



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

MEETING DATE: 11/15/2023

ITEM NO: 5

DATE: November 10, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Preliminary Review for Construction of Exterior Alterations and a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence and Determination of Significance on Property Zoned R-1D. **Located at 80 Cleland Avenue.** APN 529-33-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review PHST-23-021. Property Owner: Dinesh Mishra. Applicant: Davide Giannella, Acadia Architecture. Project Planner: Erin Walters.

RECOMMENDATION:

Preliminary review for construction of exterior alterations and a new second-story addition to an existing pre-1941 single-family residence and determination of historic significance of the residence located at 80 Cleland Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database; 1900s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: ✓ or R, historic and some altered but still contributor to district if there is one and historic but grossly altered.
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? N/A
7. Considerations required? Yes

PREPARED BY: Erin Walters
Associate Planner

BACKGROUND:

The County Assessor indicates that the American Foursquare style residence located at 80 Cleland Avenue was constructed in 1900 and the Bloomfield Survey estimates the construction date as the 1900's (Attachment 1 and 2). The 1991 Anne Bloomfield Survey rates the residence as historic and some altered but still contributor to district if there is one, this property is not located in a district (Attachment 1). The American Foursquare style building type generally refers to a two-story house with a square floor plan that was popular from the mid-1880s to late 1930s. The Bloomfield Survey also notes that the residence is historic but grossly altered. This rating suggests modifications have been made to the residence over time, which is reflected in the brief permit history contained in the Town's records.

On May 27, 1998, a Minor Residential Development application was approved by the Community Development Director to construct a new second story addition to the subject pre-1941 single-family residence with conditions of approval (Attachment 3). On August 11, 1998, a building permit was issued for a 576-square foot second story addition to the residence, and building final was received on March 17, 2000. In 2014, a building permit was issued to demolish the existing garage and reconstruct a new detached garage. Note the detached garage is not part of the review of this preliminary application.

The Sanborn Fire Insurance Maps show that the footprint of the residence remained consistent between 1904 and 1956 (Attachment 4).

DISCUSSION:

The property is located south side of Cleland Avenue, between Kimble Avenue and Reservoir Road. The applicant is requesting a preliminary review by the Committee to provide feedback on the first floor addition on the eastern side of the existing house, second story addition to the rear of the house, other exterior modifications, and a determination of the historic significance (Attachment 6).

The development plans propose a 321-square foot addition to the first floor of the eastern side of the existing house and a 358-square foot second story addition with a covered porch to the rear of the house which transitions to the rear sloped grade. The applicant proposes to match the existing horizontal wood siding and wood trim details. The existing composition roof shingles are proposed to be replaced with a standing seam metal roof.

Proposed changes to the existing front elevation include the following:

- Enlarging and replacing the windows on the first and second floors;
- Removing the divided-light window detail for solid glass;
- Introducing double front entry doors on the first floor;
- Introducing double doors at the second story balcony;

DISCUSSION (continued):

- Adding a skylight to the proposed second story standing seam metal roof;
- Removing the character defining feature pattern of the existing wood porch railing; and
- Modifying the orientation of the front entry porch stairs.

Proposed changes to the proposed first story addition include the following:

- Introducing a new shed style roof form adjacent to the existing residences hip roof form;
- Adding trapezoid shaped clearstory windows at the front and rear elevations;
- Extending the existing trellis to the front of the new addition;
- Adding a standing seam metal roof with custom geometric roof windows;
- Adding multiple paneled sliding doors on the east elevation; and
- Adding a modern trellis element to the east elevation.

The type of new and replacement windows, doors, trellis, porch railings and posts have not been specified in the plans.

The Committee should consider the Sections 3.9 of the Town's Residential Design Guidelines which provides recommendations for construction of additions to existing residences (Attachment 5). Including but not limited to the following recommendations:

- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape, and location as the original, and should utilize the same materials as the existing protected exterior elements.

As part of this preliminary review the applicant has not provided a full demolition plan but has indicated that the proposed project will fall below Town's demolition thresholds for historic residences. A demolition plan will be provided the applicant once a formal application is made.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

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

CONSIDERATIONS (continued):

- ___ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5).

CONCLUSION:

The applicant is requesting the Committee to provide preliminary feedback on a determination of the historic significance of the pre-1941 property and the first and second story additions with exterior modifications (Attachment 6). A new second-story addition, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a formal recommendation to the deciding body.

ATTACHMENTS:

1. Research
2. Bloomfield Survey
3. Minor Residential Development Application Approval Letter, 1998
4. Sanborn Map Exhibits
5. Section 3.9, Residential Design Guidelines
6. Development Plans

10/24/2023

We are requesting the HRC to review our proposed addition to this historical house on 80 Cleland Ave.

The house started its life as a single story house and much later on received a second story addition.

Please review the attached historical documentation we were able to find.

We couldn't find particular notes about the history around this house, except for the fact that at a certain point it was inhabited by the Los Gatos Fire Marshall.

The second floor addition and the side smaller one on the East side, have considerably altered the original design intent.

We are proposing to add to the eastern side (the only flat portion of the lot) and thus extending the current kitchen area.

The new owners would like to expand the house as currently had three bedrooms of modest size and a small kitchen/living area.

The other addition would happen at the rear of the house, not very visible at all from Cleland Ave.

This is at the second floor, spanning over the flat area behind the house and landing on the natural grade. The existing house overall height will not be changed.

We will keep the same wood siding and trim details preserving the house character.

The only changes to the front elevation will be aligning the front windows on the two levels and centering a new entry door. We will keep the trellis elements.

Only for the roofing we would propose a standing seam metal roofing replacing the existing shingles.

Our exterior walls demolition calculations (see existing elevations sheet) show that we are not close to demolishing the house.

We would like to know whether this addition is suitable and if at all this residence still has historical value considering the significant alterations it has received.

Thank you

Davide Giannella

Acadia Architecture

CL

Anne Bloomfield

85 p

ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address C 80 Clelland

PARCEL MAP INFORMATION

Parcel # 529-33-026 Lot size: C130 front ft. x C100 ft. deep
Lot shape: Rectangle L Rectangle with small rear jog Other irreg
Location: N S E W side of C St Ave Other
distance to cross st: roughly 400 ft. N S E W from Reservoir Rd
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 ✓or R Estimated age 1900s? Style 4 Square # stories 1 1/2
Alterations porch add'n - pergolas - nasty porch rail
Other

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Effective date

APN 529-33-026	ADDRESS 80 CLELAND	AV LG 95030	972 TOT ROOMS	7 DINING ROOM	1 POOL
SINGLE FAMILY	TRA 3-001	120 SQ. FEET	BEDROOMS	3 FAMILY ROOM	GARAGE S/F
USE CODE	01	112 ADDN S/F	1 BATHS	1.0 UTILITY RM	FIN BSMT
YR BUILT	ACRES	.30			286

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				COX
Blk Book	1908				
Survey	1944				

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 # 022-21 Date 11 Jan 90



W H B TRANTHAM -1st HOUSE

56 Cleland

Built 1885 (Newspaper)

Alt:Addition

Parcel: 529-33-025

Style: Vernacular

058/1

Own/Res:publisher LGWN

1st house built;later he moved to Glen Ridge area. Large addn's;1940s windo



COX/SULLIVAN HOUSE

80 Cleland

Built 1883 (Newspaper)

Alt:Porch/pillars/columns altered Own/Res:Thos Cox-early miller

House passed to son-in-law Jack Sullivan-Fire Chief. Porch add'n;pergolas;p

Parcel: 529-33-026

Style: Vernacular

058/3

✓ Mrs. Partridge
198 Broadway (p-1901)

II ✓ Richard, Marlene Wright
42 Central Avenue (1890)

✓ John, Nora Hellingsen
64 Central Avenue (1895)

✓ Mrs. Niall Tabor
16 Chestnut (1895)

II ✓ Patrick O'Laughlin, Maggie Kilkenny
54 Chestnut (1894)

✓ Robert, Mrs. Brouwer
56 Cleland (1896)

✓ Robert H. Schumacher
90 Cleland (1886)

II ✓ Gary, Susan Griffiths
120 Cleland (1891)

✓ Jack B., Mrs. Wytman
126 Cleland (1886)

✓ Robert, Mrs. Brusca
216 Glenridge (1896)

✓ Richard, Mrs. Kline
19 Hernandez (1895)

✓ Gerald W. Clark
124 Hernandez (p-1900)

✓ Gordon H., Lita Langlois
130 Hernandez (1895)

✓ James, Annie Lawrie
145 Johnson (1891)

✓ Tal, Marguerita Lloyd
200 Johnson (p-1901)

II ✓ Dan, Naidine Clark
202 Johnson (p-1901)

✓ Anthony Olivas
301 Johnson (1895)

✓ Robert W., Jeanette Allen
333 Johnson (1891)

Los Gatos Project Billinger 1976-1987

✓ Melvin, Gloria Besutti
16351 Almaden/Los Gatos Road (p-1901)

Thomas, Ann Atkinson
75 Alpine (1887)

✓ Spencer, Eleanor Anderson
256 Bachman (1880)

Thomas J., Mrs. Pashos
328 Bachman (1885)

Joseph M., Mrs. Mayer
212 Bella Vista Avenue (1881)

Thomas R., Mrs. Conklin
316 Bella Vista Avenue (1891)

II Dan, Linda Sylvester
37 Broadway (1896)

Peter Carter
45 Broadway (1886)

Raymond Macabee
62 Broadway (1885)

Daniel, Mrs. Krag
64 Broadway (1891)

IV Michael, Kim Wasserman
72 Broadway (1887)

Patrick, Mrs. Boner
81 Broadway (1893)

✓ Mrs. Bruce Berryman
89 Broadway (1871)

IV Lynn, Pam Brandhorst
97 Broadway (1887)

Bernard, Mrs. La Casse
107 Broadway (1891)

✓ Mrs. Stanley Swanson
131 Broadway (p-1901)

✓ Harold, Mrs. Partridge
198 Broadway (p-1901)

Richard, Marlene Wright
42 Central Avenue (1890)

John, Nora Hollingsen
84 Central Avenue (1895)

✓ Mrs. Matt Tabor
16 Chestnut (1895)

IV Patrick O'Laughlin, Maggie Kilkenny
54 Chestnut (1894)

Robert, Mrs. Brouwer
56 Cleland (1896)

Robert H. Schumacher
90 Cleland (1886)

IV Gary, Susan Griffiths
120 Cleland (1891)

✓ Jack B., Mrs. Wyman
126 Cleland (1886)

George, Mitzi Baltes
39 College (1891)

James, Mrs. Farwell
113 Edelen (1889)

✓ Galen, Marjorie Mittersbach
118 Edelen (p-1901)

✓ Mrs. Eva Small
121 Edelen (p-1901)

✓ Mrs. Jeanne, Miss Jacqui Wilson
239 Edelen (1892)

✓ Elmer, Mrs. Rhoads
255 Edelen (1900)

Gary, Lita Ruble
52 Fairview Plaza (1890)

✓ Ronald, Marilyn Plescia
63 Fairview Plaza (1890)

✓ Ms. Jane Hinchliffe
87 Fairview Plaza (1885)

✓ William, Maria Steon, Hoeft
16780 Farley Road (1887)

✓ William, Mrs. Cotton
14 Glenridge (1895)

✓ J. Philip DiNapoli
19 Glenridge (1885)

✓ Gary, Marilyn Hart
20 Glenridge (1885)

✓ Steven, Mrs. Sporleder
22 Glenridge (1885)

✓ A.P., Mrs. Rodriques
25 Glenridge (1895)

✓ Andre, Jean Libante
33 Glenridge (1885)

✓ Robert, Mrs. Brusca
216 Glenridge (1896)

Richard, Mrs. Kline
19 Hernandez (1895)

✓ Gerald W. Clark
124 Hernandez (p-1900)

✓ Gordon H., Lita Langlois
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✓ James, Annie Lawrie
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✓ Tal, Marguerite Lloyd
200 Johnson (p-1901)

✓ Dan, Naidine Clerk
202 Johnson (p-1901)

✓ Anthony Olivas
301 Johnson (1895)

✓ Robert W., Jeanette Allen
333 Johnson (1891)

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Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address C 80 Cleland

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Alterations porch add'n - pergolas - nasty porch rail

Other

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy)

Effective date

APN 529-33-026 SINGLE FAMILY	ADDRESS TRA USE CODE YR BUILT	80 CLELAND 3-001 01 ACRES	120 112 30 SQ. FEET ADJN S/F NO. FLOORS	972 1 TOT ROOMS BEDROOMS BATHS	7 3 1.0 DINING ROOM FAMILY ROOM UTILITY RM	1 POOL GARAGE S/F FIN BSMT	286
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OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				<u>Cox</u>
Blk Book	1908				
Survey	1944				

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 # 022-21 Date 11 Jan 90



21

LOS GATOS HISTORIC RESOURCES INVENTORY
EVALUATION SHEET

Building or District Name Cox/Sullivan House

Address(es) 80 Cleland

Criterion	This Building	Ratings
A. ARCHITECTURE		
1. Building type	1 story single family res.	<u>E</u> VG <u>G</u> FP
2. Construction	rustic r/w wood frame	E VG <u>G</u> FP
3. Style	FS -	E <u>VG</u> G FP
4. Architect	unk	E VG G <u>FP</u>
5. Design	clean-	E VG <u>G</u> FP
6. Interior	not rated (all new)	E VG G <u>FP</u> NR
B. HISTORY		
7. Age	ca 1883 Deed 1883	<u>E</u> VG G F P
8. Person(s)	Thos. Cox ^{Miller} early settler/Jack Sullivan Fire Chief (Cox son-in-law)	<u>E</u> VG G FP
9. Event	one of earliest houses on street not an event	<u>E</u> VG G <u>FP</u>
10. Patterns	early(1880s) settler; continuity of family to 1980s	<u>E</u> VG G FP
C. ENVIRONMENT		
11. Scale/Massing	impressive setting similar to others on streetscape	E <u>VG</u> <u>G</u> FP
12. Setting	well situated on hill	E <u>VG</u> G FP
13. Landmark	Visible from Civic Center; prominent	E <u>VG</u> G FP ?
D. INTEGRITY		
14. Alterations	add'ns - some by Cox	E VG <u>G</u> FP

CUMULATIVE RATING: 3 D Appears eligible for National Register.
 4 ___ May become eligible for National Register.
 5 ___ Appears eligible for local designation.
 D ___ Contributor to district that is any of the above.
 N ___ Non-contributor to the district.
 6 ___ Appears ineligible for designation, but older than 1942.
 7 ___ Appears ineligible for designation because newer than 1941.

R. H. SCHUMACHER

Evaluated by: 90 CLELAND AVENUE Date 7/90
 Reviewed by: LOS GATOS, CA 95032 Date 22-8-90
 Reviewed by: _____ Date _____
 Reviewed by: _____ Date _____



Miss Cecelia Sullivan
Lg-41. 1883

[PLEASE PRINT]

Los Gatos Museum Association
Historic Home Survey

POSTED

Street:

Informant:

Cleland

Holden

House number:

Phone:

80

Present owners: Miss Celia Sullivan

Phone:

Estimated construction date: 1883 IGTR

Builder:

Ownership:

Original: John & Jessie Sullivan

Occupation: IG Fire Chief

19__ : Colby

" "

(year of purchase)

19__ :

" "

19__ :

" "

19__ :

" "

(Present owner)

1973: Celia Sullivan

" "

Occupants:

19__ :

Occupation:

19__ :

" "

19__ :

" "

19__ :

" "

History: (Please identify information source.)

i.e. Celia Sullivan: John and Jessie Sullivan originally came from New York

John Sullivan was Fire Chief in IG and close friend of John Erickson. John Sullivan full name was John Martin (Jack) Sullivan. Miss Sullivan's grandmother was a friend and follower of Susan B. Anthony and her grandfather was a Receiver at the old Forbes Mill.

Return to:

8 Alpine Ave.

Los Gatos, Ca.

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

No cement foundation. Outside of home is unchanged.

Miss Sullivan could prove to be a valuable info source, however it is almost impossible to get her to talk to you and when she does she becomes so upset that I wonder if it is really worth it to have her suffer for it later. She does not want to be mentioned in the book coming out next year.

mb

LOS GATOS HISTORIC RESOURCES INVENTORY
EVALUATION SHEET

Building or District Name Cox/Sullivan House

Address(es) 80 Cleland

Criterion	This Building	Ratings
A. ARCHITECTURE		
1. Building type	<u>1 story single family res.</u>	<input checked="" type="radio"/> E VG <input checked="" type="radio"/> G FP
2. Construction	<u>rustic w/ wood frame</u>	E VG <input checked="" type="radio"/> G FP
3. Style	<u>FS - Folk Victorian</u>	E <input checked="" type="radio"/> VG G FP
4. Architect	<u>unk</u>	E VG G <input checked="" type="radio"/> FP
5. Design	<u>clean-</u>	E VG <input checked="" type="radio"/> G FP
6. Interior	<u>not rated (all new)</u>	E VG G <input checked="" type="radio"/> FP NR
B. HISTORY		
7. Age	<u>ca 1883</u> Deed 1883	<input checked="" type="radio"/> E VG G F P
8. Person(s)	<u>Thos. Cox^{Miller}, early settler/Jack Sullivan Fire Chief</u> (Cox son-in-law)	<input checked="" type="radio"/> E VG G FP
9. Event	<u>one of earliest houses on street not an event</u>	<input checked="" type="radio"/> E VG G <input checked="" type="radio"/> FP
10. Patterns	<u>early (1880s) settler; continuity of family to 1980s</u>	<input checked="" type="radio"/> E VG G FP
C. ENVIRONMENT		
11. Scale/Massing	<u>impressive setting</u> <u>similar to others on streetscape</u>	E <input checked="" type="radio"/> VG <input checked="" type="radio"/> G FP
12. Setting	<u>well situated on hill</u>	E <input checked="" type="radio"/> VG G FP
13. Landmark	<u>Visible from Civic Center; prominent</u>	E <input checked="" type="radio"/> VG G FP ?
D. INTEGRITY		
14. Alterations	<u>add'ns-some by Cox</u> <i>compatible east & west side additions</i> <i>incompatible porch addition/replacement</i>	E VG <input checked="" type="radio"/> G FP

CUMULATIVE RATING: 3 D Appears eligible for National Register.
 4 May become eligible for National Register.
 5 X Appears eligible for local designation.
 D X Contributor to district that is any of the above.
 N Non-contributor to the district.
 6 Appears ineligible for designation, but older than 1942.
 7 Appears ineligible for designation because newer than 1941.

Evaluated by: R. H. SCHUMACHER
90 CLELAND AVENUE
LOS GATOS, CA 95032

Reviewed by: B

Reviewed by: mb

Reviewed by:

Date 7/90

Date 2-2-90

Date 3/25/91

Date



The "Selective Research Record" for any given address is displayed in the form

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-----  
Line 1 Probable address      Occupant      If owner  
Line 2 Ref. Year Est Yr Built Ref. Source Address Occupation Ref. dt/pg  
Line 3 Remark 1  
Line 4 Remark 2  
-----
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The "Est Yr Built" is usually blank; if shown, it is still preliminary and to be ignored.

The "Ref. dt/pg" refers back to the Source record, e.g., if the Source is LGWN then the Ref dt. refers to the publication date; if the Source is TA then the Ref pg is the folio page number, the Remarks contain the detail entry. The most common "Ref. Source" are abbreviated as follows.

BR	Bell Ringer Survey
Brunt	Geo. Bruntz, "History of Los Gatos"
CD	City Directory
Deed	Recorded Land Deed
FC	Federal Census
Forbe	Forbes Mill 1891 Map
HRI	Historical Resources Inventory (Bell Ringer II)
LG Lib or HC	Log Gatos Library Clipping file/Hamshire Collection
LGWN	Los Gatos Weekly News
Map	Maps at LG Library
Note	Personal miscellaneous note
Obit	Obituary
Sanbo	Sanborn Maps
TA	Tax Record
Walk	Physical walk through area
Wulf	Comment by Bill Wulf
1941	1941 Tax Survey

Bob Schumacher Jan 1991

Cleland W Spencer
 Deed OWNER Deed Index V
 Deed-McMillan & McMurry to W. Spencer; Book 40-Page 537[See Cleland 1878 Tax net
 Add'l

90 Cleland Thos Cox
 1880 FC Gristmill Worker
 Age 34 b. Ireland; Father, Eng. Mother, Scot. Wife Margaret (30-b. NY); Son Horace (6
 -b. Cal.)

90 Cleland Cox
 1883 Deed Clela
 Book 70 page 6 - [copy made May 15 1990 Spencer to Cox]

90 Cleland Thos Cox
 1885 LGWN Clela
 Add'n to residence

90 Cleland Thos Cox
 1885 LGWN Clela 1 Jan 1886
 1885 Improvements on Cleland- 'addition to residence.'

90 Cleland Thos W Cox
 1886 Clela Miller-LG Mfg Co
 re-str-1-ann-pwn

90 Cleland Thos Cox
 1886 LGWN Clela
 90 side curbing in front of lot

90 Cleland Thos Cox
 1886 LGWN Clela
 Adding improvements

90 Cleland Thos Cox
 1886 LGWN Clela
 New porch & steps

90 Cleland Thos Cox
 1886 LGWN 26 Mar 1886
 ...has put curbing on the south side of Cleland Street the entire width of his
 lot. This is a good improvement

 80 Cleland Thos Cox
 1886 LGWN 26 Mar 1886
 ...has put curbing on the south side of Cleland Street the entire width of his lot. This is a good improvement

80 Cleland Thos Cox
 1886 LGWN Clela 30 Jul 1886
 ...is getting the material on the ground to rustic the front of his residence and add other improvements.

80 Cleland Thos Cox
 1886 LGWN Clela 20 Aug 1886
 ...is continuing to improve his property....He is having a neat porch built and steps made to the street.

80 Cleland Thomas W Cox
 1886 Deed Clela
 Book 85 PAGE 506-Read MAY 15 1890-To Geo Seaton 84 foot N. side Cleland Ave

80 Cleland Cox
 1887 LGWN 28 Jan 1887
 Re fire at Cox house; insured in the Oakland Home Insurance Co. by Cleland & Mc Muntry. (CK if article on detail of fire-I think I saw one earlier, 6/90 I have

80 Cleland T W Cox Owner
 8 TA Clela
 110' on Cleland Ave. by 180' deep E. Tysdale; S. Kimble & Wilcox; W. Ellis & Seaton L \$350 I \$200

80 Cleland Cox
 1891 1883- Forbe 80 Clela
 Lot 26

80 Cleland Cox Owner
 1892 TA Clela
 E. Wise; S Wilcox; W Ellis L\$350 I \$200

80 Cleland Cox Owner
 1893 TA Clela 1887-Miller; 1895-Lab
 L \$350; I \$250; Bnd S. Cleland St; E Wise; S Wilcox; W Ellis. Worked for LG Mfg Co. & LG Ice Co.

80 Cleland Thos Cox
 1895 CD Clela Lab-LG Ice

80 Cleland Thos Cox Owner
 TA Clela Lab. LG Ice Co -1895
 N. side Cl St. N. E Stewart S. Ryland W. Ellis L\$350 I \$250

 1076 Cleland Thos Cox Owner
 TA Clela Lab. LG Ice Co -1895
 N. side Cl St. N. E Stewart S. Ryland W. Ellis L#350 I #250

 30 Cleland Thos Cox
 1900 FC Clela
 Dwt 438

 30 Cleland Thomas W Cox Owner
 1900 FC Dwt # Day laborer
 Widow; B. 1837 (62); Son Walter B1877(22)-US Navy; Dau. Jessie M. B 1878 (22). Th
 is a fix on 80 Cleland.

 30 Cleland Thos Cox
 1902 CD Clela Engr-LGIAF Co
 Also listed TW and MW Cox-same addr

 30 Cleland John M Sullivan
 1911 CD Clela Painter
 Also in 1912

 30 Cleland John M Sullivan
 1912 CD Clela Painter

 30 Cleland Mrs J M Sullivan Owner
 1912 TA 80 Clela
 L#350 I#350; 1911 also; not in 1910

 30 Cleland Mrs J M Sullivan Owner
 1916 TA Clela
 124; So. Cleland Ave S Ryland E Jeter W Ellis; L.#350 I.#350

 30 Cleland John M Sullivan
 1924 CD 80 Clela Town Fire Chief
 Wife Jessie. [later also Building Inspector]

 30 Cleland Sullivan
 1925 CD 80 Clela

 30 Cleland Charles M Sullivan Prom Cit 'A'
 LG LI
 Dwt. dies 28 July 1932, age 78 from New Brunswick; Son is John M.- Fire Chief I
 longer abt]

CLELAND DISTRICT RESEARCH RECORD- Selective Record - Page 4

 1932 Cleland Charles M Sullivan Prom Crt "A"
 LG LI
 Obit. dies 26 July 1932, age 78 from New Brunswick; Son is John M. - Fine Chief (longer obit)

80 Cleland J M Sullivan
 1934 CD 80 Clela

 90 Cleland Mrs J M Sullivan Owner
 1941 1941 80 Clela
 Age 56; 996 sq ft; mudsill; medium condition

90 Cleland J M Sullivan
 1947 CD 80 Clela

 90 Cleland Mrs Jessie M Sullivan
 1958 CD 80 Clela

 90 Cleland John Arioto Owner
 0 Walk 80 Clela

Bot in 198_ from Sullivan estate. Major internal renovation; concrete found'n dug under house.

90 Cleland Celia Sullivan Owner
 1883 BR 80 Clela Museum Surve
 Est 1883. Says Sullivan original [Cox was] - see detail sheet- shows grandfath
 er at Mill.

----- END OF RECORD -----

LOS GATOS HISTORIC RESOURCES INVENTORY

TALLY SHEET

Building or District Name _____

Address(es) 80 Cleland

<u>E</u>	<u>VG</u>	<u>G</u>	<u>F/P</u>	<u>Criteria</u>	<u>Total</u>	<u>Adjusted Total</u>
10	5	(2)	0	Type		
10	5	(2)	0	Construction		
10	(5)	2	0	Style		
8	4	2	(0)	Architect		
25	12	(6)	0	Design		
<u>8</u>	<u>4</u>	<u>2</u>	(<u>0</u>)	Interior	<u> </u>	<u>15</u>
ARCHITECTURE						(Max. 50)
(10)	5	2	1/0	Age		
(15)	8	4	0	Person		
10	5	2	(0)	Event		
(15)	<u>8</u>	<u>4</u>	<u>0</u>	Patterns	<u> </u>	<u>25</u>
HISTORY						(Max. 25)
25	12	(6)	0	Scale/Massing		
8	(4)	2	0	Setting		
<u>25</u>	(<u>12</u>)	<u>6</u>	<u>0</u>	Landmark	<u> </u>	<u>22</u>
ENVIRONMENT						(Max. 25)
0	(-6)	-12	125	INTEGRITY	<u> </u>	<u>-6</u>

Cumulative Rating:

CUMULATIVE TOTAL

56

60+ = 3 (appears eligible for National Register)

40-59 = 5 (appears eligible for local listing)

20-59 = D (contributor to district rated one of the above)

22- = 6 or 7 (ineligible) or non-contributor

80
Cleland

on Saturday, resulting from the injuries received on Wednesday night of last week. J. H. Hill's testimony was a repetition of his statement at the coroner's inquest. The defendant was held to answer without bail. He was taken back to the County Jail by Sheriff Sweigert and placed in the little tank.

The Fire.

Last Saturday morning about 10 o'clock, Mr. Thos. Cox's house caught fire from the stove pipe. The alarm was given, and in a few minutes men were on the ground. The faucet back of the house had a piece of loose coupling fast on it and water could only be had by carrying it up in buckets. Water was also brought from neighbor's hydrants and finally buckets enough were brought to form a line from the winery tank to the house. At times it seemed that the whole house must go but after a hard fought battle the fire was subdued. Mr. E. E. Dow and Mr. W. B. Stulley deserve much credit for their extra exertions on the roof. The contents of the house were carried out. The house was insured in the Oakland Home Insurance Company by Cleland & McMurtry. On Tuesday the special agent came up from San Francisco and the loss was adjusted in cash. Mr. Herman Sand has the contract to repair the damages.

where they were under the auspices of Garden

Los Gatos

In front of the residence of F. Knowles, of Los Gatos, a beautiful orange tree of golden for three

this winter than ever before. It is a crop of about 225 cannot be surpassed and quality in the

The tree is eleven feet high and promises to export portions next year from 400 to 500 oranges. It is kindly presented as a gift to the city with two apples which are on exhibit.

Dr. McMurtry has planted trees in front of his residence with ripening oranges. The lot are several line of most delicate of branches bending with of palatable acidity.

The numerous oranges borne fruit in the city when properly planted can be grown with

A literary society meeting, was organized in the Union Church. McCarty was elected

SUND
See 1890 TA
File 2

28 Jan 1887
Los Gatos News



TOWN OF LOS GATOS

CIVIC CENTER
110 E. MAIN STREET
P.O. Box 949
LOS GATOS, CA 95031

PLANNING DEPARTMENT (408) 354-6872

June 8, 1998

██████████
80 Cleland Avenue
Los Gatos, CA 95030

RE: 80 Cleland Avenue
Project Application PRJ-98-007

Requesting approval of a Minor Residential Development Application to construct a new second story addition to a pre-1941 single family residence on property zoned R-1:D.

PROPERTY OWNER/APPLICANT: ██████████

Your application for the above referenced project was approved on May 27, 1998. Please submit your architecture and construction drawings to the Building Department for the building permit.

The project was approved subject to the following conditions which must be incorporated in the building plans:

1. Windows and trim shall be made of wood.
2. The siding of the chimney shall be brick veneer and shall be tapered with shoulders at the second floor plate window.
3. The porch column pediments and capitals shall match existing. The new frieze shall match existing. The star element on the new railing shall match existing. The horizontal rail at the bottom of the new banisters shall match existing. The belly band shall remain as existing and die into the roofs of the existing wings.
4. The height shall not exceed 30 feet above existing grade.
5. The siding shall match existing.
6. The pergolas shall remain.

Zoning approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code.

If you have any questions in this matter, please contact Sandy Bailly at 354-6873.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:slb

SLB12\letters\80cle.1



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23

22

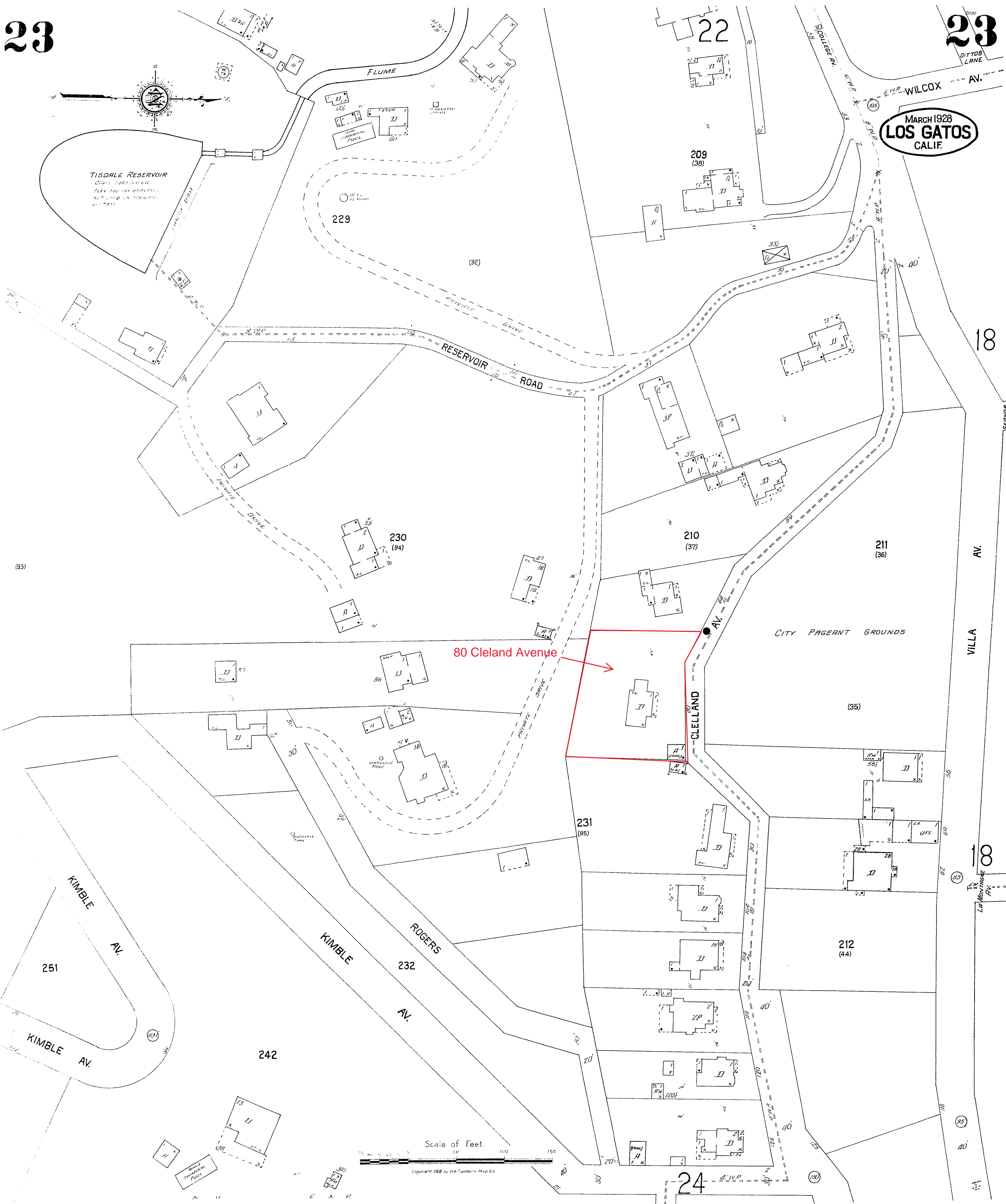
23

MARCH 1928
LOS GATOS
CALIF.

18

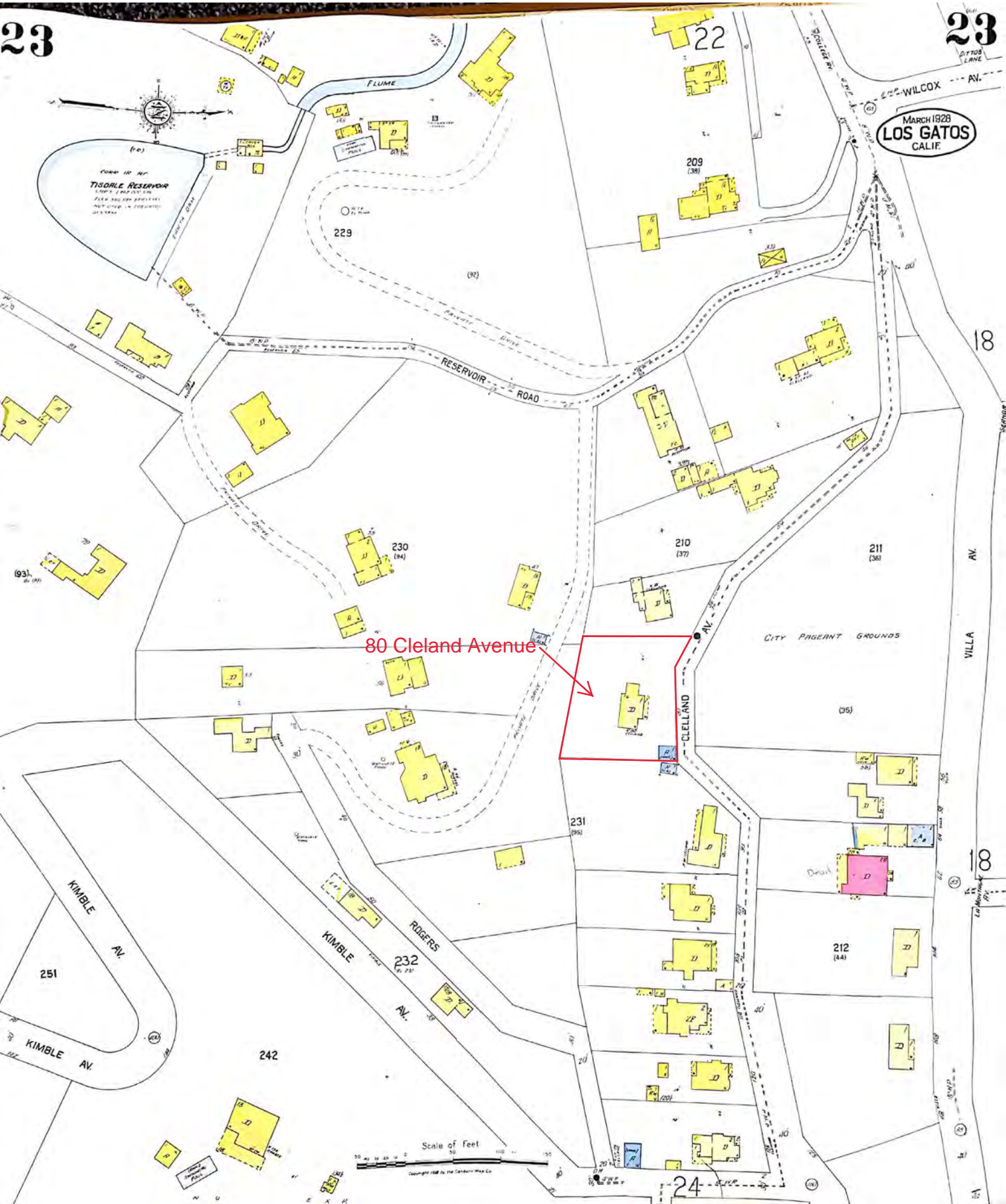
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18

18

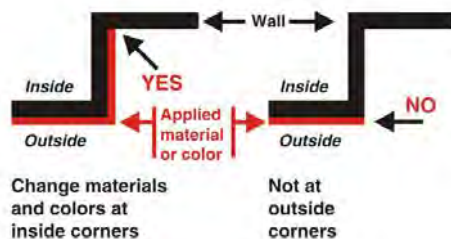
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3.8.3 Use traditional detailing

- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and to make the space too small is inconsistent with the architectural style.
- Openings in walls faced with stone, real or synthetic, should have defined lintels above the opening except in Mission or Spanish Eclectic styles. Lintels may be stone, brick or wood as suits the style of the house.
- Treat synthetic materials as though they were authentic. For example, select synthetic stone patterns that place the individual stones in a horizontal plane as they would have been in a load bearing masonry wall.
- Select roof materials that are consistent with the traditional architectural style (e.g., avoid concrete roof tiles on a Craftsman Style house.)

3.8.4 Materials changes

- Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.



Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

- Site additions in the least conspicuous place. In many cases this is a rear or side elevation - only rarely is it a rooftop.
- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and



Additions, accessory buildings and secondary units should match the form, architectural style, and details of the original house

BUILDING DESIGN

3



Original structure



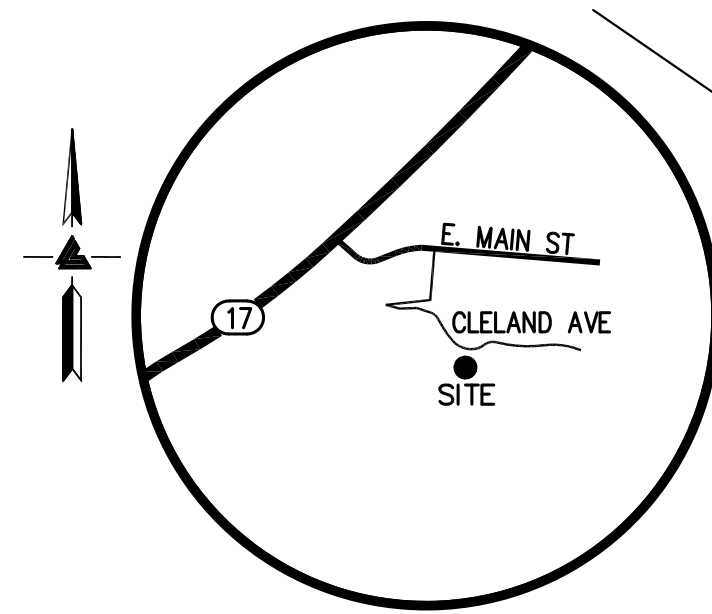
Addition incorporated into the roof successfully adds space while respecting the integrity of the existing house and the scale of the neighborhood



Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood

should utilize the same materials as the existing protected exterior elements.

- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, and decorative elements, they should be carefully removed and reused in the addition where possible.
- The introduction of window and door openings not characteristic in proportion, scale, or style with the original architecture is strongly discouraged (e.g., sliding windows or doors in a structure characterized by double hung windows and swinging doors).
- The character of any addition or alteration should be in keeping with and subordinate to the integrity of the original structure.
- The amount of foundation exposed on the addition should match that of the original building.
- Do not add roof top additions where the roof is of historic significance.
- Second floor additions are discouraged in neighborhoods with largely one story homes. If horizontal expansion of the house is not possible, consider incorporating a second floor addition within the roof form as shown in the example to the left.
- Second floor additions which are not embedded within the roof form should be located to the rear of the structure.
- The height and proportion of an addition or a second story should not dominate the original structure.
- Deck additions should be placed to the rear of the structure only, and should be subordinate in terms of scale and detailing.
- New outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials and details which are similar to the main structure.
- Garages should generally be located to the rear of the lot behind the rear wall of the residence. One car wide access driveways should be utilized.



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- TV/T CABLE TV/TELEPHONE OVERHEAD LINE
- E ELECTRICAL OVERHEAD LINE
- ETC ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- X FENCE LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- A/C AIR CONDITIONING UNIT
- AD AREA DRAIN
- BOL BOLLARD
- BW BOTTOM RETAINING WALL
- CATV CATCH BASIN
- CB CATCH BASIN
- CO CLEAN-OUT BOX
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FL FLOW LINE
- GM GAS METER
- GV GAS VALVE
- INV GUY ANCHOR
- ICV IRRIGATION CONTROL VALVE
- J JOINT POLE
- M-MULTI-TRUNK TREE
- RP ROOF PEAK
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MAINTENANCE HOLE
- SP STANDPIPE
- TW TOP OF RETAINING WALL
- TOS TOP OF SLAB
- WM WATER METER
- WV WATER VALVE
- W WOOD POST
- XXX.XX SPOTGRADE

RETAINING WALL SPOTGRADES

462.95TW
464.95BW

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

CITY OF LOS GATOS BENCHMARK
LOS GATOS CITY LG36
SET BRASS DISC IN MONUMENT
WELL STAMPED "LG#36"
ELEVATION = 387.42'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 451.75'
(ADJUSTED TO NAVD 88 DATUM)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

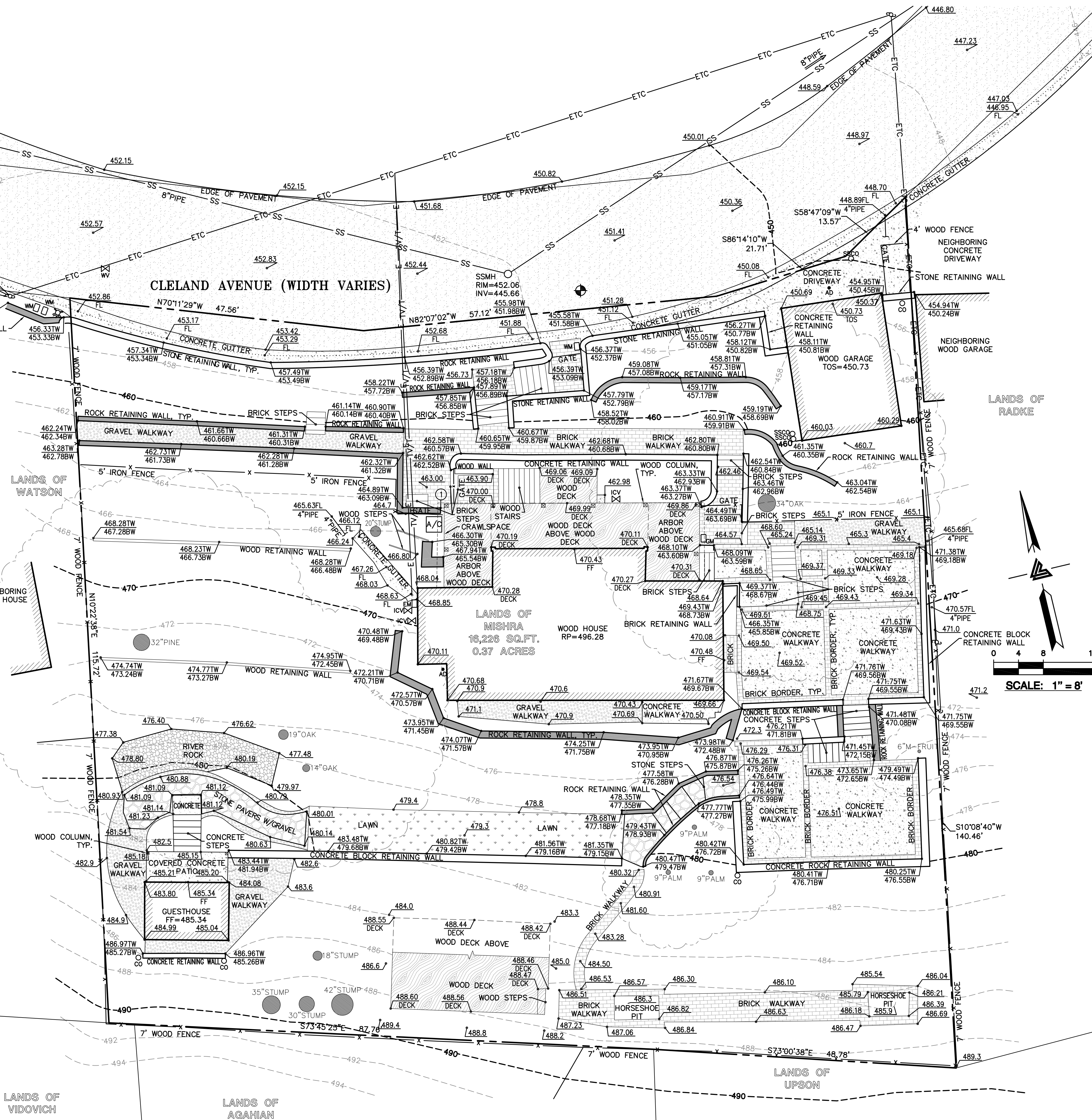
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

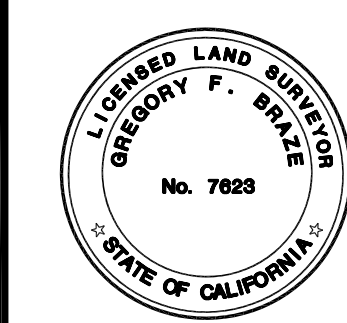
THE AREA OF THE SURVEYED LOT IS 16,226± SQUARE FEET / 0.37± ACRES

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY CORNER STONE TITLE COMPANY ORDER NO. 3630421-04243, DATED OCTOBER 26, 2021.
AN EASEMENT FOR WATER, RECORDED MARCH 11, 2009, AS DOCUMENT 20164551, IS NOT PLOTTABLE.



SCALE: 1" = 8'



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
2405 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
WWW.LEABRAZE.COM

80 CLELAND AVENUE
LOS GATOS, CALIFORNIA
APN: 529-33-026
SANTA CLARA COUNTY

TOPOGRAPHIC
SURVEY

REVISIONS	BY
JOB NO: 2221955	
DATE: 1-9-23	
SCALE: 1"=8'	
BNDY BY: DN/AB	
FIELD BY: ES	
DRAWN BY: NT	
SHEET NO:	



Site Photos

Revision	MISHRA RESIDENCE 80 CLELAND RD. LOS GATOS CA 95030			SITE PHOTOS
Revision				
Revision				
Revision				
Sheet Scale : AS NOTED		Drawn By DG	Reviewed By DG	10/23/2023



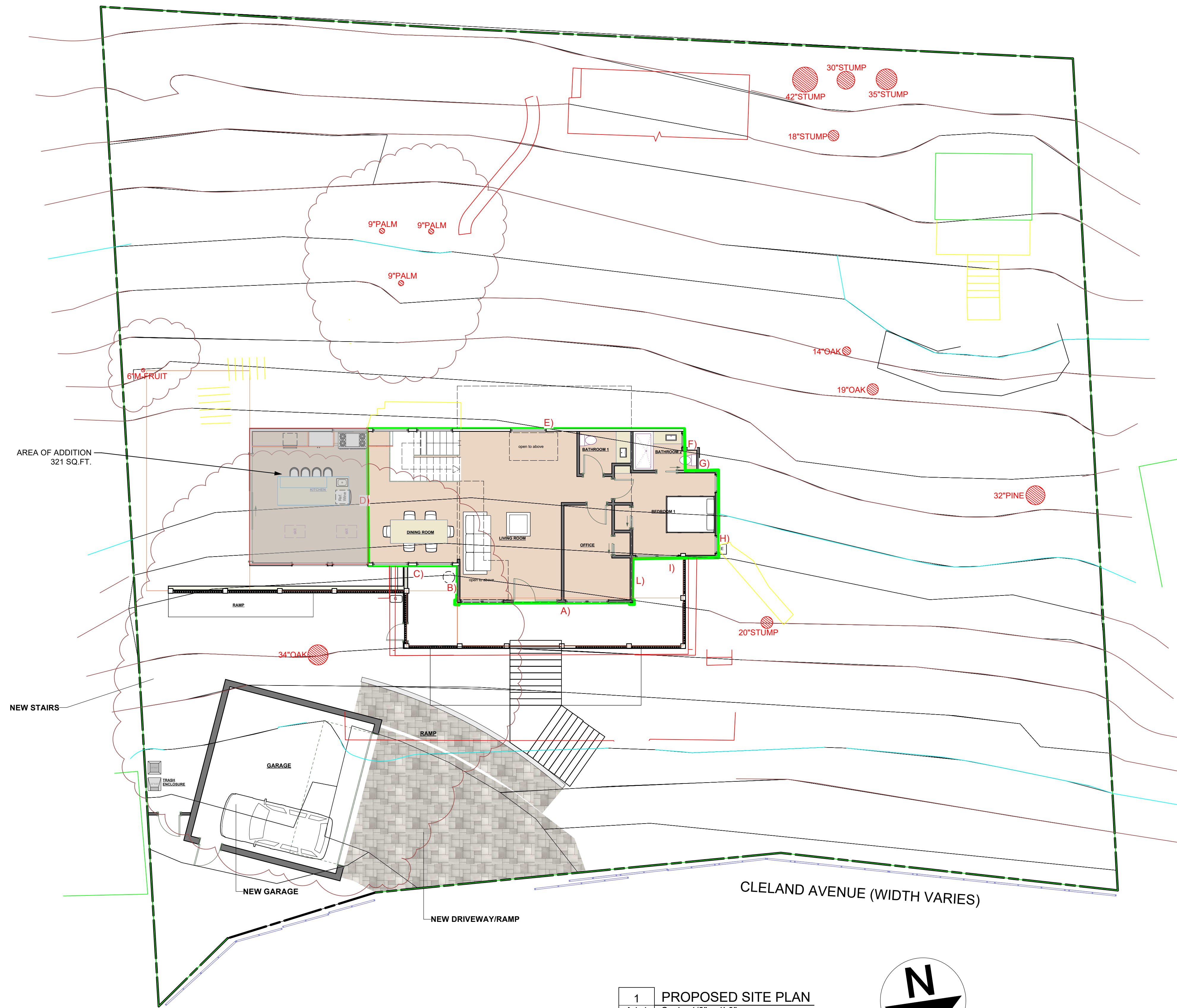
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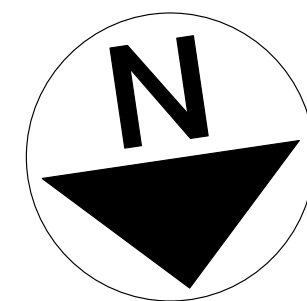
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A-P



1
A1.1
PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"



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Revision				
Revision				
Revision				
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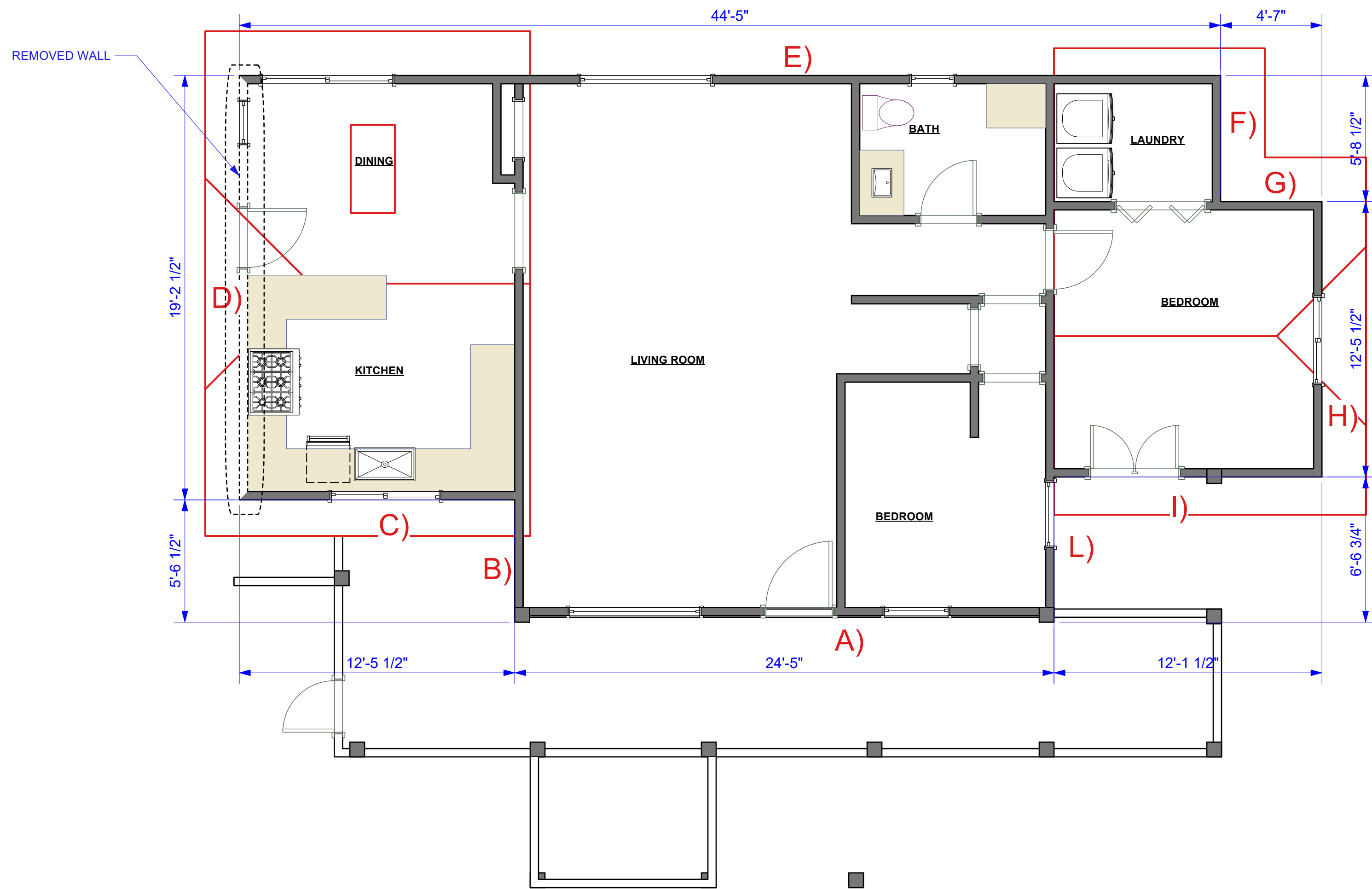
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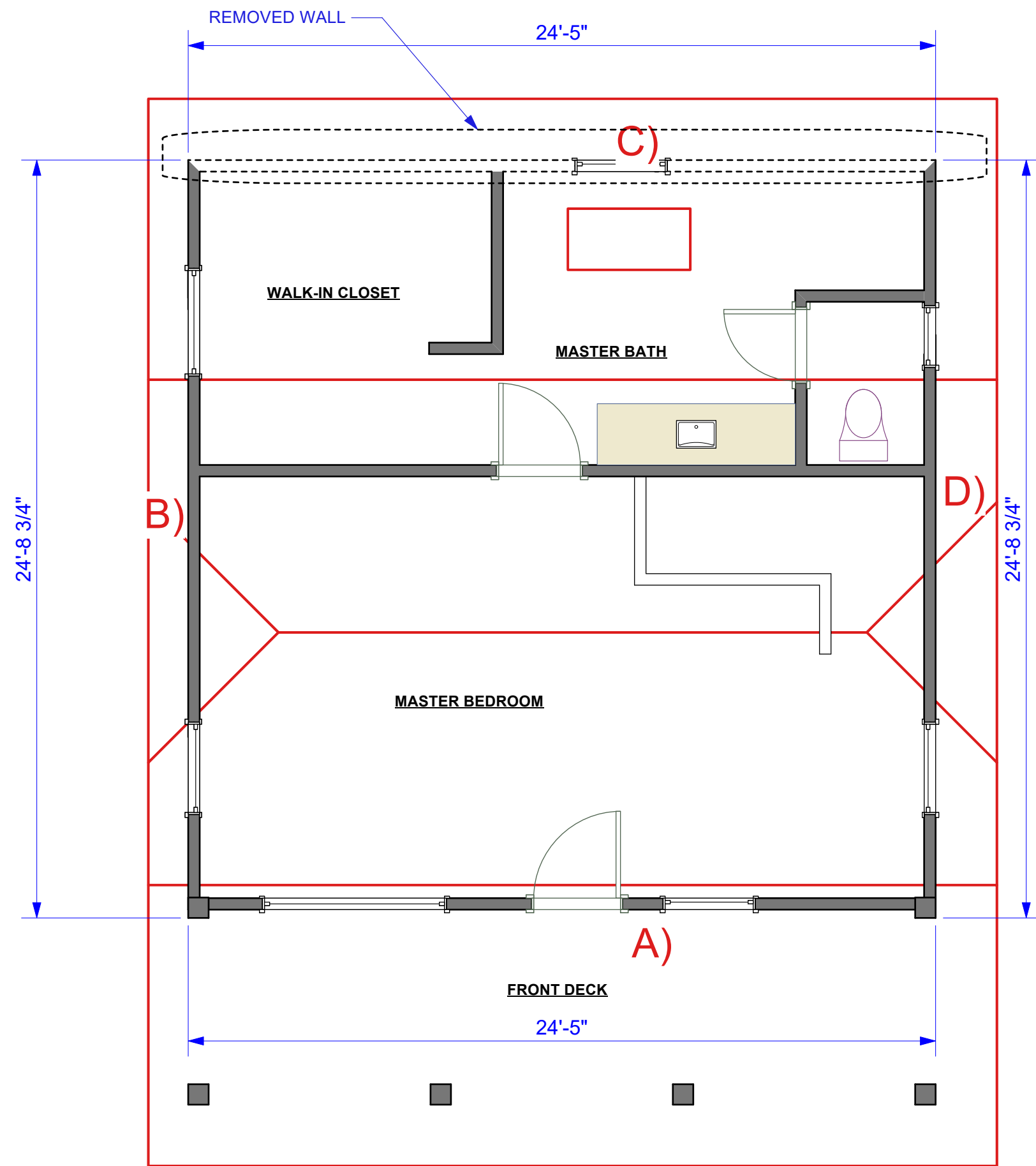
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A1.1



1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

EXISTING FIRST FLOOR EXTERIOR WALLS:

- A) : 24'-5"
- B) : 5'-6 1/2"
- C) : 12'-5 1/2"
- D) : 19'-2 1/2" (REMOVED)
- E) : 44'-5"
- F) : 5'-8 1/2"
- G) : 4'-7"
- H) : 12'-5 1/2"
- I) : 12'-1 1/2"
- L) : 6'-6 3/4"

TOTAL LENGTH FIRST FLOOR 159'11 1/4"
(159.94')

EXISTING SECOND FLOOR EXTERIOR WALLS:

- A) : 24'-5"
- B) : 24'-8 3/4"
- C) : 24'-5" (REMOVED)
- D) : 24'-8 3/4"

TOTAL LENGTH SECOND FLOOR 98'-3 1/2"
(98.29')

TOTAL HOUSE EXTERIOR WALLS:

$159.94' + 98.29' = 258.23'$

$TOTAL\ REMOVED\ WALLS: (19'-2\ 1/2'') + (24'-5'') = 43'-7\ 1/2''\ (43.63')$

$43.63' / 258.23' = 0.17 = 17\%$

Revision	Revision	Revision	Revision
MISHRA RESIDENCE			EXISTING HOUSE FLOOR PLANS
80 CLELAND RD. LOS GATOS CA 95030			
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architecture

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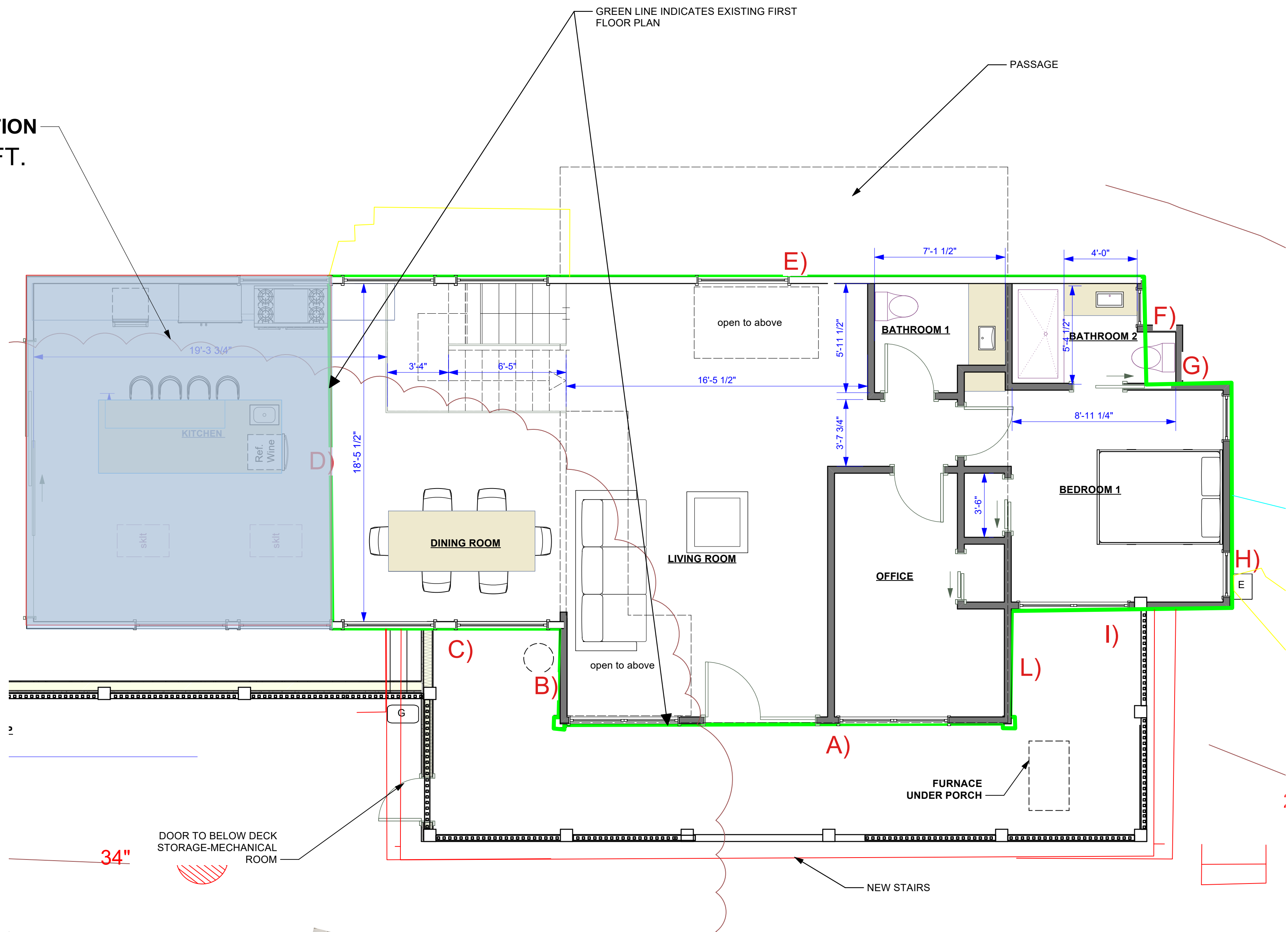
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A2.0

AREA OF ADDITION
321 SQ.FT.



1 PROPOSED FIRST FLOOR PLAN
A2.1 Scale: 1/4" = 1'-0"

Revision	MISHRA RESIDENCE 80 CLELAND RD. LOS GATOS CA 95030 FIRST FLOOR		
Revision			
Revision			
Revision			
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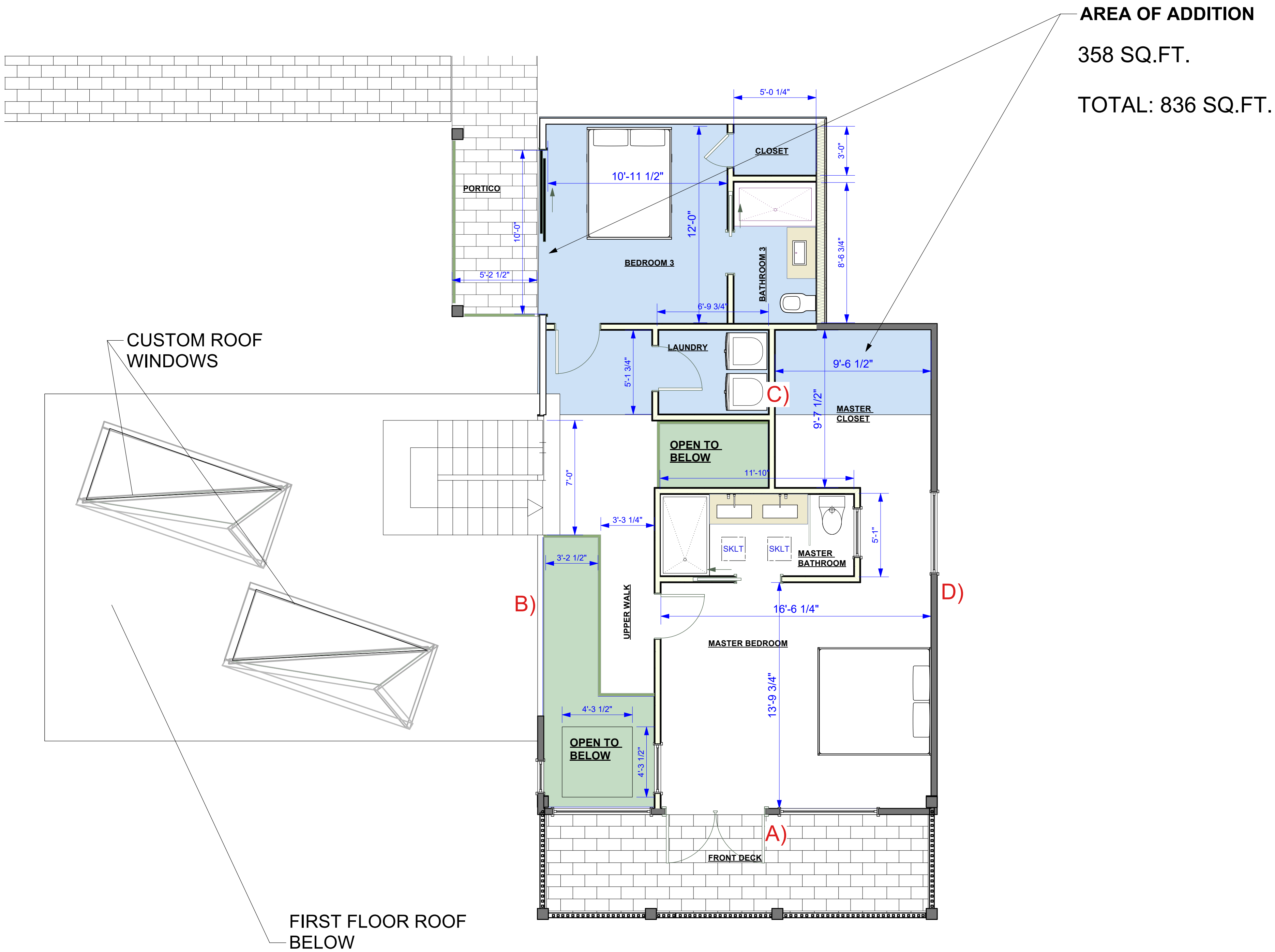
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A2.1



1
A2.2

PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

Revision	MISHRA RESIDENCE 80 CLELAND RD. LOS GATOS CA 95030	SECOND FLOOR
Revision		
Revision		
Revision		
Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG
10/23/2023		

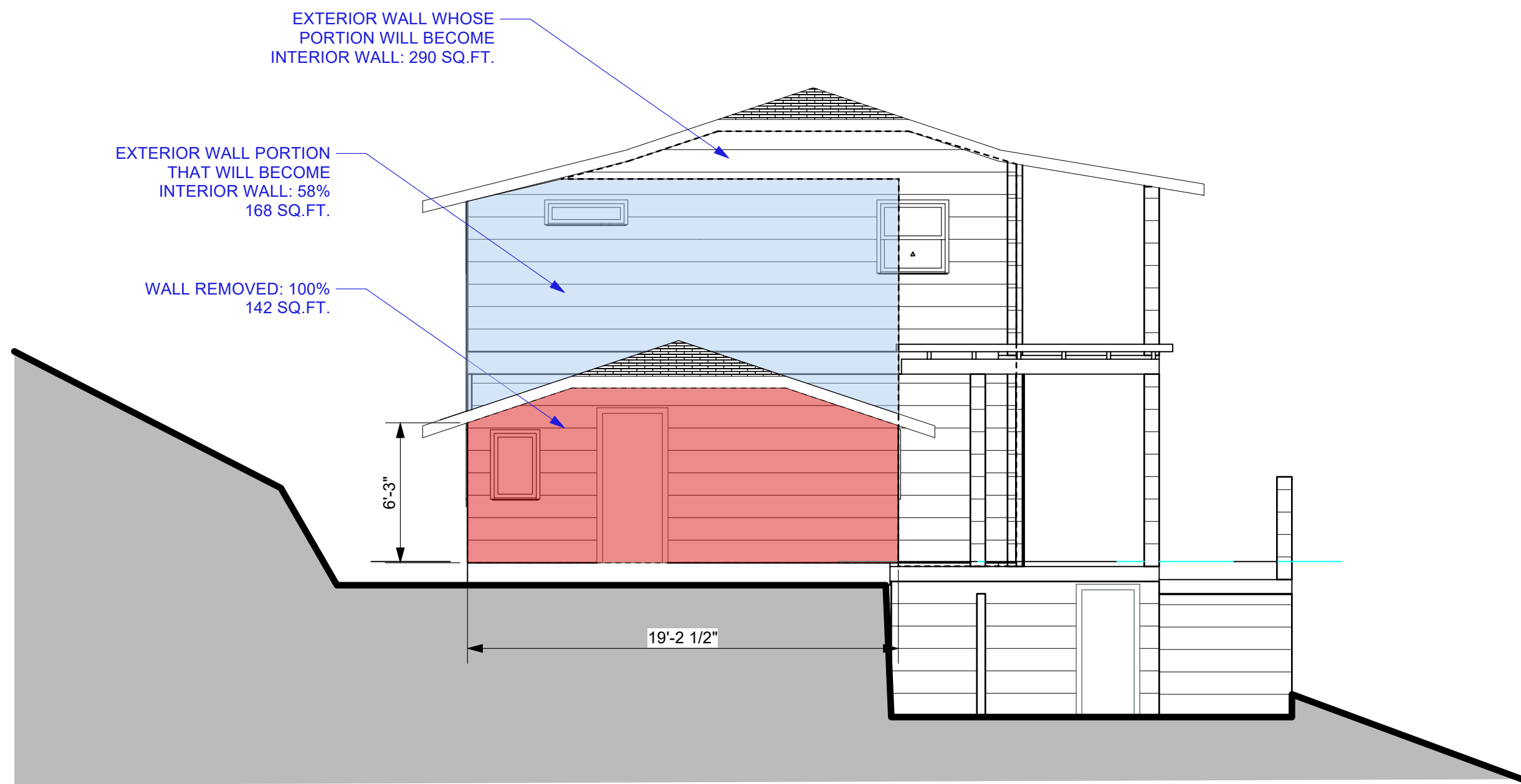


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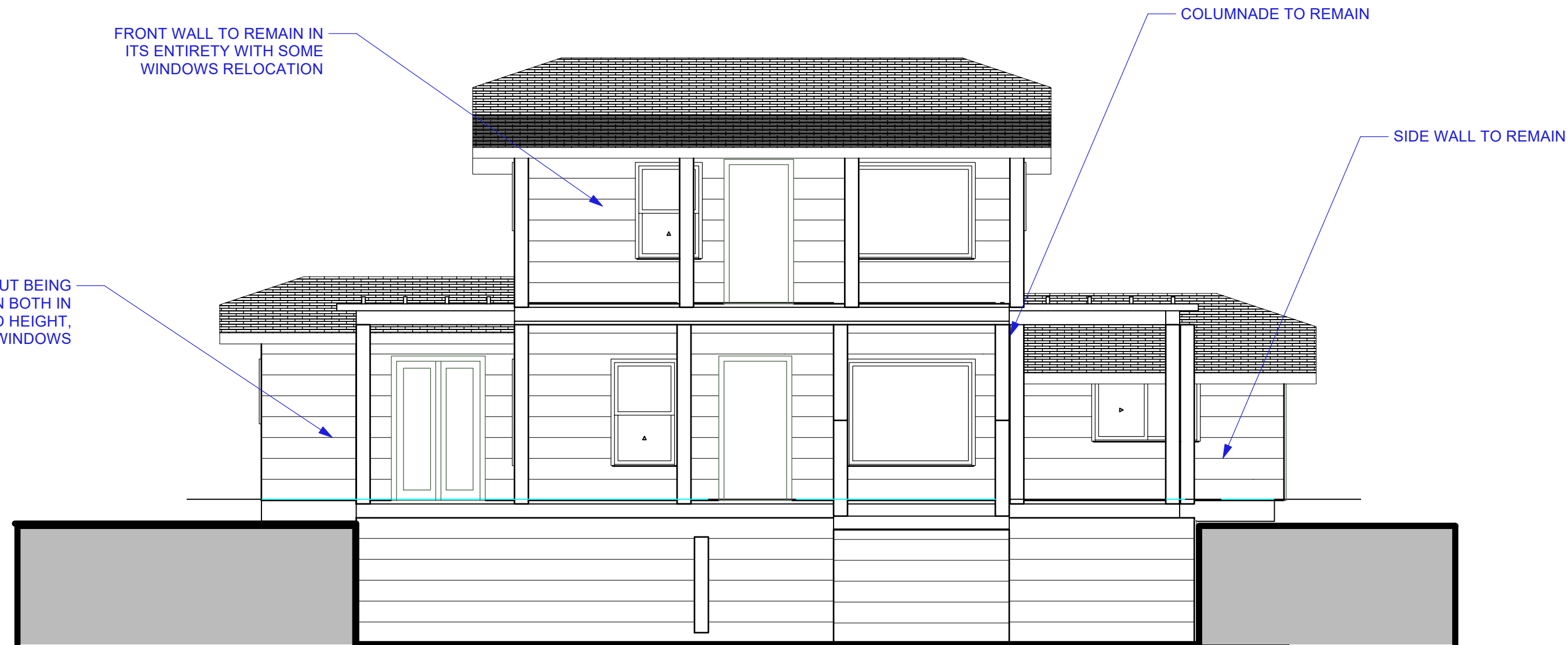
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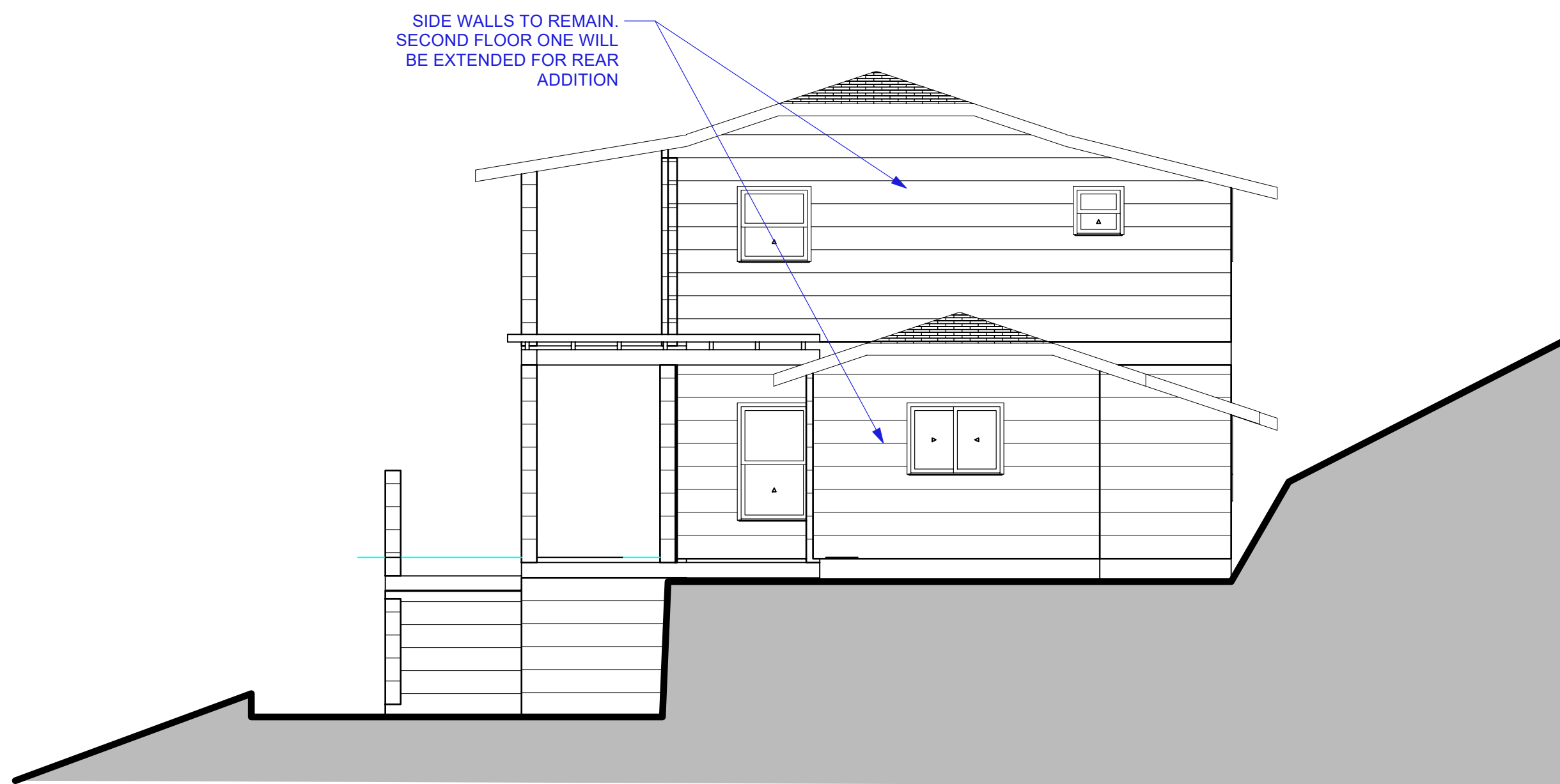




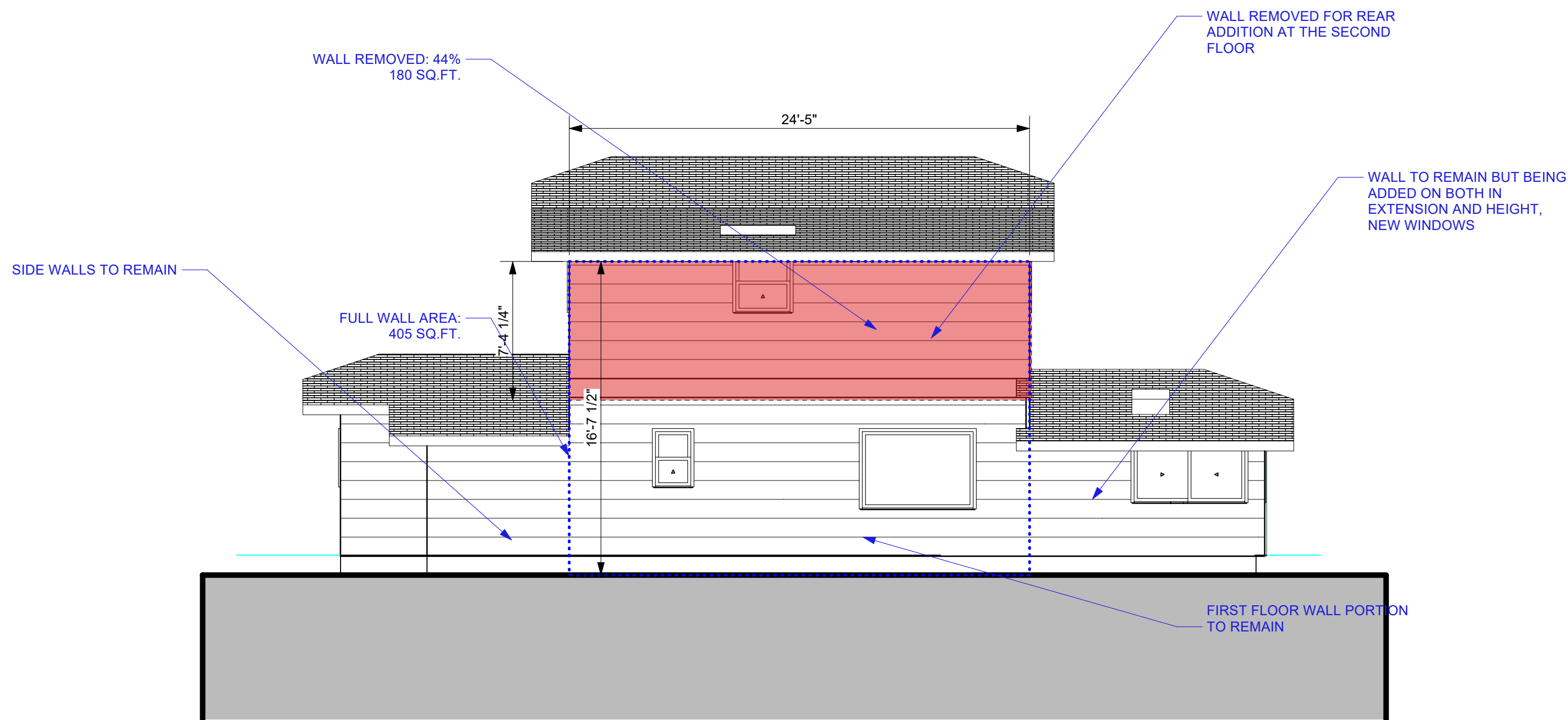
2 SIDE ELEVATION (EAST)
A3.0 Scale: 3/16" = 1'-0"



1 FRONT ELEVATION (NORTH)
A3.0 Scale: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)
A3.0 Scale: 3/16" = 1'-0"



3 REAR ELEVATION (SOUTH)
A3.0 Scale: 3/16" = 1'-0"

Revision	Revision	Revision	Revision
MISHRA RESIDENCE			EXISTING EXTERIOR ELEVATIONS
80 CLELAND RD. LOS GATOS CA 95030			
Sheet Scale - AS NOTED	Drawn By DG	Reviewed By DG	10/23/2023

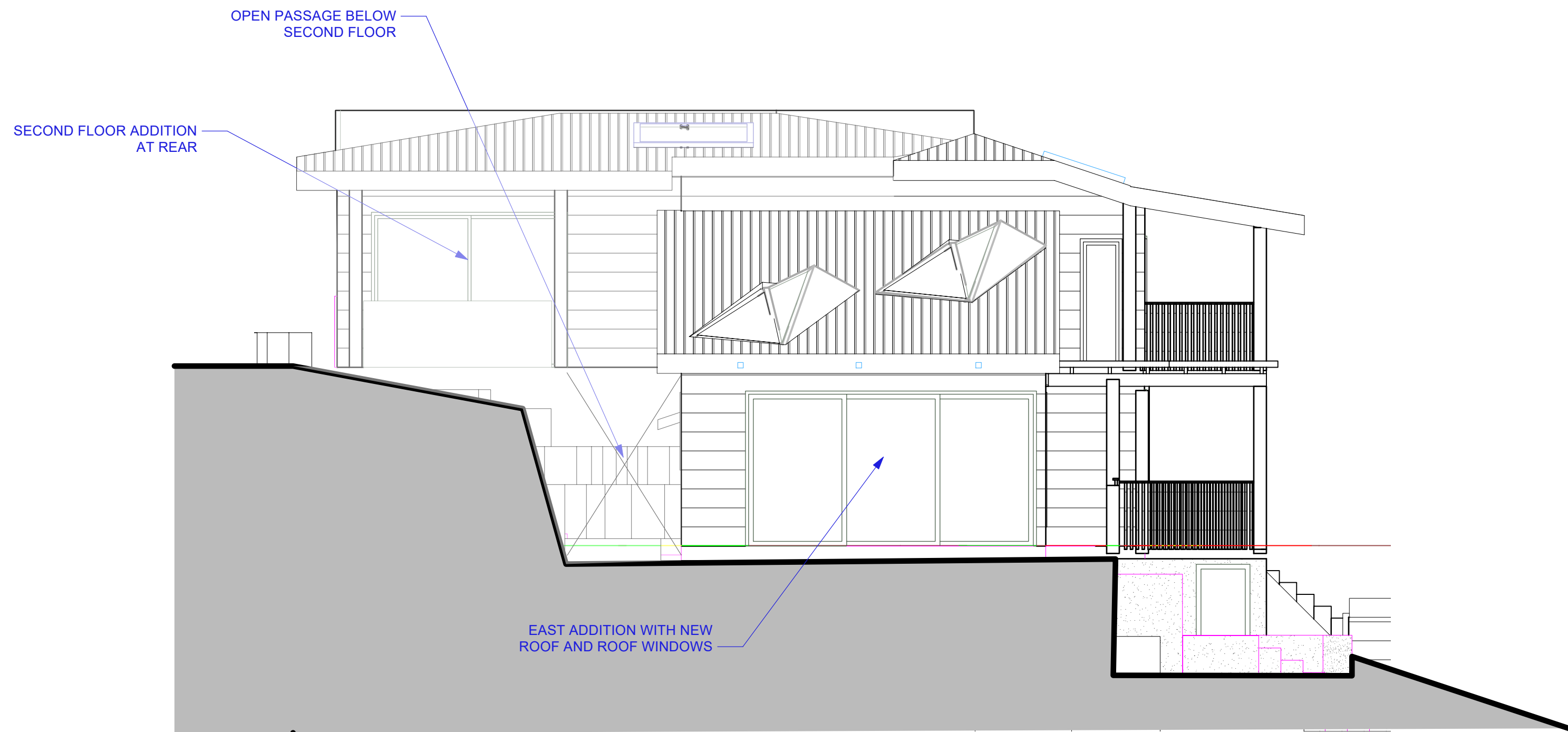


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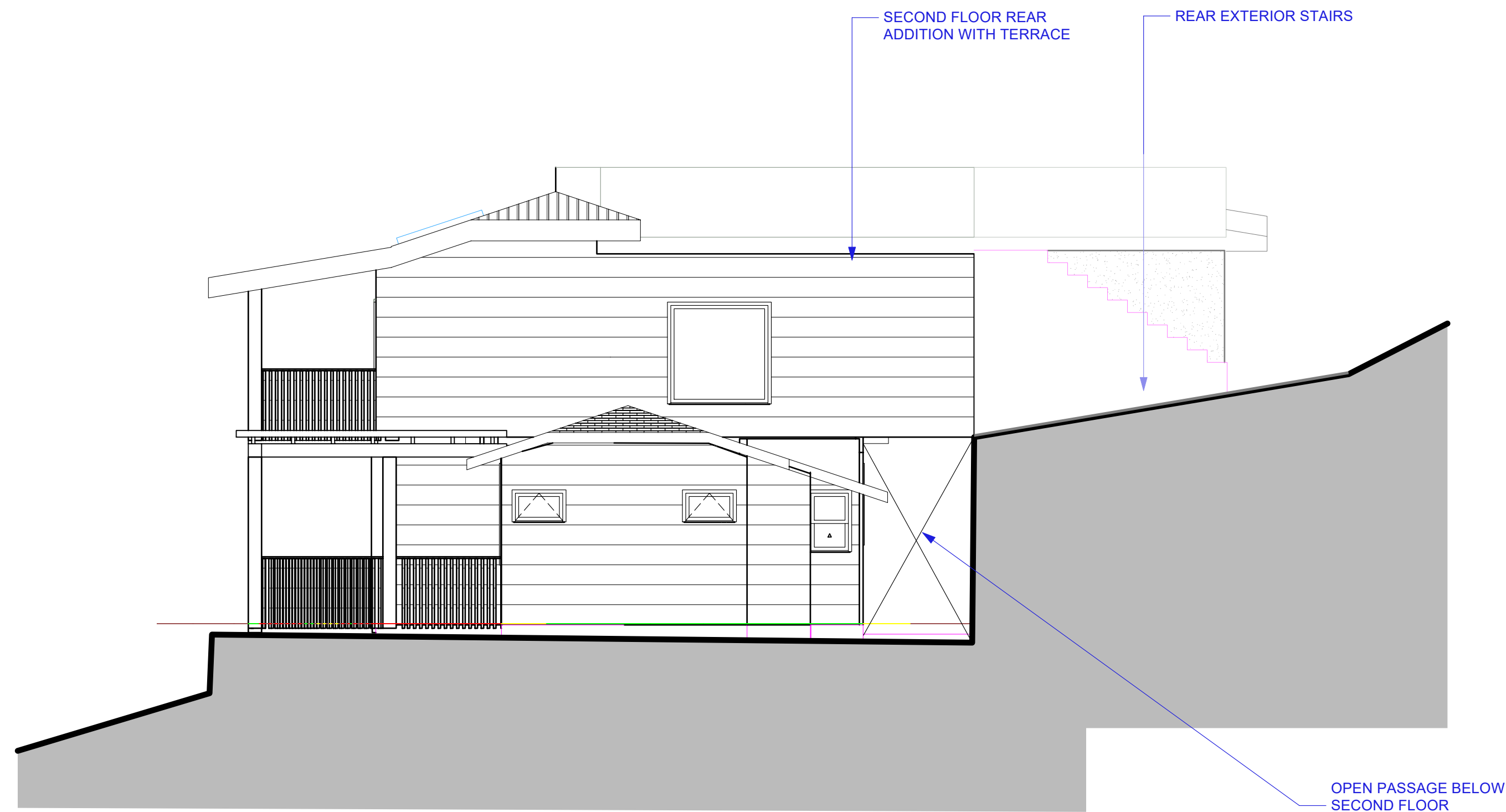
A3.0



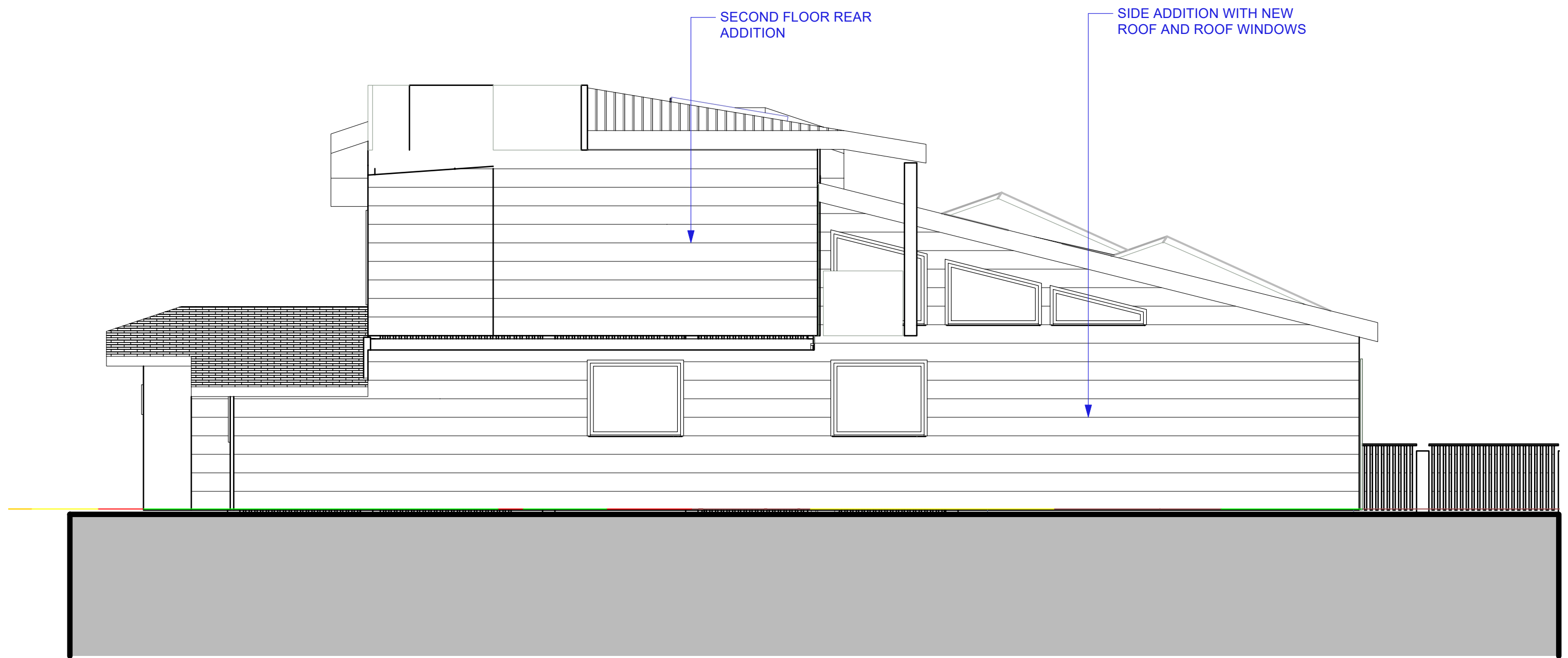
2 SIDE ELEVATION (EAST)
A3.1 Scale: 3/16" = 1'-0"



1 FRONT ELEVATION (NORTH)
A3.1 Scale: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)
A3.1 Scale: 3/16" = 1'-0"



3 REAR ELEVATION (SOUTH)
A3.1 Scale: 3/16" = 1'-0"

Revision	Revision	Revision	Revision
MISHRA RESIDENCE			EXTERIOR ELEVATIONS
80 CLELAND RD. LOS GATOS CA 95030			
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A3.1



Front Elevation



Front Isometric Elevation

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Revision				Revision
Revision				Revision
Revision				Revision
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				10/23/2023



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A3.3

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