the ideas associated with the style in North America, such as anti-industrialism and emphasis on handcrafted products. The Craftsman style took off in California during the first decade of the twentieth century in response to the work of Greene & Greene in Southern California. Additional influences included Japanese architecture, Swiss chalets, and the indoor/outdoor traditions of the Spanish and Mexican homes of the region.<sup>4</sup> Ranging from the elaborate one-off homes of the wealthy in Pasadena and the Berkeley hills to the rows of bungalows of Oakland, Los Angeles, and San José, Craftsman style is the dominant residential style present within many contemporary smaller California communities. Elaborate homes such as Gamble House in Pasadena, represent high style examples.

Rows of more modest bungalows are found throughout California. Small-scale, wood-framed Craftsman bungalows could be constructed easily and affordably, which contributed to their popularity in the Bay Area following the 1906 earthquake. They were often available as kit houses or plans in pattern books beginning from the 1890s. Pattern book houses generally do not possess distinguishing historical or architectural significance required for individual listing, as they were mass-produced and therefore not unique designs. They consisted of standard plans and sometimes pre-cut materials, not designed by “master” architects or builders. They were widely available and intended for a broad market. The Craftsman style rapidly faded from favor after the mid-1920s.

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<sup>3</sup> Virginia Savage McAlester, “Craftsman: 1905 – 1930,” in *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 568, 578.

<sup>4</sup> Rodney Douglas Parker, “The California Bungalow and the Tyrolean Chalet: The Ill-Fated Life of an American Vernacular,” *Journal of American Culture* 15, vol. 4 (1992): 1.

[illegible]

## The Eleanor

See prices on inside of front cover.

**T**HE Eleanor home, built on popular California bungalow lines, is one that is adapted to all climates. It seems that the very design demands stucco or pebble dash cement sidewalks. And no better protection from winter winds and heavy frosts could be secured. It retains its wonderful weather-resisting qualities, too, in warmer climates. As you possibly know stucco seems to hold all rooms cool and pleasant in spite of a high summer's temperature.

In keeping with bungalow lines, the Eleanor is practical, but not gaudy. It blends well with the handsome surroundings of shrubs and lawns. Possibly you have noticed the roof formation. Different indeed from the customary found on the average bungalow home. The porch is formed under the main house roof—it is staunch and cozy in appearance.

Floor Plan—The Eleanor

Page 2-11



## Character-Defining Features

Once an historic architectural context has been established, an analysis of the property within that context is undertaken. More specifically, when evaluating a property for eligibility for national, state or local designation under criteria related to type, period, or method of construction (IE Architecture), the essential physical features – the character-defining features-- that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain *enough of those characteristics to be considered a true representative* of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Page & Turnbull notes that architectural historian's Virginia McAlester's *A Field Guide to American Houses*, most recently updated in 2024, is considered the definitive guide to residential architecture in America. *A Field Guide to American Houses* presents a list of character-defining physical features that must be present for a building to represent a particular architectural style. As stated in the field guide, Craftsman bungalows are typically characterized by the following character-defining physical features:

- Form/Massing: commonly one or one and one-half stories high;
- Roofs: low-pitched gabled roofs with
  - wide, unenclosed eave overhangs;
  - decorative (false) beams or braces;
  - exposed rafter tails;
- Porches: full- or partial-width porches with
  - tapered square columns or pedestals;
  - extending porch elements.
- Windows: two or more windows grouped together in one assembly
  - a narrow window on each side of a broad center window is common
- Materiality:
  - cladding of wood clapboard or wood shingles most common<sup>5</sup>

While the house at 16805 Loma Street contains a characteristic roof, a porch, windows on side facades, and exterior materials, the description of alterations and integrity considerations presented earlier in this memorandum conveys the following:

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<sup>5</sup> Virginia McAlester, *A Field Guide to American Houses* McAlester (Alfred A. Knopf: New York, 2024), pp. 566-569.

- A substantial amount of original features have been removed and do not date to 1929 (such as front flanking windows, front exposed rafter tails, and wood shingle roofing);
- For some features, only a portion of the original have been retained (such as original wood-sash windows and its original form/massing).

The following table shows the Craftsman-style character-defining features the property at 16805 Loma Street currently contains, partially contains, or does not contain/has lost.

Character-Defining Features	Yes	Partial	No	Comments
<b>Form and Massing</b>				
▪ One or one and one-half story height		X		Altered footprint
<b>Roof</b>				
▪ Low-pitched, gabled	X			
▪ Decorative (false) beams or braces	X			Some applied
▪ Exposed rafter tails			X	Lost
<b>Porch</b>				
▪ Full or partial-width	X			
▪ Tapered square columns or pedestals			X	Slender straight square columns
▪ Extending porch elements			X	
<b>Windows</b>				
▪ Two or more windows grouped together in one assembly			X	Lost
<b>Materiality</b>				
▪ Wood clapboard cladding	X			
▪ Wood shingles (roof)			X	Lost
<b>Total</b>	<b>4</b>	<b>1</b>	<b>5</b>	

In review of the above, the property at 16805 Loma Street, which was a modest design to begin with, has fewer character-defining features of the Craftsman-style than those it either does not have or has lost due to alterations. Thus, the property at 16805 Loma Street does not appear to fully embody the Craftsman-style bungalow and therefore does not strongly represent the Craftsman

style historic architectural context. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.

Furthermore, there are other Craftsman style, single-family homes in Los Gatos that represent the historic architectural context for the style more fully and also retain better integrity of design and materials, which is paramount for properties to convey their architectural significance. Page & Turnbull notes that there are a number of other Craftsman-style residences in the Town of Los Gatos that appear to more fully embody the style. The following photos show a sampling of such properties in Los Gatos that have been formally referenced, for instance in *Los Gatos Observed* by Alistair Dallas (**Figure 20** and **Figure 21**).<sup>6</sup> Page & Turnbull also notes that there are a number of Craftsman-style residences located throughout Los Gatos, including some that together, with other properties, form the *Almond Grove Historic District* and the *University/Edelen Historic District* (**Figure 22, Figure 23, Figure 24, and Figure 25**) as well as some located in the *Downtown Commercial Historic District* (**Figure 26**). A district is an entity whose components (individual buildings) *may lack individual distinction* and only together, that is, only when looked at, as a whole, become a distinguishable entity. The property 16805 Loma Street is not located within any historic district.



Figure 20. 120 Cleland Avenue, noted in *Los Gatos Observed*

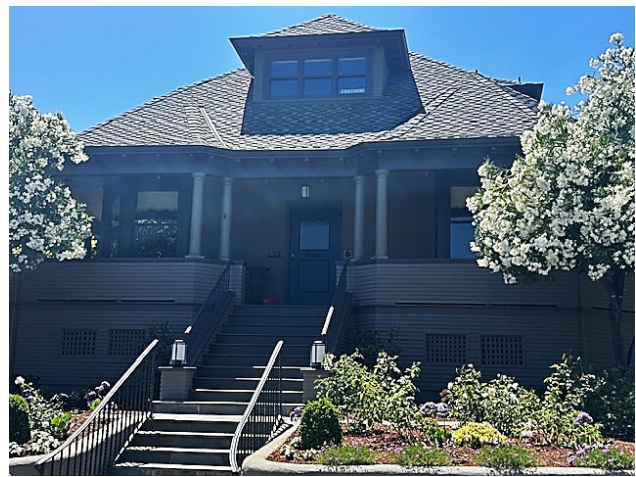


Figure 21. 25 Glen Ridge Avenue, noted in *Los Gatos Observed*

<sup>6</sup> Photos provided by Google, GoogleStreetview or W. Wundram.





Figure 22. 111 University Avenue, *University/Edelen Historic District*



Figure 23. 115 University Avenue, *University/Edelen Historic District*



Figure 24. 127 Wilder Avenue, *Almond Grove Historic District*



Figure 25. 150 Wilder Avenue, *Almond Grove Historic District*



Figure 26. 15 University Avenue, *Downtown Commercial Historic District*

## CONCLUSION

Constructed in 1929, the property at 16805 Loma Street is not a unique Craftsman-style bungalow constructed in the area and dates to the end of the period when the style had lost favor. The property is also not the best example of a Craftsman bungalow in Los Gatos due to its simple pattern book-like design and multiple alterations. Many other better examples are prevalent in the town, those that individually convey the style, as well as those that together form a distinguishable district. The property at 16805 Loma Street is thus also not a rare or last remaining example of a Craftsman bungalow in Los Gatos that should be recognized despite its compromised integrity. Under review of the property's architectural merit, it is therefore in Page & Turnbull's professional opinion that the property at 16805 Loma Street does not fully embody the character-defining features necessary to individually convey architectural merit as a Craftsman bungalow. There are no distinctive characteristics of type, period or method of construction or representation of work of a master, and the integrity has been compromised such that the structure no longer has the potential to convey significance.

## QUALIFICATIONS

Page & Turnbull was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources, and civic areas. The company was one of the first architecture firms in California to dedicate its practice to historic preservation and is among the longest practicing such firms in the country. Offices are located in San Francisco, San José, Los Angeles, Sacramento, and staff includes planners, architectural historians, licensed architects, designers, and conservators. All of Page & Turnbull's professional staff members meet or exceed the Secretary of the Interior's Professional Qualifications Standards as published in the Code of Federal Regulations, 36 CFR Part 61.

Principal Christina Dikas Brobst and primary author, Jennifer Hembree, meet the Secretary of the Interior's Professional Qualifications Standards for Architectural History. Both have extensive experience researching and evaluating historic properties, as well as analyzing proposed projects that impact historic resources using the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.



# SECTION 3

## Technical Memo –

## Brewster Historic Preservation

July 27, 2025

## **MEMORANDUM: Historic-Architectural Evaluation of 16805 Loma Street, Los Gatos, CA**

### **Introduction**

Brewster Historic Preservation has been engaged by the property owner of a single-family residence at 16805 Loma Street in Los Gatos to provide a professional opinion regarding its potential architectural significance for consideration at a Town of Los Gatos Planning Commission appeal hearing on August 13, 2025. Provided below is a brief architectural description of the property, a brief history of the Craftsman Bungalow style of architecture, a brief comparison of similar property in Los Gatos, as well as an evaluation of the building's potential architectural significance using local, state and national evaluation criteria. Photos of the subject property as well as other, comparative examples are provided in Attachments A-B.

The memorandum has been prepared by Brad Brewster, founder and principal of Brewster Historic Preservation, a historic preservation consulting firm founded in San Francisco in 2017. Mr. Brewster is an architectural historian and preservation planner with a master's degree in Urban Design and Historic Preservation, 29 years of experience in the field of historic architectural resources primarily in the Bay Area, and one who meets the Secretary of the Interior's Standards for Architectural History. Mr. Brewster's professional resume is provided in Attachment C.

### **Architectural Description**

Located on the north side of Loma Street, between Ferris Avenue on the west and Englewood Avenue on the east, the site is currently occupied by an 862-square-foot single-story residence that was built in 1929. The property was identified in a historic resource inventory completed in 1990 for the Town of Los Gatos by architectural historian and author, Anne Bloomfield, who identified the residence simply as a 'bungalow' (see brief history of the Craftsman Bungalow, below).

The building is a single-family residence with an irregular L-shaped plan, a side-gable roof clad in asphalt shingles, wall cladding consisting of horizontal wood lap siding with a narrow, 3" reveal, and is constructed of wood framing supported by a concrete perimeter foundation with a shallow basement/crawlspace. Broad, unenclosed roof eaves are supported by decorative wood eave brackets on the front (south) and side (east and west) elevations. A shallow entry porch with a gable roof supported by wood columns and decorative eave brackets is centered on the front (south) elevation. The raised porch floor is constructed of concrete and is approached by three concrete steps. While the shape of the roof is primarily gable in form, the east and west ends of the gable as well as the south end of the porch roof exhibit a clipped gable form, also called a 'jerkinhead' gable. The rear (north) elevation contains an addition with a standard gable roof. Wall cladding and roofing of the rear addition generally matches that found on the main part of the residence. Two wood frame louvered attic vents are located on the side (east and west) gable end elevations. Aluminum gutters can be found on the northern and southern ends of the roof, as well as on the eastern and western ends of the roof of the rear addition.

Fenestration consists of a mixture of sizes and materials depending on the elevation. The front (south) elevation contains two fixed frame replacement 'picture' windows with wood trim, one to either side of the front door. The front door consists of a replacement vinyl paneled unit with wood trim. Windows on the side (south and west) elevations are wood frame, double-hung sash units with one-over-one panes with wood sills and trim (total of five; three large and two small). The addition on the rear (north)

elevation contains a total of four wood frame, double-hung sash units with one-over-one panes with wood sills and trim. Located on an angled northeast corner of the rear addition is a replacement vinyl paneled door with wood trim. This rear door is accessed by concrete steps with a landing that are circular in form. The basement crawlspace is accessed from a set of wood frame double doors located in the northeast corner of the building.

Alterations. Visible alterations include replacement porch columns, replacement ‘picture’ windows on the front (south) elevation, the replacement vinyl frame front and rear doors, the rear (north) addition with gable roof and angled rear door with circular concrete steps and landing, the asphalt roof cladding, as well as the aluminum gutters.

### **Brief History of the Craftsman Bungalow**

The architectural style of the subject property at 16805 Loma Street is a Bungalow with limited Craftsman elements, exhibited primarily by its front porch, the side gable roof with decorative eave brackets, and its overall diminutive size and relatively simple architectural form.

The word “bungalow” in English is derived from the Hindi word “bangla,” which literally means “belonging to Bengal.” It was used to describe a type of low, single-story house common in the Bengal region of India. The British adopted this style of dwelling and the name, eventually leading to the modern English word “bungalow.”

Craftsman houses were inspired by the work of two California brothers – Charles Sumner Greene and Henry Mather Greene – who together practiced in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows, and by 1909 they had designed several exceptional landmark examples. Several influences – the English Arts & Crafts movement, and interest in Oriental wooden architecture, and their early training in the manual arts – appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, and *Ladies Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appear, offering plans for Craftsman bungalows; some even offered pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular small house in the country. High style interpretations are rare and one-story vernacular examples, such as the subject property, are simply called ‘bungalows.’ This style of house was built in the US between 1905 and 1930 and peaked in their popularity in the mid-1920s. They can be found throughout the US but are especially prevalent in the West and South where simple, inexpensive housing was needed to accommodate the growing population during the first three decades of the Twentieth Century.<sup>1</sup> Key characteristics of the Craftsman house include low-pitched gabled roof with wide eaves, exposed beams and rafters, a full or partial-width front porch supported by square or tapered columns, an emphasis on natural materials such as stone, wood, or brick, built-in features and handcrafted details such as decorative woodwork, window seats, and cabinets.

### **Other Comparative Craftsman Style Homes in Los Gatos**

Over two dozen Craftsman style homes in Los Gatos were reviewed for comparative purposes. Photos of a selection of these examples are provided in **Attachment B**. As shown in the attachment, most of these examples contain most if not all of the key characteristics of the Craftsman house described above. The

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<sup>1</sup> Virginia Savage McAlester, *A Field Guide to American Houses*, Second Edition, 2013.

subject property at 16805 Loma Street is a Bungalow with limited Craftsman elements but is missing many of other elements of a true Craftsman style home, and therefore by comparison, it is considered a very modest and simplified version of the design type.

### **Evaluation of Potential Architectural Significance**

The subject property has been evaluated for its potential architectural significance by applying the Town of Los Gatos, State, and National evaluation criteria.

#### Town of Los Gatos

*The distinctive characteristics of type, period or method of construction or the representation of the work of a master (Criteria 3)*

Built in 1929, the subject property is an example of a Bungalow with limited Craftsman elements. While the building has some of the distinctive characteristics of this type of architecture, such as its front porch, the side gable roof with decorative eave brackets, and its overall diminutive size and relatively simple architectural form, it is an exceptionally modest and simplified version of the style that would not rise to the level of a local landmark for its architectural values. Over two dozen better examples of the property type and period can be found throughout Los Gatos that more closely embody the characteristics of the Craftsman Bungalow. The design type does not represent particular to a type of bungalow found exclusively in Los Gatos, but rather, is one that is commonly found in the region, the state, and the West in general. Similarly, the design would not be considered of one particular era, but rather, one that generally occurred during the first three decades of the Twentieth Century throughout the region, the state, and the West. Completed in 1929, the subject property was constructed at the very end of this time period as the type and style were waning in popularity. Research revealed no associations with the work of a master. For these reasons the subject property would not qualify as Town of Los Gatos historical landmark under local evaluation Criteria 3.

#### State of California – California Register of Historic Resources

*Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criteria 3).*

The subject property at 16805 Loma Street, completed in 1929, is a Bungalow with Craftsman limited elements exhibited by its front porch, the side gable roof with decorative eave brackets, and its overall diminutive size and relatively simple architectural form. Beginning in Southern California in the early 20<sup>th</sup> Century, the one-story Craftsman house quickly became the most popular small house not only in California but in the entire country. High style interpretations are rare and one-story vernacular examples are simply called ‘bungalows.’ Although it retains some of the characteristics of the Craftsman Bungalow style of architecture, the subject property would be considered a very modest and more typical design effort rather than one which *embodies* the distinctive characteristics of the type, period, or method of construction, and would certainly not be characterized as a ‘high style’ version of the Craftsman Bungalow design. Thousands of better examples of the property type built between 1905 and 1930 can be found throughout state that more closely embody the characteristics of the Craftsman Bungalow. Research revealed no associations with the work of a master, nor would it be considered to possess high artistic values. For these reasons the subject property would not qualify as State historical landmark under State evaluation Criteria 3.

### Nation – National Register of Historic Places

*Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criteria C).*

Designed and built in 1929 as a Bungalow with limited Craftsman elements, the subject property retains some of the characteristics of the design including its front porch, the side gable roof with decorative eave brackets, and its overall diminutive size and relatively simple architectural form. Beginning in Southern California in the early 20<sup>th</sup> Century, the one-story Craftsman house quickly became the most popular small house in the country due primarily to the extensive publicity in magazines and resulting flood of architectural pattern books. High style interpretations are rare and one-story vernacular examples are simply called ‘bungalows.’ This style of house was built in the US between 1905 and 1930 and peaked in their popularity in the mid-1920s. Although it retains some of the characteristics of the Craftsman Bungalow style of architecture, the subject property would be considered a very modest and more typical design effort rather than one which *embodies* the distinctive characteristics of the type, period, or method of construction, and would certainly not be characterized as a ‘high style’ version of the Craftsman Bungalow design. Numerous better examples of the property type built between 1905 and 1930 can be found throughout region and the country that more closely embody the characteristics of the Craftsman Bungalow. Research revealed no associations with the work of a master or would it be considered to possess high artistic values. While the building certainly lacks individual distinction, it does not represent a significant or distinguishable entity considering how common the building type was in the US. For these reasons, the subject property would not qualify as national historical landmark under national evaluation Criteria 3.

**Integrity.** Integrity refers to a property's ability to convey its significance through its physical characteristics and by possessing the elements that authentically represent the property's historical importance. The concept of integrity is not a standalone qualifier or a separate evaluation criterion for the determination of significance of a property. Typically, an evaluation of integrity is completed *after* an evaluation of historical significance has been thoroughly examined and is *only* applied after the evaluation determines that the subject property meets one or more of the standard criteria. Conversely, an evaluation of integrity is typically not completed if a property does not meet any of the aforementioned evaluation criteria. Although the subject property does not meet any of the local, state, or national criteria for individual architectural significance, an evaluation of integrity has been applied, nonetheless. As described above, visible alterations include replacement porch columns, replacement ‘picture’ windows on the front (south) elevation, the replacement vinyl frame front and rear doors, the rear (north) addition with gable roof and angled rear door with circular concrete steps and landing, the asphalt roof cladding, and the aluminum gutters. As a result of these alterations, the subject property would be considered to only have a low-to-moderate level of integrity.

### **Summary**

Although the subject property at 16805 Loma Street is more than 45 years old and has been identified as a ‘bungalow’ in the Town of Los Gatos’ historic resources inventory, further review of the property indicates that it would not meet the town, state, or national evaluation criteria for individual architectural significance.





Brad Brewster  
*Founder and Principal*  
*Brewster Historic Preservation*

Attachment A – Contemporary Photos of Subject Property  
Attachment B – Comparative Craftsman style Homes in Los Gatos  
Attachment C – Professional Resume

**ATTACHMENT A – CONTEMPORARY PHOTOS OF SUBJECT PROPERTY**



Front (south) elevation looking north



Front (south) and partial side (west) elevations, looking northeast



Front (south) and partial side (east) elevations, looking northwest



Side (east) elevation looking southwest





Rear (north) elevation looking south



Side (west) elevation looking east



**ATTACHMENT B – COMPARATIVE CRAFTSMAN STYLE HOMES IN LOS GATOS**



118 Loma Alta



115 Loma Alta



122 Loma Alta



256 Loma Alta



369 Johnson Ave



233 Johnson Ave





160 Villa Ave



215 Wilder Ave



150 Wilder Ave



127 Wilder Ave



56 Bayview



8 Pennsylvania Ave





207 Glenridge Ave



452 Monterey Ave



231 University Ave



565 San Benito Ave



32 Ashler Ave



565 San Benito Ave





105 University Ave



111 University Ave



115 University Ave



303 University Ave

## Brad Brewster

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### SUMMARY OF PROFESSIONAL EXPERIENCE

Brewster Historic Preservation, San Francisco, CA  
*Principal and Founder*

*January 2017 - Present*

- Consulting architectural historian and preservation planner, preparing historic architectural evaluations and multi-property surveys under CEQA and NEPA/Section 106 for public and private clients in the Bay Area.

Environmental Science Associates (ESA), San Francisco, CA  
*Senior Architectural Historian, Manager*

*September 2004- August 2016*

- ESA's Senior Architectural Historian and Manager within the Bay Area Cultural Resources Group
- Specializing in historic architectural resource surveys and evaluations under CEQA and NEPA/Section 106
- HABS/HAER documentation specialist
- Significant marketing goals and management responsibilities

Carey & Co. Inc., Architects, San Francisco, CA  
*Senior Project Manager, Preservation Planning*

*February 2003 – September 2004*

- Senior Project Manager for historic preservation products under CEQA and NEPA
- Specializing in historic building surveys and evaluations, as well as cultural resource sections under CEQA and NEPA/Section 106
- Experience with implementing mitigation measures, such as historic documentation (HABS/HAER) and public interpretation efforts
- Experience managing architects, architectural historians and materials conservators
- Significant marketing responsibilities

EIP Associates, San Francisco, CA  
*Senior Project Manager, Environmental Planning*

*March 2001 - February 2003*

- Senior Project Manager for environmental review documents under CEQA and NEPA
- Specializing in EIRs for large and complex urban in-fill projects in San Francisco and the Bay Area
- Experienced in managing large project teams with numerous subconsultants and accelerated schedules
- Specific expertise in historic-architectural resources
- Extensive marketing experience, including managing and writing proposals, attending interviews

EDAW, Inc. San Francisco, CA and Seattle, WA  
*Project Manager, Environmental Planning*

*July 1996 – January 2001*

- Managed numerous EIRs under CEQA for various municipalities and private developers, as well as EISs under NEPA for various federal agencies (DoD, BLM, FERC, etc.)
- Specializing in historic architectural resource surveys and management/treatment plans, Section 106 review
- Directly involved with proposal writing and other major marketing efforts

## W. Brad Brewster

---

The Bentley Company, Moffett Field, CA  
*Environmental Planner*

*March 1993 – June 1994*

- Contract Planner for NASA Ames Research Center (now NASA Research Park) at the former Moffett Naval Air Station
- Co-author of the *Moffett Field Comprehensive Use Plan* to guide NASA development at Moffett Field

Brady and Associates (now LSA), Berkeley, CA  
*Environmental Planner*

*July 1992 – March 1993*

- Contributed significantly to numerous Initial Studies and EIRs for California cities and counties
- Wrote various general plan elements for California communities

## EDUCATION

1994- 1996	Master of Urban Design and Planning, with Certificates in Urban Design and Historic Preservation, University of Washington, Seattle, WA
1987-1992	Bachelor of Science in City and Regional Planning California Polytechnic State University, San Luis Obispo, CA

## AFFILIATIONS

California Preservation Foundation (CPF)  
National Trust for Historic Preservation (NTHP)  
Society of Architectural Historians (SAH)



## SECTION 4

Research the History of a  
House in Los Gatos

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. 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. 16805 Loma Street was not in the purview of the City of Los Gatos Planning office at the time of the Bloomfield survey as most properties on Loma Street weren’t 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.

**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 (Lindholm’s). 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 a few demolition requests for pre-1941 houses on Loma Street.

1. 16801 Loma Street – Exhibit G – April 1, 1999 (next door) – was a pre-1941 property that was approved for demolition and rebuild. See the attached Lindholm’s letter who have owned the property for over 26 years and lived in the house prior to demolition.
2. 16761 Loma Street – Exhibit H – Nov 18, 1998 (same side of the street) – was a pre-1941 property that was approved for demolition and rebuild. Kim Dallas is the current owner and had confirmed that the original pre-1941 structure was a single family home.

There are multiple pre-1941 demolition approvals on Englewood and there are no listed denials noted within a block on Loma Street.



### Exhibit A – Sanborn Maps 1944

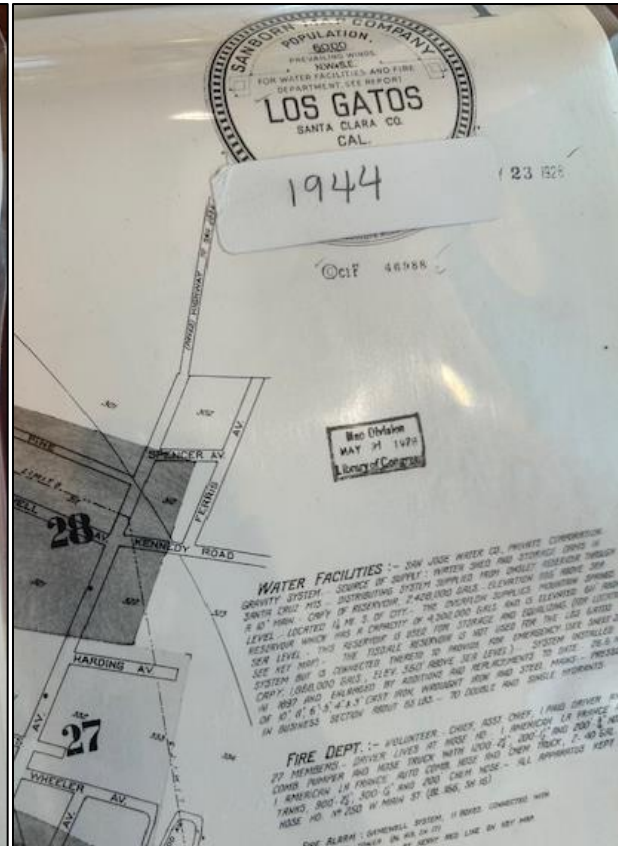


Exhibit B - 16805 Loma Street - Anne Bloomfield Survey

ARCHITECTURAL HISTORIC  
(415) 922-1065  
2229 WEBSTER STREET  
SAN FRANCISCO, CA 94111

*Anne Bloomfield*  
ARCHITECTURAL/CULTURAL SURVEY  
LOS GATOS RESEARCH

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.

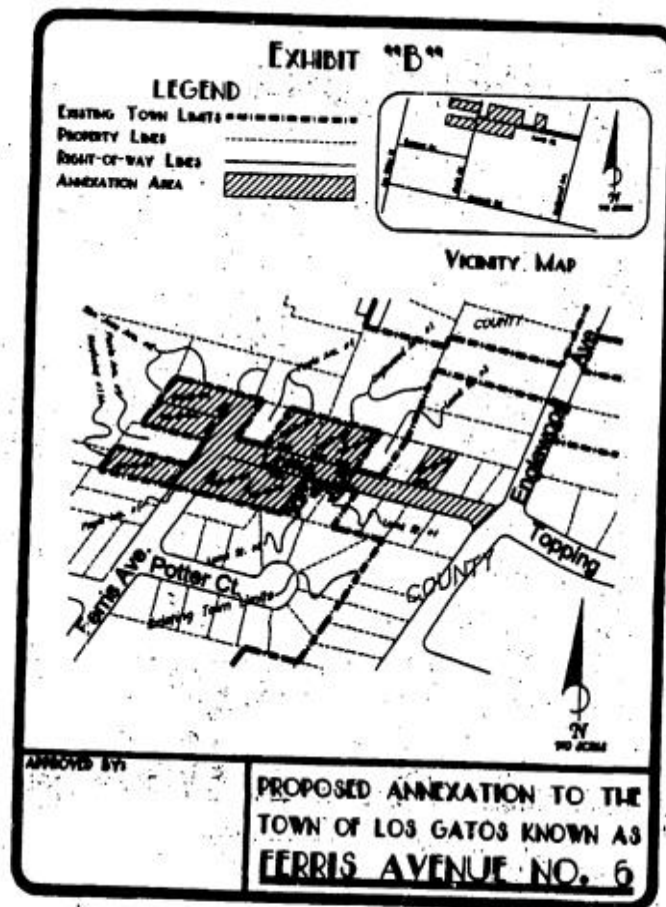
CC: Weekly-Times  
Town Manager  
Planning Department  
L.A.F.C.O. Executive Officer  
West Valley Sanitation District  
Chamber of Commerce  
Board of Realtors  
Posted: Library  
Town Board  
Post Office

**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


N:\SHARE\FERRIS-6 1  
DV37\NOTICES\FERRIS-6 1





34 LOS GATOS WEEKLY-TIMES JANUARY 6, 1999

# Exhibit D - 1967 Permit for an Addition / Remodel

APPLICANT: BEAR DOWN. CARBON COPY MUST BE LEGIBLE. DO NOT WRITE IN SHADED AREAS.		DATE <b>6/9/67</b>	ASSESSOR'S MAP NO. <b>5279</b>	P. C. NO. <b>5279</b>																																																																																																												
CHECK HERE IF YOU NEED A COPY OF THIS APPLICATION IN ADDITION TO YOUR PERMIT AND RECEIPT <input type="checkbox"/>	P. C. FEE (1) <b>\$13.50</b>	JUN--9-67	64126	5279 (5)---A																																																																																																												
PERMIT REQ'D UNDER FLOOD CONTROL DIST. ORD. 59-1 <input type="checkbox"/> YES <input type="checkbox"/> NO	SEP. TK. FEE (21) <b>\$27.00</b>	JUN--9-67	64129	07094 (1)---A																																																																																																												
<p>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.</p> <p>(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.</p> <p><input type="checkbox"/> (3) The cost of the work to be performed is \$100 or less.</p> <p><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.</p> <p><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. <b>164751</b> Classification is in full force and effect.</p> <p><input type="checkbox"/> (6) Applicant is exempt from (5) above under the applicable provisions of basis for</p>		THIS SPACE FOR MACHINE VALIDATION																																																																																																														
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COMPENSATION CERTIFICATE VERIFIED		HEALTH DEPT.																																																																																																														
<p>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.</p> <p><b>PLUMBING, GAS AND ELECTRIC NOT INCLUDED</b></p>		ENG. SERVICES <b>R-1 Res ONLY</b>																																																																																																														
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12. STUCCO WIRE & LATH	7-6-67	RS																																																																																																														
13. PLUMBING FINALS (FIXTURES)	8-11-67	CRS																																																																																																														
14. GAS APPLIANCES	8-11-67	CRS																																																																																																														
15. ELECTRICAL FINALS (FIXTURES)	8-14-67	CH																																																																																																														
16. PLAN. DEPT. A.S.A. INSPECTION																																																																																																																
17. ENCROACHMENT - L.D.																																																																																																																
18. FIRE MARSHAL CLEARANCE REQUIRED																																																																																																																
19. BUILDING COMPLETE	8-15-67	HP																																																																																																														
NO UTILITIES WILL BE CLEARED UNTIL "BUILDING COMPLETE" HAS BEEN SIGNED																																																																																																																
20. DISTRICT SEWER NO.																																																																																																																
21. HEALTH DEPT. SEPTIC TANK NO.																																																																																																																

# Exhibit E – County Tax Assessor Property Record from 1967

SANTA CLARA COUNTY RESIDENTIAL UNIT PROPERTY RECORD																		RECORD DATA			
ADDRESS 16801 LOMA AVE																		20 MULTIPLE REC			
DISTRICT No. TRACT No. LOT 101 A BLOCK																		21 CO-OP			
DESCRIPTION OF BUILDING																		22 TRACT No.			
ROOM AND FINISH DETAIL																		23 AREA			
1 ROOF 8 FIREPLACE 12 ROOMS																		24 SUB AREA			
H M X L NUMBER MULT. OPENINGS																		25 EMPLOYEE No			
GABLE X BARBECUE ALL																		26 PLANNED UNIT DEV.			
HIP RAISED HEARTH ENT. HALL																		27 BUILDING DATA			
SHED METAL BRICK X LIVING																		28 A.P.N. 532 07 101			
CUT UP STONE MARBLE DINING																		29 CONSTRUCTION DATE 1929			
BOX EAVES FREE STANDING FAMILY																		30 DESIGN 001			
SHINGLE KITCHEN 1																		31 EFFECTIVE YEAR 1929			
SHAKE BREAKFAST																		32			
COMPO SHINGLE 9 HEATING BEDROOM 3																		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 13 KITCHEN DETAIL																		37 WORKMANSHIP 1 2 3			
CONCRETE TILE RADIANT BSBD. KITCHEN CAB. METAL D.P. H.W. GR. WALL CAB. 10																		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 BATH DETAIL																		40 FAM. RUMPUS DEN 0			
2 EXTERIOR 10 COOLING																		41 No BEDROOMS 3			
STUCCO SHEATH. REFRIG. CENTRAL 1-1 LINO. SP. 1 1 1																		42 No BATHROOMS 1			
SIDING X SHINGLE EVAP. WALL																		43 UTILITY ROOM 1			
SHAKE ASBESTOS ENGR. ECONO.																		44			
S & B ALUM.																		45 CENTRAL HEAT NO X YES			
BR. VEN. STONE V. 15 MISCELLANEOUS STRUCTURES																		46 CENTRAL COOLING NO X YES			
ADOBE V. 11 LIGHTING																		47 GAR. ADEQUATE NO X YES			
FEW FAIR GARAGE 100 FR. 100																		48 GARAGE CARPORT GAR X YES			
3 STRUCT. WALLS AVG. X AVG. X 100 FT. - NTA																		49 GARAGE ATTACHED NO X YES			
FRAME X CONC. BLK. MANY GOOD																		50			
BRICK ADOBE REC. FIX. 220																		51			
STEEL CONC.																		52			
16 COST DATA SUMMARY																		53 MODEL NO.			
4 FOUNDATION APPRAISER AND DATE 1966																		54 COST FACTORS			
CONCRETE RAISED X ITEM FACT AREA UNIT COST COST UNIT COST COST UNIT COST COST																		55 QUALITY CLASS D45A			
CONCRETE SLAB FIRST FLOOR 862																		56 AREA FOR MOD. 862			
CONCRETE BLOCK SECOND FLOOR																		57 1ST FLOOR AREA 862			
RODENT PROOF THIRD FLOOR																		58 2ND FLOOR AREA 0			
GARAGE 50 480																		59 2ND FLOOR FACTOR 0			
5 GARAGE PORCH																		60 3RD FLOOR AREA 0			
DOORS W. WALLS COV. PATIO																		61 3RD FLOOR FACTOR 0			
AUTOGW. S.R. WALL PATIO																		62 ATTIC AREA 0			
ATTACHED FIREPLACE 400																		63 ATTIC FACTOR 0			
DETACHED X HEATING - A/C 862 130																		64 FINISH BSM'T. AREA 0			
ROOM OVER FLATWORK																		65 FINISH BSM'T. FACTOR 0			
LOFT OVER ADDITION																		66 UNFIN. BSM'T. AREA 0			
CARPORT EXTRA KITCH.																		67 UNFIN. BSM'T. FACTOR 0			
EXTRA PLUMB.																		68 ADDITION AREA 0			
6 WINDOWS ATTIC																		69 ADDITION FACTOR 0			
D.H. WOOD BSMT.																		70 GARAGE AREA 480			
CSMT. STEEL POOL																		71 GARAGE FACTOR 50			
SLIDE ALUM. HILL CONST.																		72 PORCH TOTAL COST 0			
LVRS. TINT MISC.																		73 COVERED PATIO COST 0			
F A X G																		74 UNCOVERED PATIO COST 0			
SLIDING GLASS DR.																		75 FIREPLACE COST 400			
7 BUILT-INS TOTAL R.C.N.																		76 AIR - CONDITION COST 130			
BARBECUE NORMAL % GOOD																		77 EXTRA KITCHEN COST 0			
KITCHEN FAN R.C.L.N.D. 4000																		78 EXTRA PLBG. COST 0			
HOOD 17 BUILDING PERMIT ACTIVITY																		79 FLATWORK AREA 0			
RANGE TOP PERMIT No. DATE CONTRACTOR DESCRIPTION OF WORK AMOUNT																		80 FLATWORK COST 0			
OVER																		81 MISC. COST 0			
DOUBLE OVENS																		82 POOL COST 0			
ELECTRONIC OVEN																		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) R
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	



1967 Photo from the Tax Assessor File




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



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

3 of 7

 **TOWN OF LOS GATOS**

**PLANNING DEPARTMENT**  
(408) 354-4872

Chic C...  
110 E. Main Street  
P.O. Box 44  
Los Gatos, CA 95032

April 14, 1999

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

*not pre-1941  
not considered  
Historic*

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

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-1:1.

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 NOT



FRONT



BACK






FRONT



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 18, 1998

Cornerstone Builders  
Michael Watkins  
279 Sun Valley Ct.  
Ripon, CA 95360

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-1:8.

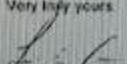
PROPERTY OWNER: Liz Silva  
APPLICANT: Cornerstone Builders (Michael Watkins)

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 resubmittal, 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 Villa Ct., Campbell, CA 95008



## SECTION 5

Neighborhood Notification, Letters  
and Surrounding House Photos



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	[REDACTED]	4/13/25
16460 Ferris Ave	Left of Property	[REDACTED]	4/13/25
16456 Ferris Ave	Rear of Property	[REDACTED]	4/18/25
16790 Loma Street	Across the Street - Left	[REDACTED]	4/18/25
16810 Loma Street	Across the Street – Center	[REDACTED]	4/13/25
16490 Ferris Ave	Across the Street - Right	[REDACTED]	4/22/25

All neighbors were receptive of our intended plans, thought the design was fitting for the neighborhood and appreciated our outreach. The [REDACTED] (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 [REDACTED] or by email at [REDACTED].

Best regards,

William Wundram

## APPENDIX A – Neighbor Letters

LETTER FROM [REDACTED] (16801 LOMA STREET) SUBMITTED 6/27/2025

Dear Sean,

Our family has lived at 16801 Loma St for the past 27 years and we are directly adjacent to 16805 Loma St. This property had been maintained as a rental property (mainly single person) during the entire time we've lived here. Our new neighbors, the Wundram's are attempting to build a new house on their recently purchased property. They have proactively shown their plans to all of the neighbors and explained what their intentions are.

We purchased a pre 1941 home in 1998 and went through this same approval process and were allowed to remove our home and build a new home back in 2000. At one point in time 16805 and 16801 Loma were one parcel. There was someone who implied our house was a barn back in the day but that is absolutely not true. It was a 3 bedroom, 1 bath house that we lived in for almost 2 years while we planned our new home. The house on the other side of us was almost a replica of the Wundram house and they, too, rebuilt their home shortly before we did. All of the homes immediately surrounding Bill and Brenna's have also been rebuilt. They are surrounded by 5 two story homes. The plans for their new home will fit seamlessly in our neighborhood.

The Town of Los Gatos' Historic Preservation Ordinance wisely protects structures that contribute meaningfully to the town's historic character—those with architectural distinction, historical context, or cultural value. But not every pre-1941 structure automatically qualifies. The Town Code clearly notes that for a structure to be considered historic, it must demonstrate significance through its architecture, history, or contribution to a historic district.

I am obviously not an expert, but the home in question does not seem to meet that standard in any way, shape or form. It is NOT architecturally significant, it is NOT in a historic area, is it NOT associated with any notable event or figure NOR was it constructed by a master. It is, by definition, simply old, and it has barely been maintained throughout the time we've lived here. No one that I have talked to on our street or in our community feels this home meets that criteria. The majority of residents on our street are all old time community members of Los Gatos who have been active either within the town or in our school districts for decades. We are not "new blood" and we appreciate the historic houses within our community. We do not, however, believe that this house qualifies as one

of those. Even our mail carrier couldn't believe that the house would be considered historic and he has an intimate knowledge of the houses in our town!

I attended the HPC meeting on April 23 and left really upset at the outcome. The committee was not unanimous in denying their petition to be removed from the register. It was a 3-2 split vote. It was clear the committee was confused about what deems a house historical as they openly discussed their frustration or lack of knowledge of the guidelines. They clearly stated that the guidelines are ambiguous. Many of the members stated they were confused and frustrated because of the lack of clarity and consistency and that their own language is contradictory. Please reference the minutes from the April 23 HPC meeting to truly see the confusion amongst the group.

Instead of relying on clear, objective criteria that should be consistently applied to every property, it felt as though the committee let sentimentality guide their decision. In the absence of firm standards, they seemed to default to emotional attachments and nostalgia for a bygone era. One member openly stated this brings her to tears. But not every bungalow or farmhouse in Los Gatos automatically merits preservation simply because it evokes memories of the past.

Bill and Breanna are building a home that suits their family's needs, while respecting the character of the neighborhood. They already live in our community and understand the character of Los Gatos. They have been proactive in reaching out to our neighborhood and sharing their plans with all of us.

Given the precedent on our street, I believe they should be allowed the same opportunity we and others have had. One of the HPC members actually stated that maybe they were more conservative than members from years past. The rules should be applied uniformly and fairly across all homeowners and not based on how conservative members of the HPC committee are at a given point in time.

I respectfully ask you to support their request as it would be a huge improvement to our neighborhood and is the right thing to do based on the precedent of what others have been allowed. We welcome Bill and Breanna to our neighborhood and hope they will be allowed the freedom to build a home that meets their needs.

Thank you for your consideration.

[REDACTED]

16801 Loma St

[REDACTED]

LETTER FROM [REDACTED] (16761 LOMA STREET) SUBMITTED 7/06/2025

July 6, 2025

Sean Mullin

Town of Los Gatos, Planning Manager

I hope this message finds you well.

I'm writing to provide some background and clarification regarding the pre-1941 single-family residence located at 16761 Loma Street. My family has a long history with this property—my grandparents, William and Virginia Oakes, purchased the home in 1941. My mother lived there from birth in 1943 until 1965. After my grandmother's passing in 1992, my family and I moved in and have lived there ever since.

In 1998, in order to accommodate our growing family, we applied to demolish the original 3 bedroom, 1 bath home at 16761 Loma St. We were approved for demolition in June of 1999.

I'd like to clarify that the home was never a barn, nor was it part of any designated historical district. I understand there may be some confusion due to a nearby structure—the only barn in the area during the 1940s was located around the corner on Ferris Avenue, where the Potter Court neighborhood now stands. That property belonged to the Hanson family and was later demolished to make way for the Potter Court subdivision.

In my opinion, Bill and Breanna's proposed home is well-suited to the character of our neighborhood and complements the surrounding properties. I respectfully encourage your support of their request, as this project would be a positive addition to our community. We warmly welcome both the development and their family to the neighborhood.

Warm Regards,

[REDACTED]

16761 Loma St





LETTER FROM NANCY AND [REDACTED] (16791 LOMA STREET) SUBMITTED 6/12/2025

Mr. Sean Mullin  
Planning Manager  
Town of Los Gatos

Re: 16805 Loma Street - Bill and Brenna Wundram

Dear Mr. Mullin,

I have lived on Loma Street since 1981. One of the issues involved on the lot is the home design's fit in the neighborhood. There is no question Bill and Brenna's house plan will be an asset to Loma Street. I support the building of this home on Loma Street.

Another issue is in need of some discussion that gets at what the term "historic" actually means for this property.

I have seen 8-9 renters occupying the bungalow since 1981. The view from the street was that of a rental unit. It has always been an eye sore for Loma Street neighbors. This bungalow is a rental structure. It does not fit into Loma Street's surroundings.

Removing this unit and building Bill and Brenna's home will satisfy the residents that something aesthetically pleasing will now be placed on the lot.

Thank you for your consideration in this matter.

[REDACTED]

16791 Loma Street

Los Gatos, Ca. 95032

LETTER FROM [REDACTED] (16505 ENGLEWOOD STREET)  
SUBMITTED 6/29/2025

To Sean Mullin, Los Gatos Planning Manager,

My wife Michelle and I are writing on behalf of Bill and Brenna Wundram and other neighbors of **16805 Loma Street, Los Gatos, CA 95032.**

The purpose of this email is to show our strong support of the Wundrams and their proposal to redevelop the property noted above.

We have lived at the corner of Loma and Englewood for 15+ years. Over the years, we have hoped that the property at 16805 Loma Street would be purchased and utilized to its full potential. The current structure, which is not in a historical district, holds neither historical nor architectural value. Furthermore, the property is now out of date with the rest of the homes on the street and in the neighborhood.

Michelle and I have reviewed the proposed architectural drawings and believe that the home would be a great addition to the street.

We hope that you and the town will support the Wundrams in their building endeavor.

Regards,

[REDACTED]

16505 Englewood Avenue

Dear Sean,

I have been a Los Gatos resident since 2010 and live on Shady View Lane and have known the Wundrams for about 15 years. I was in attendance at the Town Historic Preservation Committee meeting on May 28th when the Committee voted 3-2 to reject their proposal. I was shocked by the discussion and the “justification” the Committee used to reject the proposal as the facts presented in the documents, the presentation by the Wundram’s and the neighbors didn’t appear be a consideration and instead, the Committee discussion turned to an arbitrary set of information that was either untrue or irrelevant and the points were only made to help sway other members to reject the proposal without first determining the claims being made were factually correct or relevant.

As evidenced by the documents submitted and attestation from the architect and neighbors, the house doesn’t meet any of the criteria that suggests the house may be worth considering to be preserved. Looking at the timeline and facts of the property, the original house was constructed in 1929 with no known documentation of what the house looked like or anything of the like. The aerial photo from 1948 shows a footprint of the home which is not consistent with the current roofline and footprint today. What happened between 1929 and 1948 is a complete unknown. The oldest photo of the front of the house is from 1967 where the facade and windows differ from the current structure. The property was not part of the Town until 1999 and was therefore unincorporated Santa Clara County and was not part of any Los Gatos planning or permitting processes during that time. Furthermore, the Committee is chartered to focus on homes prior to 1941 which there is no documentation for. The justification the Committee discussed was preserving a California bungalow. A California bungalow could have a very broad interpretation as it is an arbitrary term that could entail any small ranch house. However, with respect to 16805 Loma, there is no documentation or information about the house, so what exactly does the Committee wish to preserve? What about this house requires it to be preserved under the rules of the Historic Preservation Committee? Seems like any further proposals would be subject to whimsical and arbitrary opinions of what the Committee thinks it should look like rather than having a defined set of criteria and specific aspects that should be preserved. It is bothering to me that the Committee is using such arbitrary, misleading information to make decisions which impact resident property owners in the hundreds of thousands of dollars.

In addition, Loma St had a number of small ranch houses on it and all the other structures were approved for demolition. The structure is a simple farm house and doesn’t look like



other true examples of a California Craftsman in Los Gatos. Finally, the neighbors are in support of the demolition and proposed structure.

As a long term resident, I urge the committee to reconsider its conclusion and revisit the justification used for denying the proposal.

Best Regards,



16464 Shady View Lane

## APPENDIX B - Surrounding House Photos

Rear View (16456 Ferris Street) – 2,750 sqft – two story ( [REDACTED] )



From 16805 Loma Street View



From Street Front

Right View (16801 Loma Street) – 2,472 sqft – two story ( )



From 16805 Loma Street View



From Street Front



Front View (16810 Loma Street) – 4,400 sqft – two story ( [REDACTED] )



From Street Front



## Other Immediate Properties

16490 Ferris Ave – 2,505 sqft – two story ( [REDACTED] )



16490 Ferris Ave – 2,505 sqft – two story ( [REDACTED] )



16781 Loma Street – 1,975 sqft



16463 Ferris Ave – 3,872 sqft



## SECTION 6

May 28<sup>th</sup> Transcript



## Transcript of the May 25<sup>th</sup> HPC for 16805 Loma Street

**Direct Source Link:** <https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-10>

**Time Start:** 1:02:50

**HPC Committee Attendees:** Lee Quintana, Martha Queiroz, Alan Feinberg, Sue Burnett, Emily Thomas

**Planning Staff Attendees:** Sean Mullin

### TRANSCRIPT:

**Lee Quintana (HPC Committee Member):** I'll call the applicant forward. Please state your names. You will have 5 minutes... Let's give it to staff. Each one of you should fill out a card. Oh, I see. Sorry about that.

**Brenna Wundram (homeowner):** Hi, thank you for letting us speak today. I'm gonna just do a quick little introduction of who we are and then they're going to get into a little bit more about the property. So, I just thought it would be kind of nice just to kind of introduce who we are. I'm Brenna, and this is Bill, and I'm a teacher at West Valley College, and Bill is a works for Varian Medical Systems. We've been residents of Los Gatos since 2008. We absolutely love the town of Los Gatos. We walked down Loma Street many times, and when we saw the sign coming soon, this last year, for this property, we were so excited, because we've always wanted to design and build our own home. And so, we connected with David Britt, who's our architect, and he's designed something that we think is really beautiful, that fits the neighborhood. We have a lot of our neighbors here. Um, in that neighborhood today that will speak to the property. And I guess we'll go ahead and pass it to Bill.

**Bill Wundram (homeowner):** I'm gonna hit wave tops on the research, because I know it's a lot of research, I don't have enough time. Um, so, obviously, we're going to present the research as well as our proposal, and we're presenting a proposal because we've heard that was the... what we heard in previous audio recordings that I've listened to recently and attended the last session. There were comments saying, I'd like to see what the proposal



is, and I'd like to hear what the neighbors think. So that's why we took time to draft that proposal, and that's where David will be able to cover that. Um, high points in terms of the property. In terms of the overall ownership, there weren't any significant persons that owned the property, Albert Panighetti owned it in the 60s and 70s, and it recently owned by Kurt and Arlyn Wilson for 40 years. It was a rental property, as we bought it from them.

Um, it wasn't in... this property or any other properties on Loma Street weren't in the museums of Los Gatos Historic Homes, 100 Bellringers, or the eight other listed references required to review as Sean referred, or noted, it wasn't in the Sanborn maps or any other historic overlay. It noted they had a 1990 Bloomfield survey, noted as a bungalow.

It did not have a Los Gatos Historic Resources Inventory Evaluation Sheet, another method of assessing a property. In particular, it wasn't even annexed until 1999 as part of the Ferris 6 annexation. And so, therefore, it wasn't in the purview of what's got us planning in 1990 when the surveys were executed.

The original house address was actually 16801 Loma Street, it was split in 1971 to create 16801, 16805 and 16801 is the property directly to the right owned by the Lindholms and Kerry is here to talk in a second and that was also a pre-41 structure that was approved for demo under the same criterion built in 2000. As well as, if you look at the direct adjacent six properties, three of the other houses were pre-41 and approved, the same process by Los Gatos planning and have bill dates from 1999 through 2010, and David will talk about the structure not being unique to any other properties there.

In terms of the structure itself. Permit history, there are 3 primary permits. The big one was an addition in 1967 of an addition remodel, adding a bedroom and laundry room to it.

I provided pictures of the original roof, still in the attic space today. And referring to Charlie Williams, a structural engineer analysis. Um, he particularly called out overspan of floor framing, rafter framing without bracing, no sheer walls, shims under the mud sills and between the post and beam connections to try to level the whole thing. I mean, that's a... it's not... a simple remediation.

Flying through here...but I'd like to hand it over to David Britt. He's, uh, been designing for 30-plus years. I don't want to talk about his age.

**David Britt (Architect):** The walker would have given it away, so...

**Bill Wundram (homeowner):** He actually does have a few examples of his work in the design guidelines reports.

**David Britt (Architect):** Yes. So, I'm David Britt, I've been working in the Town of Los Gatos for over 30 years with my business partners, Britt Rowe. The neighborhood in question, Mike lives on Englewood Avenue, and we've done a lot of work in that neighborhood, and there's been projects that we've done in the past that we work with HPC on, um, and in those projects, I could find value to the homes, uh, that we were given the opportunity to add on to, whether it was a two-story addition, or if it was a one-story addition. I've always been proud of the fact that we were able to work within an identifiable architectural style that could be uh, you know, identified, uh, based on the house that was there.

There's one on Los Gatos Boulevard that is a Spanish bungalow, and it's a beautiful home, and we just basically... Um, and added on to it in in that vein, turned out to be a very successful project. When Bill called me and said, listen, I just bought this house on Loma, I was aware of the property, and said, oh yeah, I think that's the last parcel on Loma Street that, uh, looks undeveloped, because all the houses on that street have been heavily remodeled, or are all new, and then went through the same process that, uh, we are going... together with Bill had the homes removed. Um, that were on inventory. And so, I saw this as, well...first, I looked at it very closely, and uh... like I said, I couldn't find any value into this particular, clearly what was a bungalow but they're... in this particular situation, there's nothing left of this, I'll say, bungalow structure, that I can say, I can't identify it as, I would say, a California bungalow, or it's a Spanish bungalow, or if it's a Georgian colonial bungalow that we can all find in Los Gatos. So, when I mentioned it...

**Lee Quintana (HPC Committee Member):** Would you like to just summarize things for 5 minutes?

**David Britt (Architect):** Sure, of course. Thank you. So what we are proposing is removing the house from the inventory, and then proposing something that is more consistent with the neighborhood. And, you know, we know how to work with staff, and uh... do something that is compatible with the neighborhood and uses that all the design review guidelines that have been adopted by the town.

**Lee Quintana (HPC Committee Member):** I know we want to do that, but it's the five minutes we're talking about. You must say that they're go back, or they're there? Not yet. Hold on...Okay, now you can move. Okay, thank you.

**David Britt (Architect):** Do I sit? Yeah, I mean, you know, I feel like you don't have to... is that okay? Yeah.

**Lee Quintana (HPC Committee Member):** Okay, do we have any comments from the public on this? Yes, you, thank you. Thank you for going to state your name.

**██████████ (16801 Loma Neighbor):** Thank you. My name is ██████████ I was part of that original parcel, and I live right next to them, I'm 16801 Loma Street. We bought the property in 1998, and we had to go through the same process back then. In fact, Lee, I think. I think we came in front of you, um, uh, while we built in 2000, so that's what I was... Yeah. Uh, yeah, so we've been there for 27 years, um. And I guess when I was looking at the town standards, I... to see, you know, a point of reference. I came across something that said it must demonstrate significance through its architecture, history, or contribution to a historic district.

Obviously, you guys are the expert, not me. But in my layman's terms, I don't think it meets any of those. Um, I feel like it's just... simply another house that's in our community, and I hope that age alone isn't it the deciding factor that overrides their right to improve their property in a responsible and aesthetically pleasing way in our neighborhood. Um, they have been very proactive in reaching out to all the neighbors in our neighborhood. The surrounding... the immediate surrounding five properties have all been rebuilt. We are all two-story homes that have been rebuilt within the past 30 years. Um, and given the precedent on our street, I believe they should be allowed the same opportunity we've had and others have had and I respectfully ask that you support their requests. As it would be a huge improvement to our community. Um, it has been a rental property the entire time I've lived there, and not well maintained. They've maintained better in the past 2 months than it has been over the past 27 years. So, um, again, I just hope you take into consideration the precedent that has been set on our street. If you... I don't know if you've driven by our street and seen it, but we are... we are all... we've all been afforded the opportunity to do what they're asking to be done. Thank you.

**Lee Quintana (HPC Committee Member):** Any questions from the committee? Thank you very much. So now, you have 3 minutes.

**Emily Thomas (HPC Committee Member):** Oh, there's someone else.

**Lee Quintana (HPC Committee Member):** Oh, someone else, sorry, sorry about that. I keep trying to rush this along.

**[REDACTED] (Ferris Ave Neighbor):** Sorry. So I'm gonna be quick. My name is [REDACTED]. I live on Ferris Avenue, just about two houses away from the property that is under consideration. I'm obviously not an expert either, but I wanted to echo my support for their application to be removed and to go forward with the building that they're proposing. I also think that they have been very proactive in working with all of the neighbors to get feedback, show them plans, ask questions and whatnot, and I really do think that the new design is going to be very consistent with the other homes on the street. Um, and to my knowledge, I've lived in my house for a little over 20 years.

I'm not aware of anything significant historically with that house, and I've asked a number of neighbors who've been there for much longer than me and neither are they, so, um, for whatever information that can help them in the decision.

**Lee Quintana (HPC Committee Member):** Thank you very much. Do you have any questions? No, thank you very much.

**David Britt (Architect):** So, going, uh, speaking directly about the structure that is on, on, on the...

**Lee Quintana (HPC Committee Member):** Wait, wait, I think that there's still more. Oh, I'm sorry, I'm sorry.

**[REDACTED] (Shady View Neighbor):** My name is [REDACTED]. Um, I live over on Shady View Lane, which is about, uh, two blocks away. I've known Bill and Brenna for 15 years



and they have, I do know that you know, they are 100% interested in maintaining the aesthetics of the neighborhood and doing what's right for the neighborhood in a very, um, cooperative way. They've done thorough research on the criteria that the Commission has put forth, and, um. Based on those five criteria. I believe that, uh, um, you know, that they ought to be afforded the right to be able to Uh, to, um, uh... to be removed from the inventory. Thank you.

**Lee Quintana (HPC Committee Member):** Any comments for questions from the move? Okay, no, thank you very much. Thank you. Anybody else?

**David Britt (Architect):** Alright, so speaking to the particular structure in, uh... pushing, you know, again. When I took a look at it, I tried to... It could live any project. I try to find some architectural value in a structure that's there, right? It is built from 1941 but some... so much of the original trim has been removed. It has been reduced to just a bungalow shape and if I was to introduce any sort of identifiable architectural bungalow style it would be pure speculation. I couldn't say, well, this was a... shingle style craftsman, or if it was a Spanish bungalow. I refer to my little bungalow list, and the American book that I know that we use a lot here in Los Gatos that identifies architectural style. So, again. I feel that... there was no architectural... as an architect, there's no... value in the existing structure as it exists, and if I was to add value to it, it would be, um... purely speculative.

**Lee Quintana (HPC Committee Member):** Thank you very much. Will be good. I'm going to turn it back to the committee.

**Alan Feinberg (HPC Committee Member):** Understandably, you can't consider the, um... the construction. That's just... part of the decision of the criteria. Look, I was really curious to see, uh the rendering, that's not... the decision criteria first.

**Sean Mullin (Planning Manager):** That's correct. The new construction, the preliminary plan does not speak to any of the findings. It should not be the basis for it approving or denying.

**Lee Quintana (HPC Committee Member):** Any other questions? Do we have a question on other comments?

**Emily Thomas (HPC Committee Member):** Um, I just want to say that from... although we're not able to, consider the... potential plans are in the preliminary plans for redevelopment, as, the current chair of the Planning Commission, it is nice to hear that you've reached out to... the applicant has reached out to neighbors and started that process already, because that is something that we really, like, encourage in town, like, no matter what ends up happening with this project, just that you're discussing and finding support and just connecting with them, so I just first wanted to make that comment, because I think that that makes our staff, like, town staff's jobs easier in the long run, too and then my second thing is, is that, um, this... you know, I grew up over in this neighborhood and have been up and down this street in this area so many times, and um...

I know this little bungalow house, but I also understand how it is just, like, generic bungalow, and I am newer to the this committee, um, but from my perspective, it does not seem to have any spec, like, specific characteristics that is...that qualifies it, um... to be something that is, like, particularly architecturally important other than its age at this time, sadly. So, I'm curious to hear what my fellow committee members have to say, but I must say from the research presented, I don't think that it's... associated with events that have... You know, significant contributions to the town, or any significant people, and I don't think it, like, yields any info... specific information to town history, um, but... I am willing to hear what my fellow committee members have to say about, the consideration number 3, which is that it... whether or not it is... has distinctive characteristics of time period or method of construction, or representation of work of a master. I mean, I... don't think it does, in my opinion, by what's been presented and or if number 5 applies, um, such that the structure no longer has potential to convey significance because of the changes that have been made over time. For me, I'm not quite as sure if we have as much solid evidence of that in front of us, versus just kind of... some of the assumptions that were being made, so... Those are kind of my general comments, and I'm curious to know what other people have to say in those comments.

**Martha Queiroz (HPC Committee Member):** So, for me. Once again, I appreciate all the research that's been done by the homeowners, but it feels like a case exactly, like, San Benito and I think even the letter from the designer where it says this is representative of an era that it does... it is representative of an era, even though other homes have been

changed in the neighborhood maybe they were by, like, a less conservative group of ... on HPC, I'm not sure.

My leaning would be not to take it off. I feel like at least the photo that we have of it as a... I don't know how far back this... this dates on the Ann Bloomfield Survey, but... The house looks exactly the same as before, and...I would say it should stay on the .....

**Lee Quintana (HPC Committee Member):** Commissioner Burnett.

**Sue Burnett (HPC Committee Member):** Um, actually, I could honestly repeat what I said for our previous one on San Benito. In fact, this one is even more significant, and I think for a California bungalow in California. It was built in the 20s, and it's a typical... if you go through the... the book of the American Heritage. You can see all... this house all over the place, and there were typical California bungalow, and especially in that area. I live in the Ellenwood area and we have homes that the... when they are... over on San Benito, Monterey, and over on the east side of Los Gatos. And it's... yeah, I grew up in Los Gatos. So this is pretty typical and actually, the integrity of it, it looks very well put together. It hasn't changed at all since Bloomfield photograph that was done. I think it was in 98. Whatever, she did the survey. It was from 1998, it was. 1998. And, um, it's built in the 20s, so I find it a very good example, and... very typical of a California bungalow, so I would have a hard time removing it from the inventory, and as I said before, we are the Historic Preservation Committee and we're trying to maintain our inventory. Does it mean you can't add on or change, or, you know, make it better, make it... But it... we're trying to maintain the same feeling of time and place. And the character of the home, I think it stands for itself. How it looks, I mean... I would not want to take it out of the inventory.

**Lee Quintana (HPC Committee Member):** Okay, I'm gonna call myself. Um, I agree with the previous two speakers, and I also like to make the comment that of the three examples that were given as, um buildings that were... um, allowed... demolition, uh, two of them were... not homes, not the primary residence, but were barns, and... In my opinion, unfortunately, barns are not covered by our pre-1941. So, they really we're not, uh, demolitions of historic structures. They were straight demolitions and the third one... I couldn't find, um, that the application, it... It indicated that the application was incomplete, and I couldn't find any evidence that it was actually approved, but I also would like to make

the comment that well, I went to the site. It seemed to me that while there were a lot of second-story editions on Loma, you know, the in the immediate neighborhood. For the most part, those second-story editions were to the back of the original structure.

Um, or even if they were demos, they were... the second story was more to the rear than to the front, so it maintained the character that particular area of a street. Yes, there'll be many newer buildings and additions too.

**Emily Thomas (HPC Committee Member):** I just have a question about, are we... is that something that we're supposed to take into consideration when it is... Like, when approving or denying this request?

**Sean Mullin (Planning Manager):** The neighborhood? The neighborhood? No. Okay, okay.

**Lee Quintana (HPC Committee Member):** And I would also add that, to me, this is a typical Los Gatos Bungalow. Uh, it may not be an exact style, but a lot of the homes on the survey that we consider, to be representative of the character of Los Gatos are not... examples of, uh...pure examples of the type of architecture. Give my home as an example, it's the Queen Anne but it's not a typical Queen Anne. Uh... that's just one example I could probably go on forever, proving examples, but to me. Uh, this is a typical bungalow that was seen throughout Los Gatos And, um, we are trying to... preserve the feeling of our past history. This doesn't mean that they can't submit an application For a remodeling additions. Uh, would anybody like to make a motion?

**Emily Thomas (HPC Committee Member):** I... I think that I... I mean, I have similar comments that I've... I think that, as a person that I know that I'm, once again, newer to the committee, and not an expert in architecture, but I... I don't think that it has enough significance to keep it on. I think that, like I said, that there's possibly two different findings to take it off, and um... I know there's a lot of... there are a lot of other structures in that neighborhood that I think that... well, not even in that neighborhood. I guess what I'm saying is that as a person that grew up in this area and passed that house, like, very, very frequently and other parts of the neighborhood, I just want to say that there are homes that I see that I do walk by that I'm like, went... that I wouldn't...now, knowing from my



perspective as an adult on this committee going... something has more historical significance or not as a person that has grown up and lived here for 35 years and so, from my perspective, like, even though it is... it was marked as a bungalow on the Bloomfield Survey. I just don't think that it's, like any significant value, and I don't think that... I did not know that it was even this old, as person that grew up in this area, and now looks at houses all the time. For this specific purpose, and so, um... I just think that that's just my perspective on it, and I think that I won't be able to support a denial motion. At this point.

**Lee Quintana (HPC Committee Member):** I'd just like to add something from the inventory itself. It had an X, which means that it is, um... It was intact and worthy of special note. Um, and, um... I think it meets... the criteria number 5 of the considerations. Would anybody like to make a motion? No, I have another question? Okay.

**Martha Queiroz (HPC Committee Member):** Um, I would like that for my fellow committee member. Um, you voted for the other item on the agenda that was very similar, and I'd like to know what differences, you see, because they also have... We have spoken to neighbors and staff. It was not in good condition...

**Emily Thomas (HPC Committee Member):** Are we supposed to be considering other applications in our decision?

**Sean Mullin (Planning Manager):** No.

**Emily Thomas (HPC Committee Member):** I just feel like this does not... Uh, like, their... I mean, I don't have to justify this, but the previous ones, there... there was more architectural significance to it, and I don't think that there... in my in my non-expert opinion, other than sitting on this committee, I don't think that there's architectural significance to this one.

**Lee Quintana (HPC Committee Member):** Okay, I'm gonna make a comment here. Number 5 is the integrity has been compromised such that the structure no longer has the potential to convey significance. That's in the findings and considerations. That's... an "or"

so it doesn't have to meet any of the above, just an "or"... I think... some of the committee, uh, believes that it still has enough integrity to be seen as a bungalow that is typical of past life in California, whereas Los Gatos specifically. And, uh... Keeping on the inventory does not mean that they cannot submit a plan that is consistent with being on the inventory. Um So... Anybody like to make a motion?

**Sue Burnett (HPC Committee Member):** I make a motion to deny the request to remove it, uh, pre-1941 property from the historic resources inventory for properties on R- R1-8, right? They say that 16805 Loma Street. Apms 53207101. It's exempt pursuant to CEQA Section 15061. The three requests for review. Bhst-25-007, Property Owner William Wundram, Applicant David Britt (Britt Rowe) and project planner, Sean Mullen. And I'd like to make the comment that I can make the findings that it does still have a very distinctive characteristic and type of typical California bungalow.

You know, built in Los Gatos in the 20s. And I feel it still has, uh... integrity to it and it's very significant for a time and place. So I feel strongly that it should not be taken out of, uh... pre 1941 guidelines, the historic inventory.

**Lee Quintana (HPC Committee Member):** And do I hear a second?

**Martha Queiroz (HPC Committee Member):** I'll second it.

**Lee Quintana (HPC Committee Member):** Any further discussion? Okay, I'll call the question. All those in favor of the motion? All those opposed? The motion carries three to two. Thank you. I think we are now up to... Oh, so that's pretty good.

## SECTION 7

April 23<sup>rd</sup> Transcript

**Transcript of the last topic from the April 23<sup>rd</sup> HPC - this is a transcript with HPC members discussing the process and criteria with Joel Paulson**

**Direct Source Link:** <https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-9>

**Time Start:** 1:16:30

**HPC Committee Attendees:** Lee Quintana, Martha Queiroz, Alan Feinberg, Sue Burnett

**Planning Staff Attendees:** Joel Paulson

**TRANSCRIPT:**

Actually think for that is number 5. Yeah, other business. Oh.

**Lee Quintana (HPC Committee Member):** that is my concern is about understanding the town of Los Gatos historic preservation criteria. That'll just say that this has puzzled me for a long time.

Every time we get one of these asking to get something removed that is 1941, I really hassle with it and I decided, and I'm going to apologize that I had intended to give you a list of all the places in all of the government, documents that I could find that address 1941 historic resources and I don't know what I did with. I know I spent a long time going through it.

**Joel Paulson (Community Development Director):** they are in the cloud.,,,

**Lee Quintana (HPC Committee Member):** they are in the cloud of my brain. So, but let me just try and summarize some of the things that I found. Specifically with reference to pre 1941 historic resources.

In the residential design guidelines. In the section specifically devoted to historic preservation,

There's a statement that says that extremely significant homes have been designated as landmarks. And also there is a statement about contributing structures and historic districts which are not landmarks.

I think our codes are written so it's confusing to a certain extent because you can have a historic district which contain both landmark structures, but also because other pre

1941 homes that are not landmark but are contributing structures.

**Joel Paulson (Community Development Director):** And so non contributors as well.

**Lee Quintana (HPC Committee Member):** So yeah, so. The way I come to think about it is that. And we state that pre 1941 structures are presumptive historic resources. So my figuring is the town has several different ways to identify historic resources. One is by landmark status that means space for federal criteria or under state criteria, meet local criteria for landmarking.

Or it doesn't meet the criteria but in a historic district it's identified as a contributing structure. And we identified pre-1941 structure as presumptive historic resources and since we have a level that says extremely significant for landmarks.

I therefore go to, well, there's another level and that's just a significant pre 1941 structure, which is a historic resource.

So what makes it a historic a pre 1941 presumptive historic resource, not a historic resource and what I come up with I, you know, with everything that I've read, and the fact that in the Bloomfield Study survey it often designates, not in a historic district, but if it were a historic district, it would be a contributing structure.

**Sue Burnett (HPC Committee Member):** Like the one on San Benito,

**Lee Quintana (HPC Committee Member):** the one on San Benito. It doesn't say that it that the whole area has to be in a historic district. It just says that if there were historic, if this were in a historic district or an area that was could be. You know. What I'm trying to say is it doesn't have to meet the criteria of being in an area of a historic district, it just needs to meet the criteria. If there were historic district, it would be a contributor, you know.

A lot of our language is very confusing and contradictory in all these different things, so that that's my primary thing. And then the other thing is. I think that the criteria for States and Federal listing as a landmark structure is basically the same five findings that the town uses when we need to make findings with the exception that the state and federal have an "or" or "and" before the last and the next to the last finding, but the town has an "or" so the way I understand that after much hassle with my brain is that it may not have to meet all those the previous findings, that it only has to meet the last one, which is the "or" rather than "and", but to be considered a pre 1941 historic resource not in a historic district or not a landmark. Whereas the state and federal criteria are stricter, and that fits with what I have always been told, which is that Los Gatos has a strong historic preservation program. Well, once having gone through this



reasoning, I could probably say yes, that's the case, but it certainly isn't clear in any of our documents. It's it's sort of there, but it's not there.

**Alan Feinberg (HPC Committee Member):** Yeah.

**Lee Quintana (HPC Committee Member):** So I mean and my concern here is that I was finding myself not sure I was making consistent decisions when requests were made to remove projects from inventory. Which an aside question, Joel. Do we actually have a historic inventory list? Or is it the Bloomfield survey? Or is it because not everything that's considered historic has a Bloomfield survey.

**Joel Paulson (Community Development Director):** Sean and I talked about this multiple times. I can't remember if one of our contract planners was starting that or took that on but when Seam gets back next week, we check in with him on the progress 'cause we can talk about that for months.

**Lee:** Yeah. And so my I would sum my experience my first year experience only historic Preservation Committee as confusing and frustrating because of the lack of clarity and consistency and look at all of this.

**Alan Feinberg (HPC Committee Member):** And if I hear you correctly, that just makes our jobs more difficult. The decision making process more difficult and ambiguous. Yeah, and arbitrary is a good word, yeah.

**Lee Quintana (HPC Committee Member):** Well, an arbitrary and capricious.

**Sue Burnett (HPC Committee Member):** Yeah. When I was first, I started years ago it was much easier because I think there were...I think the staff is more like minded and I think the members were more like minded, but it didn't have to get every of the five. It seems like now if there's...

If there's only now that there can't be just one reason to retain it. Now you seem to have said it doesn't...If it if it what I'm trying to say though, yeah, if it only if it still has integrity, it still looks and feels at a time and place in a neighborhood and you, your grandchildren can go there and say, well, grandma, you know, she had a house like that...that's what we're trying to preserve. But now I mean, I feel like sometimes crying about it because I feel that's the goal of our committee, but for some reason it's switched and now it's much it's at a much higher level that we have to meet to save these homes and it's extremely frustrating. We are losing homes all the time.

**Lee Quintana (HPC Committee Member):** We're not using the same criteria. If a project comes in with a historic report, that historic report does its evaluation based on the federal and state criteria.

Not the town's criteria, because there's no real statement of the town's criteria persay, like I said, you have to go through all of these different documents and I don't think that's done by most and I think there's even confusion within the town because one of the things that we refused to take off the inventory that went to the Planning Commission and our town attorney said, well, it was a mistake, that the finding said "or" and not "and", and I found that to that took my breath away.

**Joel Paulson (Community Development Director):** So I don't know how I don't know how many decades ago that state was made.

**Lee Quintana (HPC Committee Member):** No, it was. It was within the last couple of months.

**Joel Paulson (Community Development Director):** Yeah, we haven't changed the historic code in the last couple months. I know what statement you're talking about. When the last time we changed that section of the town code.

**Lee Quintana (HPC Committee Member):** OK, I'm saying that our attorney.

**Joel Paulson (Community Development Director):** Oh, I know.

**Lee Quintana (HPC Committee Member):** It was a mistake that it said.

**Joel Paulson (Community Development Director):** I also recall not hearing any reasoning for why it was a mistake.

**Lee Quintana (HPC Committee Member):** So yeah, and the next week we did the same thing on another project and we used the "or", but they upheld that appeal.

**Sue Burnett (HPC Committee Member):** Well, what's the solution?

**Alan Feinberg (HPC Committee Member):** Yeah. What do we do?

**Lee Quintana (HPC Committee Member):** No. OK. The most I could figure out from everything that's already here that the criteria. The only criteria I could figure out would be that if a structure qualified to be a contributing structure in a historic district, it would be considered a Los Gatos historic resource.

**Joel Paulson (Community Development Director):** So anything less than that is not historic,

**Lee Quintana (HPC Committee Member):** but that requires some kind of criteria that we can use to establish whether it would be a contributor and also, I think part of the problem is that...I was reading more historic reports as they come in sometimes with these projects, they're not consistent. They have different criteria and I remember that this was a problem in San Jose. And we in San Jose established criteria that historic architects, architectural historian PAT to use when they were analyzing historic building, so that there was some parallel consistency. And the other, the other thing is because...while the enabling ordinance, I believe says that. The town should hire a historic architecture. We don't have one. So you're getting inconsistencies with, you know, different consultants preparing the reports.

**Alan Feinberg (HPC Committee Member):** So coming back to Susan's comment then what? What do we do? What can we do? What can we ask staff to do? Cause, I agree with you and we absolutely want to be clear and consistent and....if if we're not, that creates all kinds of confusion, not only within our committee, but in recommendations we make for the decisions that come before us. So.

**Lee Quintana (HPC Committee Member):** I think it's easier for appeals to be approved because of the inconsistency in the differences. I don't know, Joel, if it's something that the committee could.

**Sue Burnett (HPC Committee Member):** You could define for us better.

**Lee Quintana (HPC Committee Member):** Either staff could define for us better, or that guideline we could form an ad hoc committee and come up with some suggestions that could be forwarded to Council and the Policy Committee or something to make some changes so that it's all works better and easier for both the committee and for the staff.

**Joel Paulson (Community Development Director):** Yeah, if you ever download from wherever the ideas and thoughts that you had from before, you can forward those to staff. We have directives from town manager and Council, whether it's ad hoc committee subcommittees, if it involves very much time, unless it's directed by Council, we're not going to be participating in that.

You guys are free to do what you want. I check and to see. Because you're recommending body, if there's any like special rules, represent some of them weren't in trouble with Brown Act and bringing people in, and there's been some other issues with some that he's apparently not with some other bodies, but yeah. Yeah, right down ideas is you have, we can take a look at the state and federal criteria that you think is similar but not the same as the five that we have in the town. That obviously would be, I don't even know that it's codified as findings. Frankly, it's town code that we've converted that someone converted over the years...

**Lee Quintana (HPC Committee Member):** which you know, right, brings me to this next statement is that we make findings and we make considerations and I'm not sure I understand why one or why the other and the findings that we make..

**Joel Paulson (Community Development Director):** Call Sandy. I'll call Sandy and find out.

**Lee Quintana (HPC Committee Member):** The findings we are in the introduction to the zoning code chapter and the considerations we make are referred to as standards in the zoning code and the historic overlay refers to standards that are in the historic overlay portion of the code and we don't. There we don't have standard. If they refer back to the residential design standards in the residential design guidelines, we don't have standards.

So you know it's all wishy washy...and the last thing is, you know, even considering, I think it's pretty easy to come to the conclusion that any pre 1941 structure that would make as a contributing structure and historic district, I think that's pretty easy to come by. But that doesn't cover the issues that Suzan brought up. We're losing these smaller. You know. Well, Los Gatos historic defining structures because we don't have..we don't have the tools, but not.

**Joel Paulson (Community Development Director):** I think I mean the process and little ...I haven't sat here for a long time....with his body. But after seeing this close up tonight. You know, the HPC has roles, duties, responsibilities, continuing items because you want to see plans that are not your purview doesn't make any sense...if you can't. If you can't make one of the findings to remove or to keep it on to just deny it.

Right, just make the recommendation now because you know you have two instances tonight where one, you've got a property owner, they're not doing this all the time. The one had their architecture or architectural historian, whatever she was. So that's kind of a leg up, but you know a lot of times we have folks who just want to do something that seems simple.

The amount of research that she did was, you know, astonishing, but the reality is that to go through that and it's continued because I don't know what you want to do....just deny it.

**Lee Quintana (HPC Committee Member):** It's a good point.

**Joel Paulson (Community Development Director):** Yeah

That waste of staff's time and the property owner applicant's time. So I think I tried to let it go when I let it go the first time and then it started happening the second time. I'm like, oh, I guess I should have said something.

**Lee Quintana (HPC Committee Member):** Maybe the 1st?

**Joel Paulson (Community Development Director):** Yeah, for sure.

**Alan Feinberg (HPC Committee Member):** Well, I think the reason that happened the second time is...

**Lee Quintana (HPC Committee Member):** But let me ask you, if we deny them, then what happens?

**Joel Paulson (Community Development Director):** Well, that's what we, well, they either appeal or they don't. So they would appeal to the Planning Commission. Right, because basically what can happen is you're recommending to me I'm not gonna change your mind. Basically, I'm not gonna go against what the HPC unless there's some just really crazy evidence that comes forward and then it will go to Planning Commission. Right. Especially you make a recommendation. I actually formally deny it. You don't have to deny here...just make a recommendation. You're not the bad guy as bad as I am.

**Lee Quintana (HPC Committee Member):** But you know, part of the problem, I think is that. I don't think most homeowners, even given doing the research that they do with his store library such as cetera really have the skills to assess the structures and I don't



know how to get around that one.

**Joel Paulson (Community Development Director):** Yeah, I mean it's it's, it's a, it's a cost, right? So not everyone wants to go out and hire a historian.

**Lee Quintana (HPC Committee Member):** And one last question or statement. I'm gonna hire a historian to do a research on my house. Yeah. Just because I am curious and I'm too lazy to do the research myself.

**Sue Burnett (HPC Committee Member):** So this is another area. So we have, let's say, a historic house. It needs a lot of repair and they repair it and they do major work. But it still has this time feel you know that it still looks like it was intended to look like

**Joel Paulson (Community Development Director):** keeps its integrity.

**Sue Burnett (HPC Committee Member):** So then they sell it and someone comes in and says, well, yeah, but it's been totally remodeled and now it's not really historic anymore because it's all new. But yet, it followed our probable guidelines in the past to keep it to look and feel how it originally was attended and then you get caught because, well, it is new. So we're sort of put in like a little limbo area there.

**Joel Paulson (Community Development Director):** Yeah. I mean, there's a lot. I mean, there's, there's the problem is, there's so many different iterations of what can happen, right? Let's say you have a historic house that's outside of the historic district that's pre 1941. They come in, they wanna do some remodeling. They're matching in kind. They're, you know, doing maybe an addition that doesn't require discretionary review, staff says, doesn't meet the criteria, you know, historic resources "yes" or "no" and it does and it gets a building permit. I think that because in those cases, for the most part, they're gonna be replacing stuff in kind, because if they're not, then it's gonna come to you.

We are not going to approve that as a building permit necessarily. And so that's that's kind of the check there. But there's other processes where if I was replacing siding, do I wanna go to a building permit? Because I'm not a demo, if I'm not historic or wanna pay \$30K plus in planning application fees, go through a six to nine month process that can get appealed all the way up to the town council, even though I'm doing a very simple project. underground and utilities, there's hundreds, probably \$100,000 easy to come, extra stuff that gets triggered with that. But to your point, previously, it's sure we could change the code to where you know 'cause if it's historic, there are a bunch of little

caveats that do let them get around it right, it's in kind. It's just rotten beyond repair that the building official goes out and says yes, this actually has to be replaced, but it gets to be replaced in kind and I think there's a third one in the in the demo definition.

The other trigger for the historic is if you catch more than 25% of the side facing the street, that's automatically demo, even if you're not touching anything else on the house you touch, 25% of the exterior wall facade or cover it up in. The front in the front, anything that faces the street. So you could have an alley. You could be on the corner. You could technically have three sides so that automatically is a new house.

Right,

**Lee Quintana (HPC Committee Member):** OK. That is one of my questions. Is that we having that at 25% being considered a demo...encourages demos. That, if anything, that figure should be higher than per regular house.

**Joel Paulson (Community Development Director):** Well, I think to the point is trying to maintain the integrity of the existing structure and existing materials. So to your historic preservation bent. That's why it is lower than an non historic house, right?

Not historic house doesn't have a front facade number at all. It's 50% of the entire perimeter, right? So you could be taking pieces off here and there all over the place

**Martha Queiroz (HPC Committee Member):** and it's actually the framing, not the wall covering or non historic homes.

Lee: So for historic home, it's the wall covering, but if. If it were that. Not be considered a demo that that needs to be replaced to be consistent with.

**Joel Paulson (Community Development Director):** Yeah. That's why I said there's cut outs where if it's replacing in kind right when it's damaged, things like that. There's. I can't remember. There's three parts here.

**Martha:** Well, I'm like for example. What the one that you guys just reviewed about the insurance covered one. Our chief building official went out to the site to determine if that existing material was damaged enough that they could. They could replace it and so that was. That's one. As Joel says, there's one part of the historic demo that if they're to be able to determine it's completely damaged, they can replace it so.

**Joel Paulson (Community Development Director):** But still in kind, perhaps we can make sense....we run into this a lot now and hillsides we know what happens to have the fire insurance problem to our insurance and problem, but we're into it more and

more at the hillsides where you know you've got, let's just say it's shingle and the very high fire. Has its very own come in and say hey, I got to replace my site. Well your pre 1941 you got to come to HPC to let you do the Hardie siding. Right. Instead of the...

**Lee Quintana (HPC Committee Member):** well that that was my question on the one on.....what does the Hardie siding...

**Joel Paulson (Community Development Director):** Well, you should have asked her.

**Lee Quintana (HPC Committee Member):** Should've.

**Joel Paulson (Community Development Director):** I don't know if it's in the packet. The packet's pretty thick, but.

**Lee Quintana (HPC Committee Member):** We didn't even know that this was was triggered by the fact that they were replacing siding.

**Joel Paulson (Community Development Director):** It is irrelevant.

**Martha Queiroz (HPC Committee Member):** Yeah, just the findings.

**Joel Paulson (Community Development Director):** Cause what anyone wants to do with their property is irrelevant. It's those five findings. Whether or not they should be removed or not, that's it.

**Lee Quintana (HPC Committee Member):** I understand that where I have problem because that makes sense for certain things, but when the issue is they're requesting it to be removed because they want to demolish it. The two are tied together, which is most of the time and you know when you do it a demo you have to have a replacement structure, but we're setting it up. That that replacement structure doesn't have to be consistent with the historic anymore, because we took it off the inventory and all connected that through and...

**Joel Paulson (Community Development Director):** it gets back to what Susan said and that would be again change the code, get the Council to say that we're OK with historic Preservation Committee having to review every house that was ever built before 1941 and every house in the historic district, which you already have to do.

**Lee Quintana (HPC Committee Member):** but demolition ordinance, it works against historic preservation because it's not very strict, really. You know, if you can make the finding of this, this, this or this and and I think the last this is something to the effect the applicant doesn't have any desire to maintain the house.

**Joel Paulson (Community Development Director):** That's under the demolition findings.

**Lee Quintana (HPC Committee Member):** those are demolition findings. But there's a reason that they're asking to take it off the inventory so that they can ask for the demolition and make that finding.

Whereas you know for historic structure, it should be much higher bar. In the general plan language. I think I'm not sure if it's in the 2020 or 2040. I think it was still in the 2020, but the language in the introductory verbiage on everything is "prohibit" when it came comes to historic and then you go into the details on the you know, the goals and the policies and the actual implementation. It's not prohibitive, but at all so. There, to me that means there's inconsistency in our general plan, yeah.

**Alan Feinberg (HPC Committee Member):** Yeah. And to that point, my concern is if we deny an application recommend deny it and the applicant takes issue with that, they take it up to planning then our recommendation goes out the window or planning supports the recommendation we've made to them and the applicant still doesn't like it then they take it up to council and it gets approved.

**Martha Queiroz (HPC Committee Member):** It looks like every application. People have that conversation all the time. You will just regular applications that don't come to HPC. It's like, oh, I'm going to council anyway, so I'm just gonna, you know.

**Sue Burnett (HPC Committee Member):** We can we have some of these houses come back to us for the redesign.

**Joel Paulson (Community Development Director):** That's what I'm saying. Change the code.

**Sue Burnett (HPC Committee Member):** but how do we do that?

**Joel Paulson (Community Development Director):** That's basically what I just said to Lee, and she said "no". Every pre 1941 right now comes to the HPC.

**Sue Burnett (HPC Committee Member):** So how do we do this?

**Joel Paulson (Community Development Director):** Yeah, it'd be a big lift to to do that work. So we would have to be directed by Council. You can ask Council stuff all the time. You know what you can do? You can ask him. Doesn't mean we're actually gonna do it, but.

**Sue Burnett (HPC Committee Member):** It has to be put on their agenda to get how do we get move it forward, though I can go up there and ask him for the money.

**Joel Paulson (Community Development Director):** I have this conversation. I ask him what other five things they don't want us to do.

**Alan Feinberg (HPC Committee Member):** Well, I think this conversation with, with, with Matthew Oh, because he's said. That one you're gonna be glad to know the top priorities for my term as mayor is historic preservation. I said great, thank you, he said. But that comes below,  
And then he listed all the other critical issues he's dealing with. So my concern is yes, he has best intentions, but he'll never get to it...

**Joel Paulson (Community Development Director):** the reality to Susan and meets there used to be we haven't done it yet like last few years. We've done the strategic priorities right. That's been the time to say, OK. Here's a list of all the ordinances that everyone. That's what's due in our council. Here's our priorities from staff's perspective.  
You prioritize it. So this year it was done a little bit differently. The strategic priorities that are supposed to be a follow up were targeted, which I think that portion was gonna fit into, which hasn't happened yet.

**Lee Quintana (HPC Committee Member):** Yes, we can make a suggestion to the Council, but what is the process?  
For that suggestion to come from the committee as a whole, how do we do that 'cause that has a lot more weight than if we get off as an individual and say we're on the committee, but we're acting at an individual.



**Joel Paulson (Community Development Director):** Yeah, I'll check with Gabrielle and see what her thoughts are. The reality is it. It doesn't matter if it's one of you or 1000 of you. Still the same issue.

**Sue Burnett (HPC Committee Member):** We have so many new people moving into town. And they don't understand how this town feel like they're what we're trying to preserve. And you just see it all the time. It's gonna be more and more.

**Lee Quintana (HPC Committee Member):** Well, no, it's we love this town because it's historic character.

**Joel Paulson (Community Development Director):** but on everyone else's house.

**Martha Queiroz (HPC Committee Member):** Yeah, Nimby.

**Alan Feinberg (HPC Committee Member):** Right

**Sue Burnett (HPC Committee Member):** We still don't know what a pre 1941.....

**Joel Paulson (Community Development Director):** again those are all going to tie into probably ultimately code and or policy document revisions like if it's going to be creating another level or some more criteria for what's a you know pre 1941. How do we make that distinction of a you know? It's not the Bloomberg Survey some of them say that some probably don't, but the timing might say, hey, I think that will actually would be a contributor if it if it wasn't a district, even though it's not more vice versa, right. It's gonna depend on the specific circumstances. So I think that could be difficult, but ultimately it's count code and or policy document modification.

**Lee:** So we have to come up with specific recommendations on how to change all of these things.

**Joel Paulson (Community Development Director):** You as individuals and I'll chat with Gabrielle on subcommittee thing too, where is the subcommittee and say, hey, here's staff. Here's what we've come up with first of ideas. What is it gonna take to implement it? And it's gonna be the same thing I'm telling you right now. Go to amendments and or policy. Document modifications. It's not on a work plan. When the Council directs us to do it, we'll do it.

**Martha Queiroz (HPC Committee Member):** Who made the historic districts in the beginning. Who set those?

**Joel Paulson (Community Development Director):** Susan Brock?

1:52:22 end.....

# SECTION 8

Existing Structural Conditions - 16805

Loma Street

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

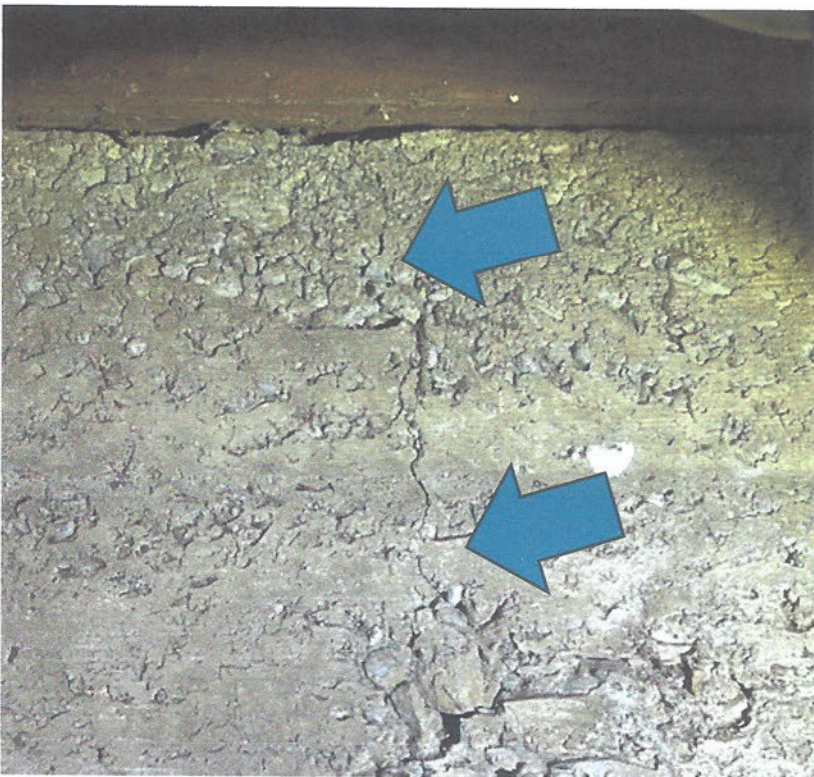


## APPENDIX: STRUCTURAL PHOTOS

Exterior/Interior Foundation Spalling (painted over recently)

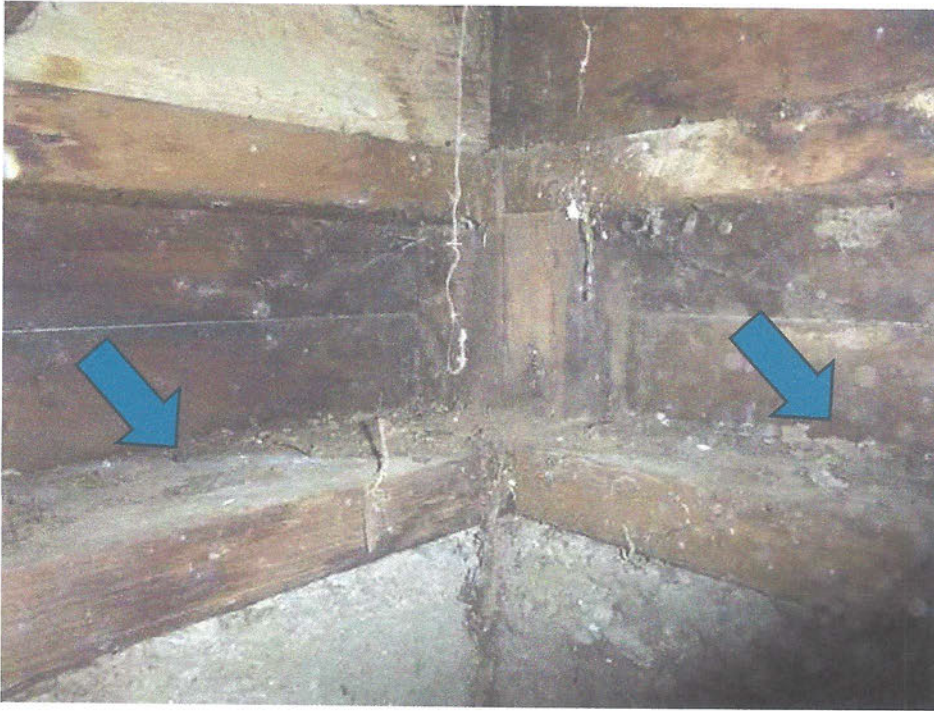


Vertical cracks (front right section)

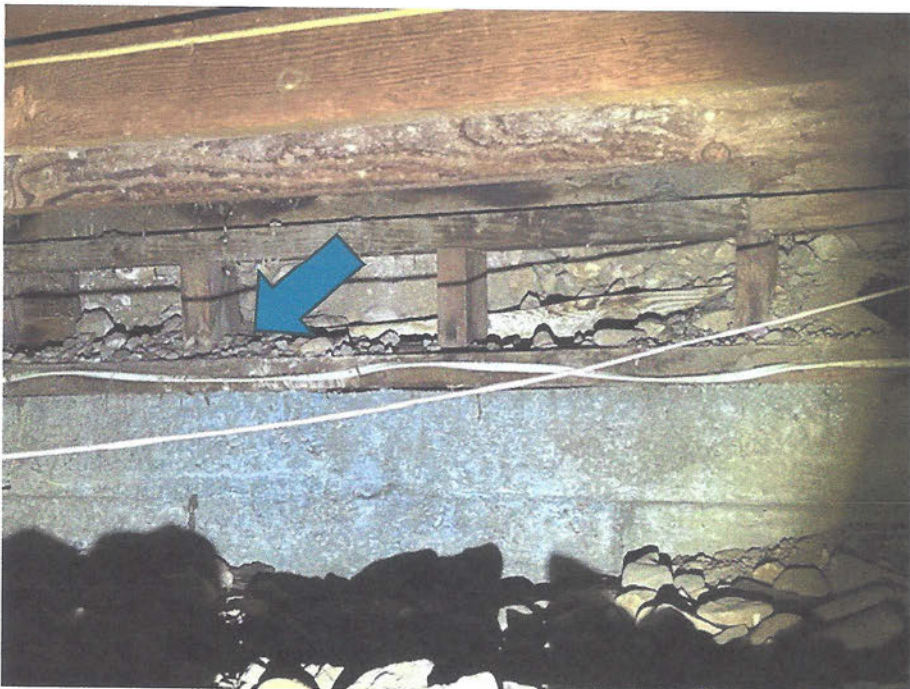




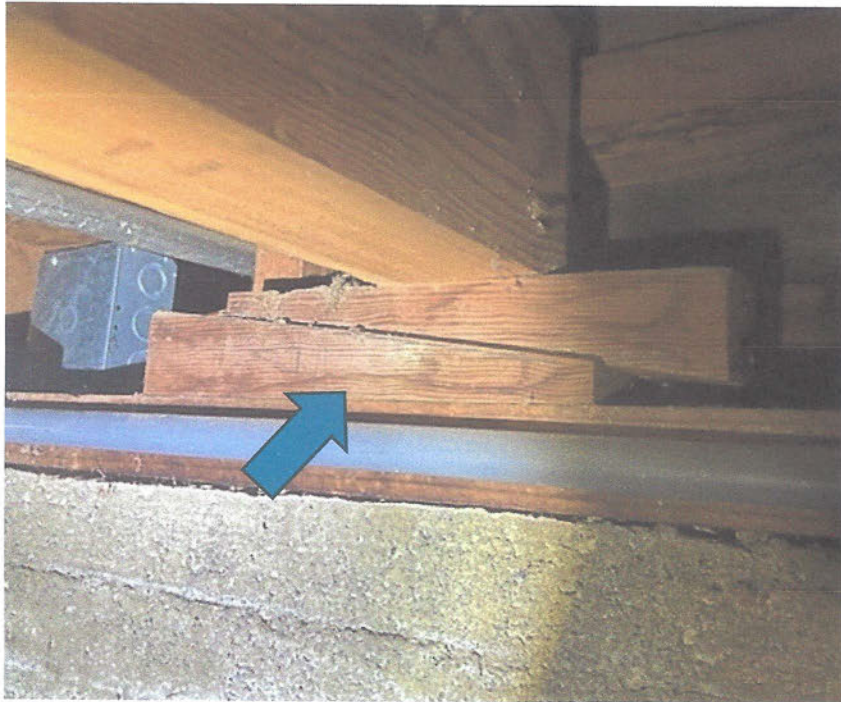
No anchor bolts (Note: this signifies no rebar in the foundation walls)



Cripple wall framing on the foundation wall (**Safety Issue**)



Multiple Points of shimmed floor joists and mud sill (**Safety Issues**)







Undersized Attic Framing - 1x6 ridge beams



3B. No purlins (just vertical 1x6s)





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