

Planning Commission

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

Re: Appeal to Remove 24 Pleasant St, Los Gatos (APN [if known]) from the Historic Inventory

Dear Commissioners:

To the best of our knowledge—and after a good-faith review of available resources, including the Los Gatos Library’s Local History collections, documents posted on the Town’s website, and publicly accessible online archives—the residence at **24 Pleasant St** does not appear to be associated with events of Town-wide significance or with individuals recognized for significant contributions to Los Gatos.

1) Not associated with events that have made a significant contribution to the Town

To the best of our knowledge—and based on a review of available Town records, local histories, and neighborhood background—the residence has served as a typical private home without documented ties to events of broad civic, cultural, or economic importance in Los Gatos. No evidence indicates the property’s direct association with a significant Town event.

2) No significant persons are associated with the site

Ownership and occupancy research (city directories, assessor records) have not identified residents who meet the threshold of lasting significance to the Town’s development or cultural life. The home’s past owners and tenants appear representative of ordinary residential history rather than persons of recognized significance. (*See Exhibit A: occupant/owner chronology.*)

3) Lacks distinctive characteristics of a type/period or work of a master

While the house has been described as **Mediterranean Revival**, it is **very basic** and does **not exhibit key hallmarks** of the style in a manner that rises to significance. Moreover, subsequent alterations have further diminished any stylistic expression:

- **Windows:** Original **front and side windows were replaced**, removing period materials and profiles that would have communicated style and workmanship.
- **Rear addition:** A **substantial rear addition** (new bedroom and expanded living area) changed the building’s massing and plan.
- **Roofline/exterior:** The **current roofline and exterior appearance no longer reflect the original architectural character**.

We are not aware of attribution to a recognized “master” architect or builder, and the construction methods are typical for the period. (*See Exhibit B: current photos; prior survey note if any; permit history.*)

4) Does not yield (or have the potential to yield) information important to Town history

Given its common residential construction and the extent of alterations to original fabric, the structure is unlikely to yield new information important to understanding Los Gatos history beyond what is already documented for the neighborhood and period. There is no indication of rare technology, method, or intact fabric that would support research value. *(See Exhibit B: construction overview and alteration chronology.)*

5) Integrity has been compromised such that the structure can no longer convey significance

Applying standard integrity aspects (design, materials, workmanship, setting, feeling, association):

- **Design/Materials/Workmanship:** The **window replacements, roofline changes**, and **rear addition** have materially altered original design, materials, and workmanship.
- **Feeling/Association:** These cumulative changes substantially diminish the building's ability to read as a representative Mediterranean Revival residence. Any remaining elements are fragmentary and insufficient to convey significance.

In short, even if the house once displayed modest Mediterranean Revival features, those features have been **compromised** to the point where the property **no longer has the potential to convey significance** consistent with Town criteria. *(See Exhibit B: before/after comparison and integrity matrix.)*

Procedural/Context Notes (for completeness)

- At the prior Historic Preservation Committee hearing, the decision to retain the house on the inventory was **not unanimous**. We appreciate the Committee's efforts, but believe the record does not support the required findings given the extent of alterations and the limited stylistic expression.
- If the Committee or Commission relied on earlier survey information, we ask that the **current condition** (as documented in the attached photographs and permit history) be given controlling weight.

Request:

For the reasons above, the property at **24 Pleasant St** does **not** satisfy the Town's significance findings, and its **integrity is insufficient** to convey potential significance. We respectfully request that the Planning Commission **grant the appeal** and **remove the property from the Historic Inventory**.

We remain committed to maintaining the home in a manner compatible with the neighborhood and will continue to comply with all applicable planning and building requirements.

Thank you for your consideration.

Sincerely,

Rashmi & Swapnil Raut

[REDACTED]
[REDACTED]
[REDACTED]

Exhibit A — Prior Owners & Finding #2 (No Significant Persons)

Property: 24 Pleasant St, Los Gatos, CA 95030

Purpose: Document known prior owners/occupants and note that, based on available sources, no owner is associated with events or contributions of recognized significance to the Town of Los Gatos.

A1. Narrative Summary

Early owners and occupants identified for 24 Pleasant St — **Alexander E. P., W. H. Moron, Bert Homes, J. R. Gibson, Douglas Gravelle, Mrs. Dorothy McKevitt, and Michael Black** are not documented in local histories, directories, or available public records as figures associated with Town-significant events, institutions, or civic contributions.

A2. Ownership/Occupancy Roster (Directory Years)

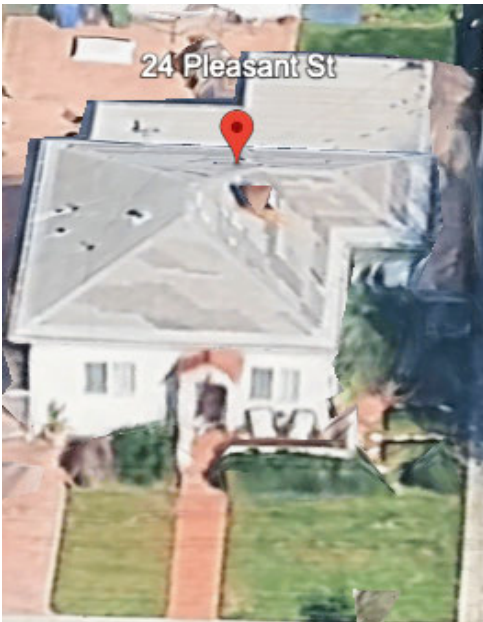
Note: Years shown are **city directory listings** indicating presence/occupancy in those editions; they may not represent full ownership spans. Deed records can refine exact transfer dates.

#	Owner / Occupant (as listed)	Years Listed (Directories)	Source / Reference
1	Alexander E. P.	1930, 1934, 1937	City directories
2	W. H. Moron	1941	City directories
3	Bert Homes	1947	City directories
4	J. R. Gibson	1952, 1954, 1956	City directories
5	Douglas Gravelle	1962	City directories
6	Mrs. Dorothy McKevitt	1968, 1972	City directories
7	Michael Black	1990, 2000	City directories

A3. Method & Sources (Brief)

- Searched Los Gatos Library Local History **city directories** for the address and names.
- Compiled a roster of listed owners/occupants and corresponding directory years.
- Reviewed local-history references for mentions of these individuals in connection with Town-significant events; **no qualifying associations found** as of the date of this exhibit.

Exhibit B - Lacks distinctive characteristics of Mediterranean Revival



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