



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

MEETING DATE: 01/22/2020

ITEM NO: 3

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DATE: JANUARY 16, 2020

TO: HISTORIC PRESERVATION COMMITTEE

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PROJECT LOCATION: 101 BROADWAY. PROPERTY OWNER: MARK DEMATTEI. APPLICANT: JAY PLETT.  
REQUESTING PRELIMINARY REVIEW OF A PROPOSAL FOR DEMOLITION OF AN EXISTING NON-CONTRIBUTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE LOCATED IN THE BROADWAY HISTORIC DISTRICT ON PROPERTY ZONED R-1D:LHP. APN 510-45-041.

RECOMMENDATION:

Review information and provide a preliminary review of the applicant's request.

BACKGROUND:

A. Property Details

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

B. Comments

Sanborn Fire Insurance Maps indicate that a single-story residence was constructed on the site by 1895 (Attachments 3). The structure had been significantly altered by the 1990 Bloomfield survey and was determined to be a non-contributing structure. Town

PREPARED BY: SEAN MULLIN, AICP  
Associate Planner

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BACKGROUND (continued):

records indicate that a second-story addition was made prior to 1962 and an addition to the living room was made in 1976. The property was granted a secondary dwelling unit permit in 1988 and was addressed as 101 and 103 Broadway. The residence experienced a fire in March 2017 and has been uninhabited since that event.

The applicant is proposing to demolish the existing non-contributing single-family residence and construct a new two-story single-family residence with a below-grade garage. Due to its location in the Broadway Historic District, the applicant has chosen to pursue preliminary feedback on the request ahead of submitting the required Planning application. If a formal Planning application is made, the proposed project would return to the HPC for a formal recommendation.

Section 4.10 of the Residential Design Guidelines states that replacement of non-contributing structures within an historic district is acceptable and provides guidance for new construction within a district.

DISCUSSION:

A. Findings

\_\_\_ As required by Town Code Section 29.10.09030(c) *Demolition of historic structures*, a demolition permit for a historic structure may only be approved if:

1. The structure poses an imminent safety hazard; or
2. The structure is determined not to have any special historical, architectural or aesthetic interest or value.

Any request to demolish an historic structure shall be reviewed by the Historic Preservation Committee. Applications to demolish a non-contributing historic structure shall be accompanied by a detailed report describing all aspects of the structure's physical condition prepared by an architect, licensed design professional, or registered civil engineer at the applicant's expense.

B. Considerations

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

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SUBJECT: 101 BROADWAY  
JANUARY 16, 2020

BACKGROUND (continued):

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

ATTACHMENTS:

1. Los Gatos Museum Association Historic Home Survey
2. Project Bellringer II Historic Home Improvement Survey
3. Sanborn Fire Insurance Maps 1895, 1904, 1908, and 1928
4. Development Plans

DISTRIBUTION:

Cc: Mark DeMattei, 194 The Alameda, San Jose, CA 95126  
Jay Plett, 213 Bean Avenue, Los Gatos, CA 95030

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[PLEASE PRINT]

Los Gatos Museum Association  
Historic Home Survey

Street: BROADWAY

Informant: M. Gualtieri

House number: 101/103

Phone: 4-1943

Present owners: Ms Jean McManera Phone: \_\_\_\_\_

Estimated construction date: 1900 CAR; 1991 LGTR; Pre-1900 H. Crall  
Builder: \_\_\_\_\_

Ownership:

	Original:	Occupation:
(Early)	19__ : <u>Lindner (Isaac H. Crall &amp; J. Griffith)</u>	" "
(year of purchase)	19__ : _____	" "
	19__ : <u>Lillian Monk (LGTR 1941)</u>	" "
	19__ : _____	" "
(Present owner)	July 19 <u>71</u> : <u>JEAN McMANERA</u>	" "

Occupants:

	Occupation:
19__ :	_____
19 <u>25</u> :	<u>Wm. E. Lucier</u> " " <u>Tire Salesman at Crawford Garage</u>
19__ :	_____ " " <u>112 So. Santa Cruz Av</u>
C.D.T.D. 19 <u>46</u> :	<u>Chaplain H.C. Gardner</u> " "

History: (Please identify information source.)

Isaac H. Crall: Early residents, the Lindners, had a son.

Return to:  
Alpine Ave.  
Los Gatos, Ca.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Project Bellringer II  
Historic Home Improvement  
Survey

Street: BROADWAY ANNEX House Number: 101  
Construction Date: \_\_\_\_\_ Estimated 1891 Source map sketch & deed  
Style: \_\_\_\_\_  
Present Owners: Ms. Jean Mc-Namara  
Phone: 354-7394 Willing to work with survey committee? \_\_\_\_\_  
Rental? No  Yes  Tenants name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Absentee owners mailing address: multifamily structure  
Best time to contact owner: \_\_\_\_\_ Tenant: \_\_\_\_\_

History (include dates, events, and persons associated with site when known)

1835 - land bought by the de Witt family  
1906 - house passed from Dr. Cooley to Maria Williams  
House was in 1901 tax records

Present owner in 1901 - 1902  
Mrs. Maria Williams

John Lyndon in 1887 - deed to Hayselden from Dr. Cooley

Architectural History ( identify information source and year of change)

Original:

Put in family room in 8/31/71  
estate of

Added:

Entrance above of

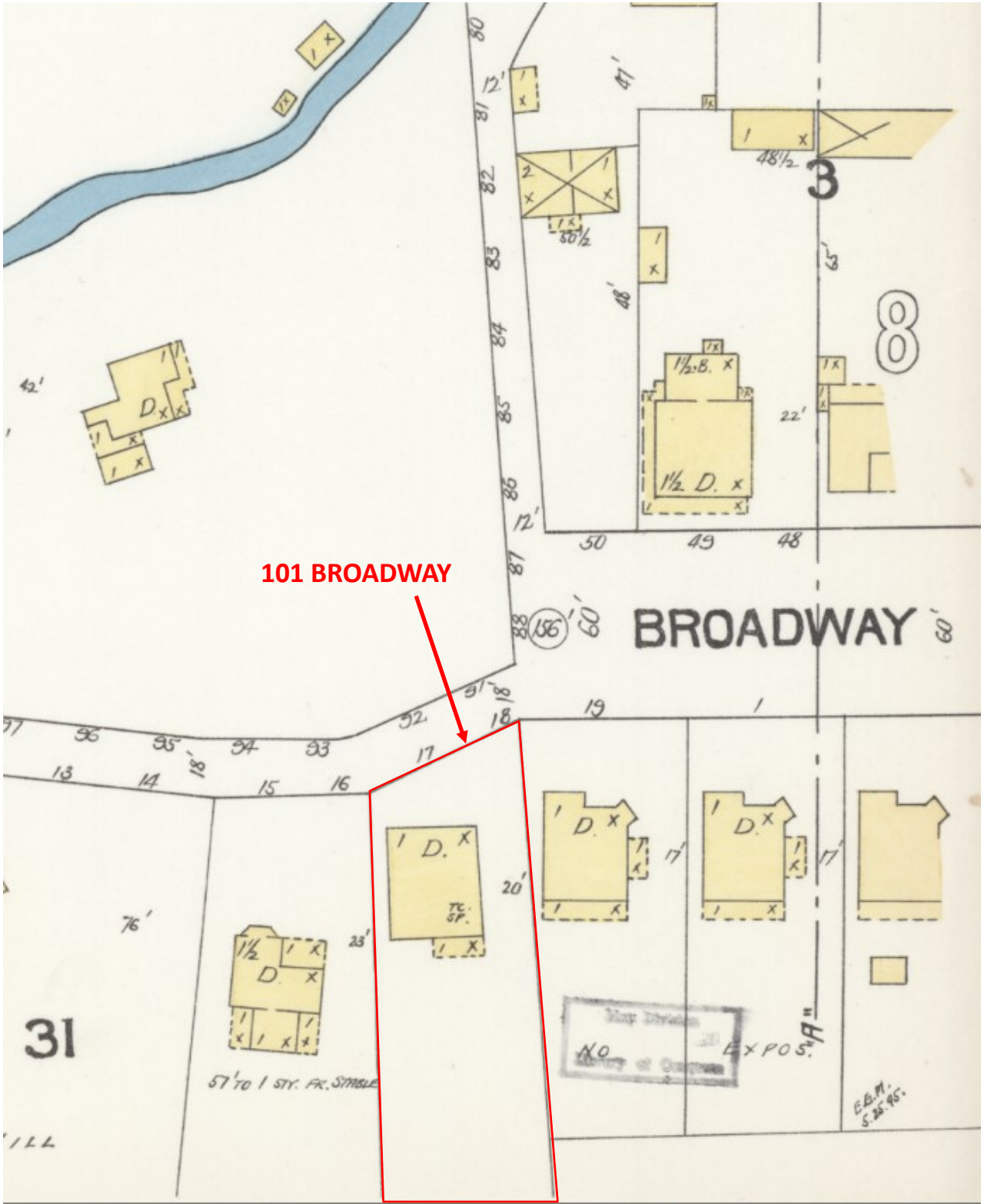
Renodeled:

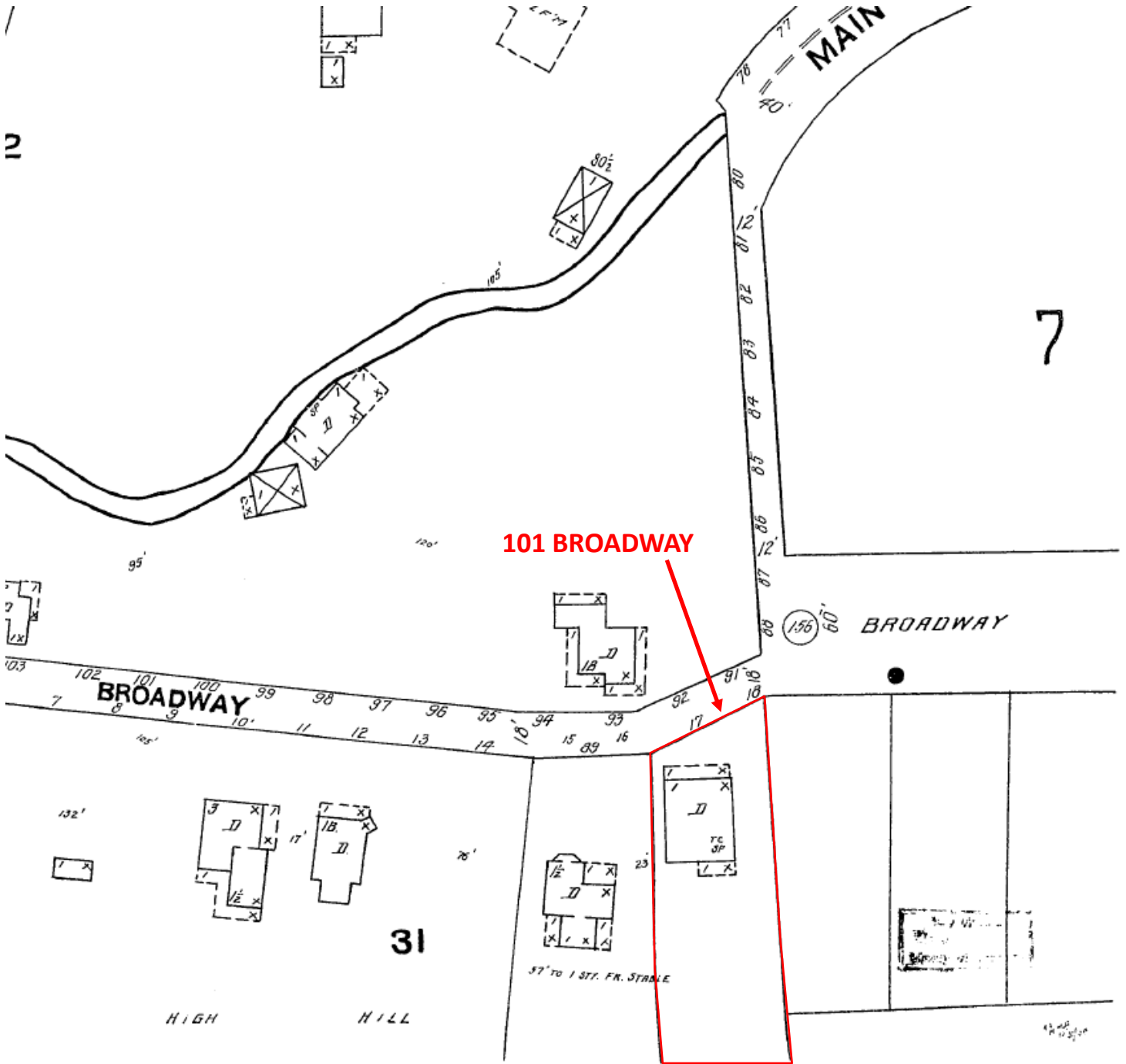
up stairs addition before 1932 - from records

addition to

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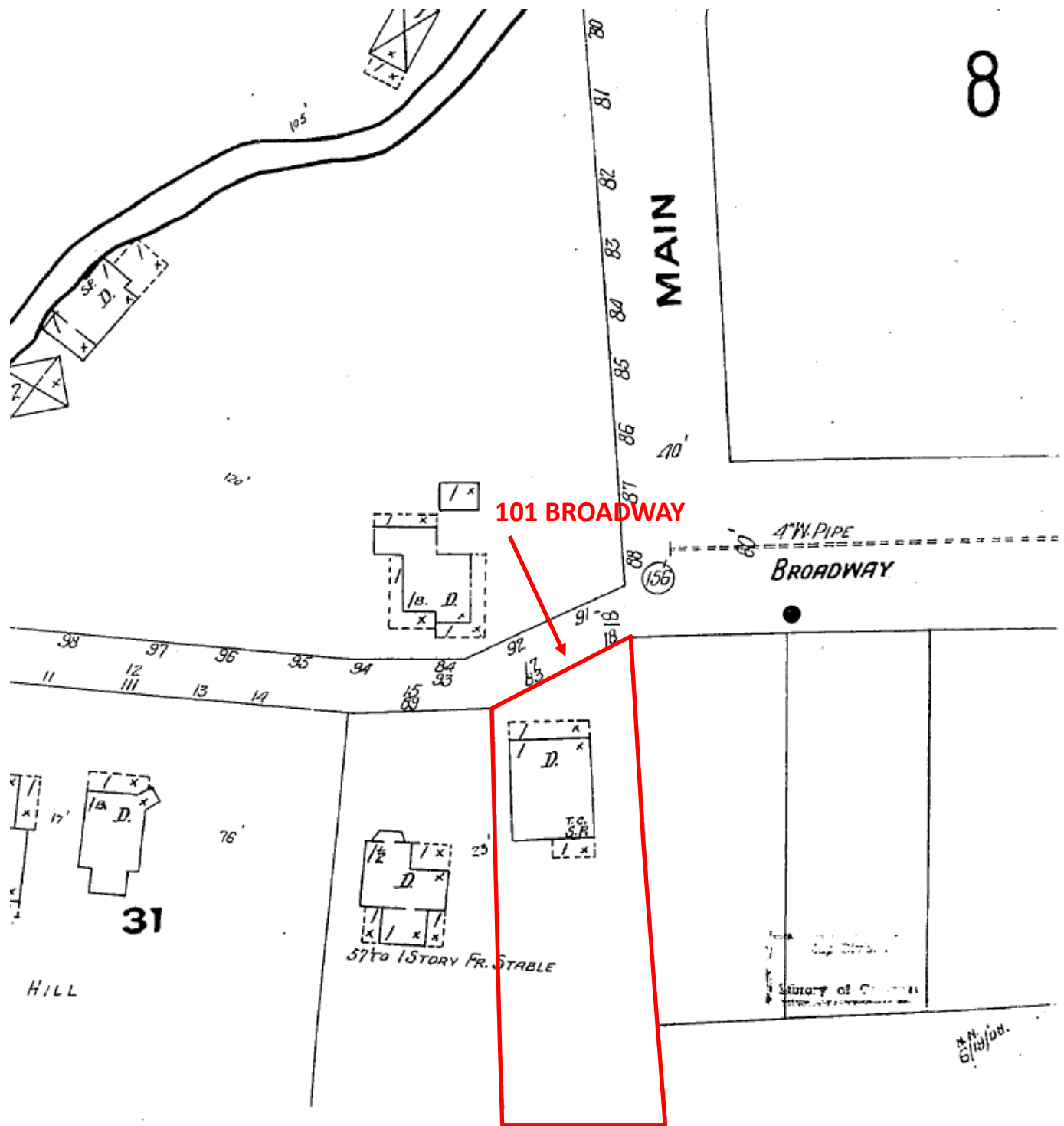






Oct. 1904  
**LOS GATOS**  
 CAL.

8



101 BROADWAY

4" W. PIPE  
BROADWAY

31

HILL

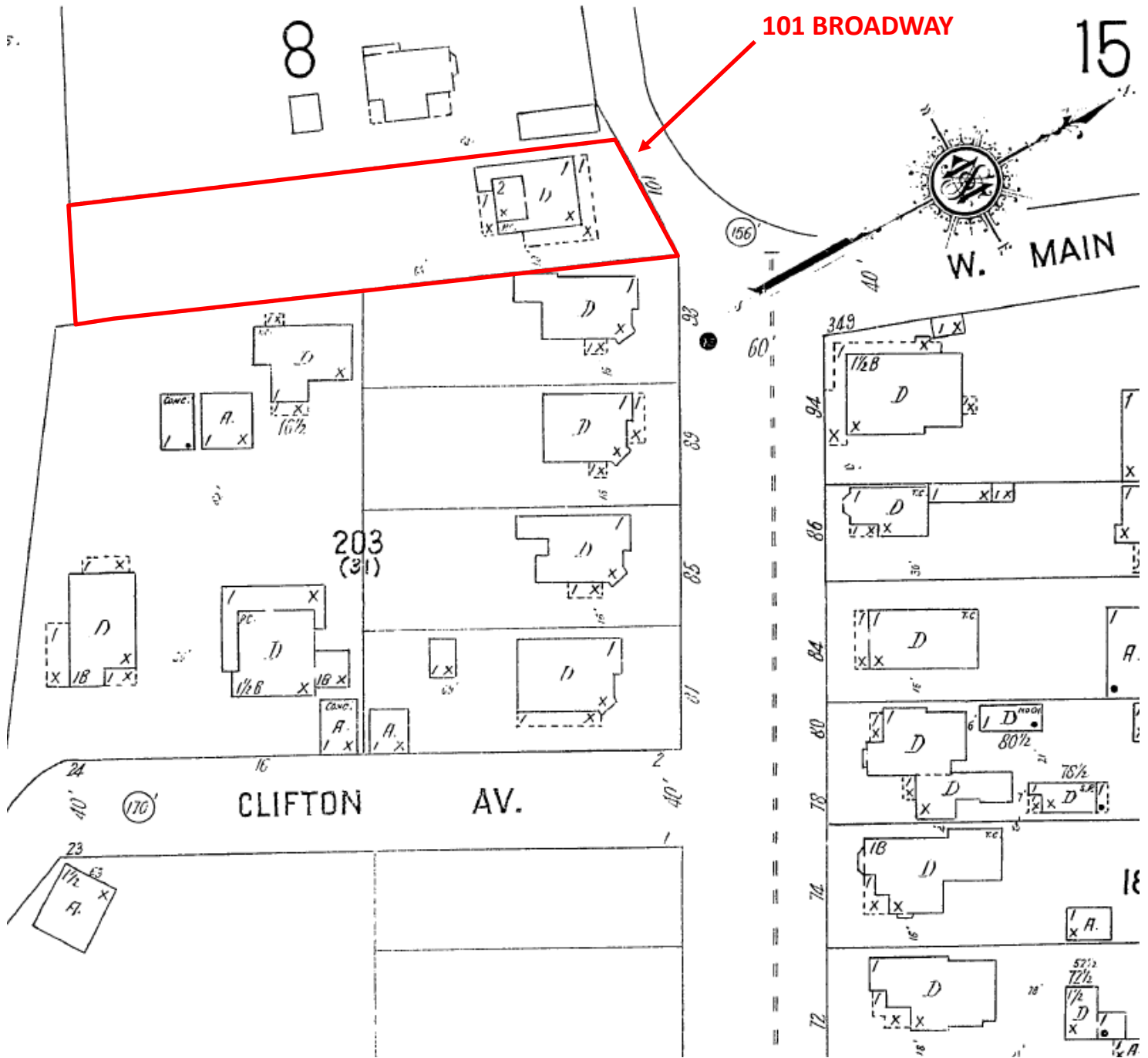
57 to 15 STORY FR. STABLE

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ANN. 6/19/08.

JUNE 1908  
**LOS GATOS**  
 CAL.

1908



MARCH 1928  
**LOS GATOS**  
CALIF.

1928

THE DE MATTEI RES  
 101 BROADWAY  
 LOS GATOS CA

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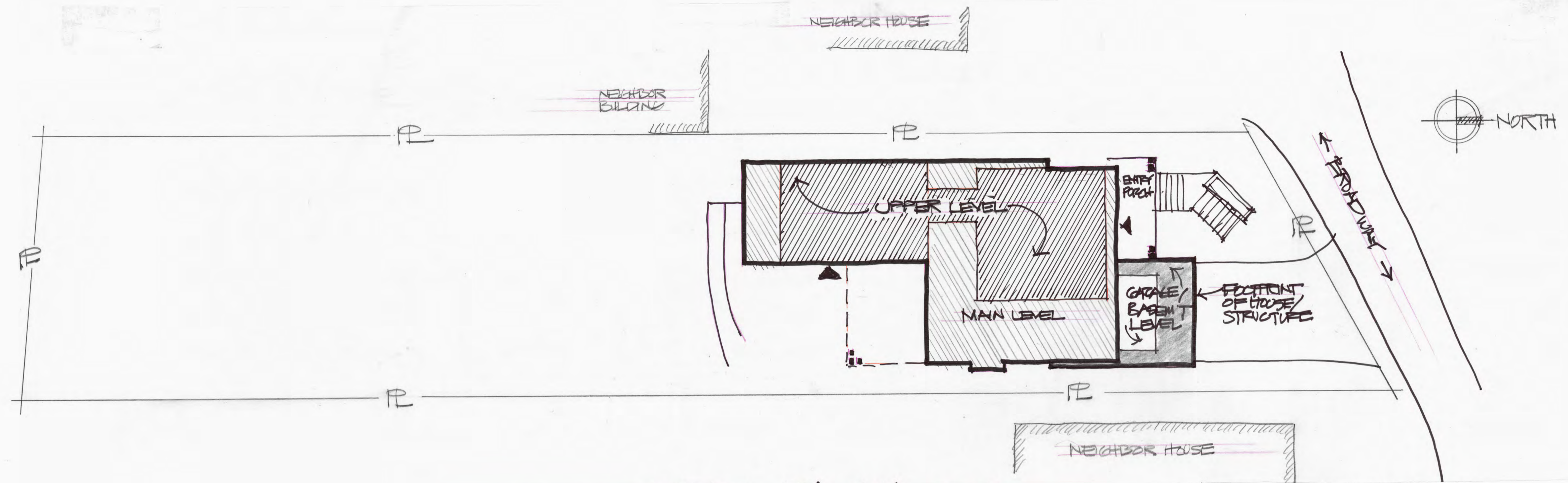
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## SITE PLAN 1"=10'0"

### OWNER

MARK De MATTEI  
 408 639 3337  
 1794 The ALAMEDA  
 SAN JOSE, Ca 95126

### SITE PARTICULARS

ZONE R-1D LHP  
 APN 510-45-041  
 SETBACKS : F/R = 15', S's' = 5'

### AREA SUMMARY

GROSS SITE	12,132.0 sf
S = 23% = 31% reduction	
NET SITE	7,400.5 sf
FAR = .331	
ALLOWABLE FLOOR AREA	2,449.5 sf
<u>PROPOSED FLOOR AREA</u>	
MAIN LEVEL	1,341.5 sf
UPPER LEVEL	1,108.0 sf
TOTAL PROPOSED FLOOR AREA	2,449.5 sf

BASEMENT AREA	600+- sf
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### GARAGE

FAR <sub>gar</sub> = .093	
ALLOWED GARAGE	690.0 sf
PROPOSED GARAGE	690.0 sf

### PROJECT STATEMENT

THE EXISTING THREE STORY HOUSE IS PROPOSED TO BE DEMOLISHED. JUSTIFICATION AS FOLLOWS PER LIBRARY AND PLANNING RESOURCES :

- THE HOME IS NOT FOUND ON SANBORN MAPS
- THE HOME IS NOT FOUND IN ANNE BLOOMFIELD'S INVENTORY
- THE FRONT OF THE STRUCTURE HAS PRIORLY BEEN MODIFIED IN A MOST UNSEEMLY, UN-HISTORIC MANNER, THEREFORE DESTROYING ANY HISTORIC VALUE.
- THE STRUCTURE WAS SUBJECTED TO A FIRE IN 2017 - IT WAS AND HAS BEEN SEVERELY COMPROMISED BY THAT FIRE AND THE FACT THAT ITS INTERIOR HAS BEEN OPEN TO THE WEATHER SINCE THE FIRE WITH NO EFFORT TO PROTECT IT.

A NEW HOME IS PROPOSED PER THE PLANS. IT HAS BEEN DESIGNED WITH THE CONSULTATION OF THE TOWN'S DESIGN GUIDELINES. IT BEEN SITUATED ON THE SITE TO BE IN HARMONY WITH THE HOMES ON EITHER SIDE AND THE NEIGHBORHOOD WITH MASSING THAT STEPS UP THE SLOPING LOT, FITTING AND BLENDING INTO ITS SITE ENVIRONMENT. THE SIDING WILL BE PREDOMINATELY HORIZONTAL LAP WOOD SIDING WHICH IS TYPICAL OF HISTORIC STYLE WITH A PLASTER BASE AT THE LOWER LEVEL. THE WINDOWS AND DOORS HAVE BEEN DESIGNED WITH A HISTORIC VERNACULAR OF A FOUR LITE DESIGN PATTERN WITH THE EXTERIOR DOORS HAVING A PANEL DESIGN AT THE BOTTOM.



PHOTO of EXISTING STRUCTURE

1. 7. 20

JAY PLETT  
ARCHITECT

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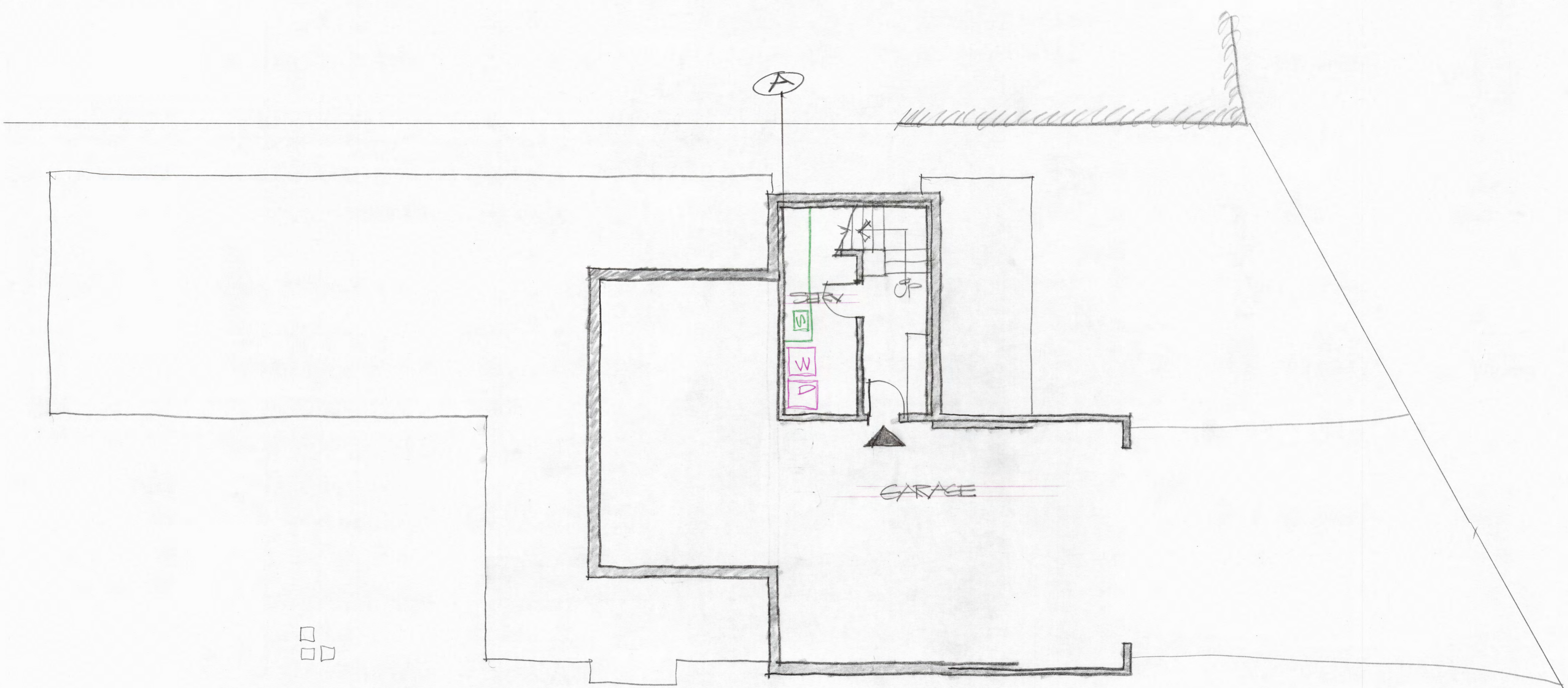
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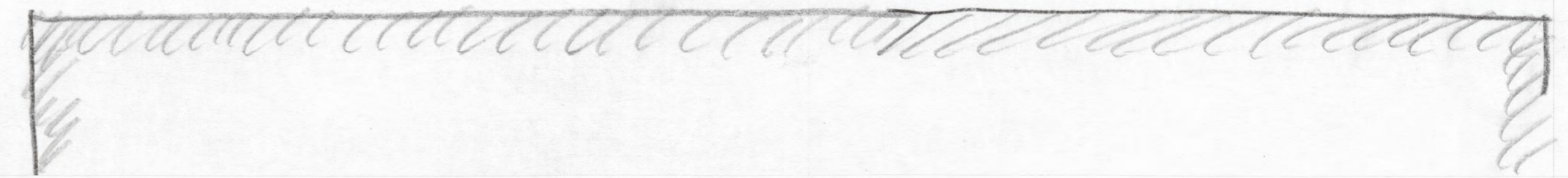
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BASEMENT / GARAGE - LOWER LEVEL 1/4"=1'-0"



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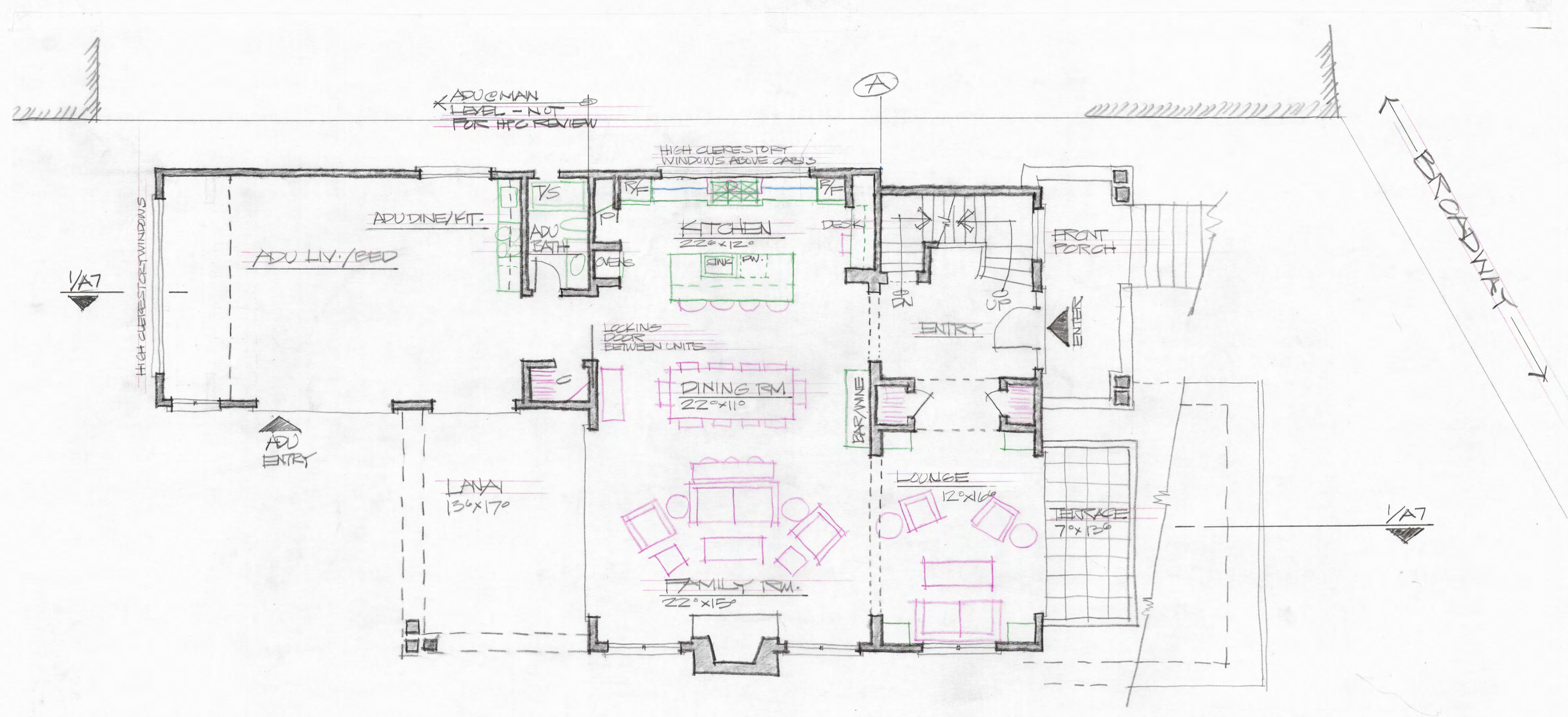
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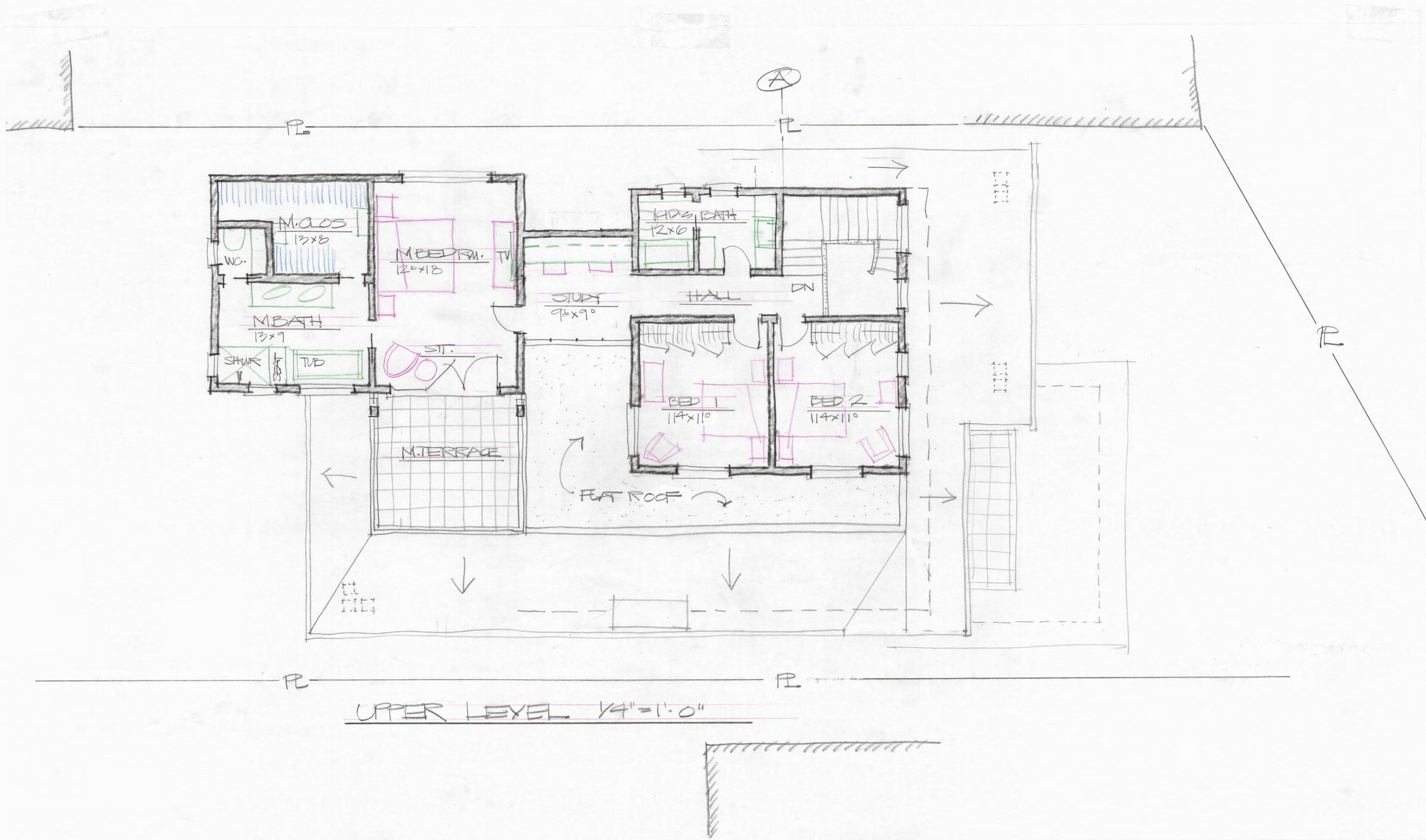
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MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"



UPPER LEVEL 1/4" = 1'-0"

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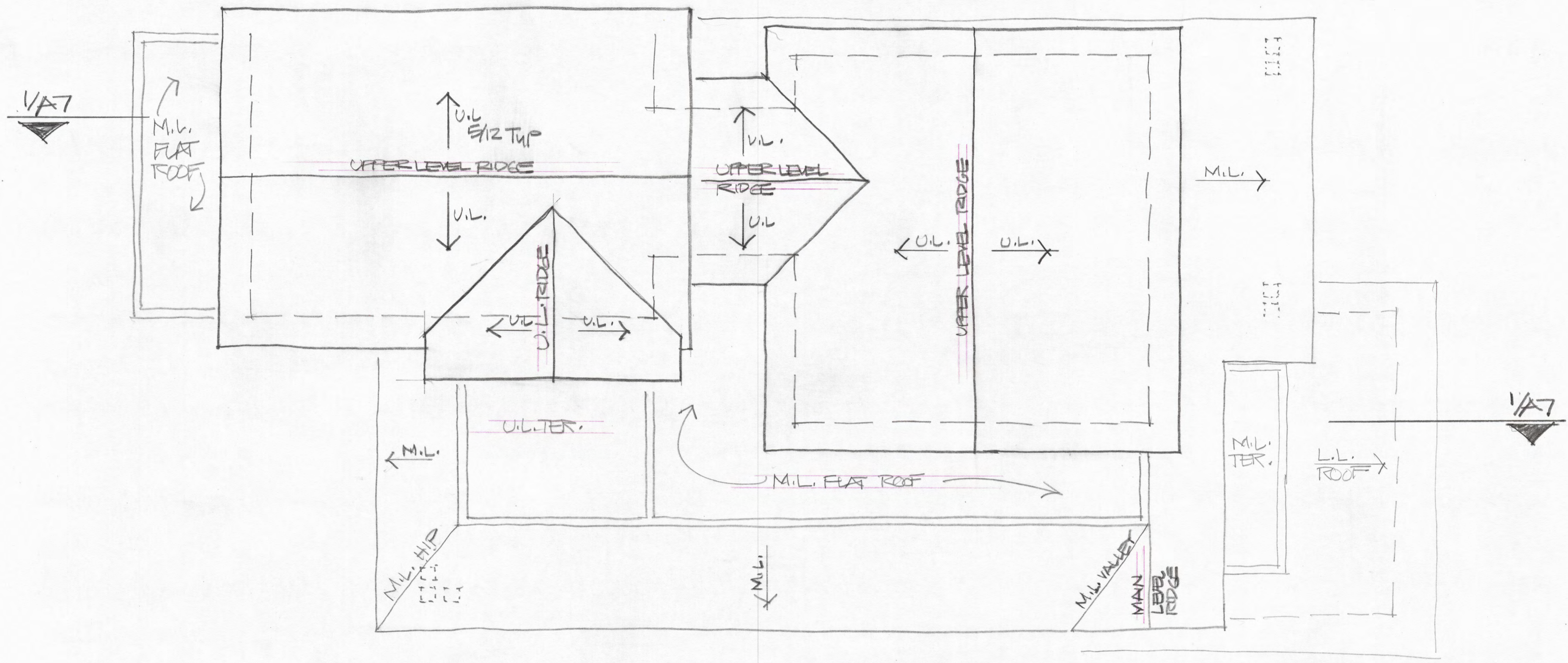
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ROOF PLAN 1/4" = 1'-0"

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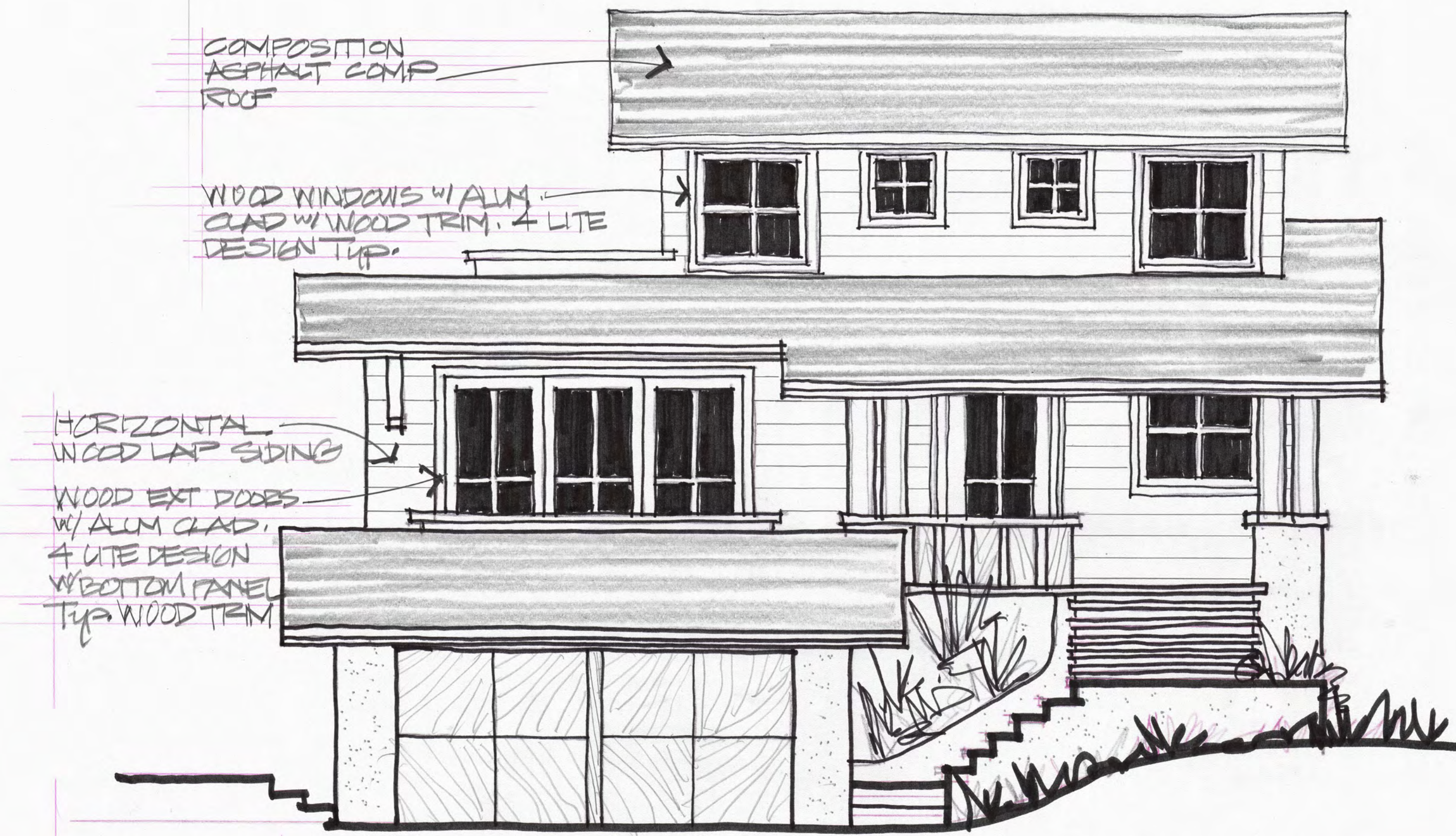
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SOUTH ELEV. 1/4" = 1'-0"



NORTH ELEV. - FRONT, BROADWAY 1/4" = 1'-0"

COMPOSITION  
ASPHALT COMP  
ROOF  
WOOD WINDOWS w/ ALUM  
CLAD w/ WOOD TRIM, 4 LITE  
DESIGN TIP.  
HORIZONTAL  
WOOD LAP SIDING  
WOOD EXT DOORS  
w/ ALUM CLAD,  
4 LITE DESIGN  
w/ BOTTOM PANEL  
TYP. WOOD TRIM



EAST ELEV. 1/4" = 1'-0"

FINISH GRADE -  
SOLID LINE

30'-0" MAX ALLOWED  
HEIGHT RELATIVE NATURAL GRADE  
28'-0" ±  
MAX PROPOSED  
HEIGHT

EXISTING/NATURAL  
GRADE - DASHED  
LINE

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WEST ELEV. 1/4"=1'-0"

PLANE OF  
30'-0" MAX. BUILDING  
HEIGHT ALLOWED.  
DASHED LINE

28'-0" ± MAX  
BUILDING HEIGHT



1/4 BUILDING SECTION

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