

MEETING DATE: 12/20/2023

ITEM NO: 2

DATE: December 15, 2023

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic

Resources Inventory for Property Zoned R-1:8. Located at 14335 La

Rinconada Drive, Parcel 1. APN 409-14-026. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Request for Review PHST-23-023. Property Owner: Nicholas Gera. Applicant: Greg Zierman.

Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8 located at 14335 La Rinconada Drive, Parcel, 1.

PROPERTY DETAILS:

- 1. Date primary structure was built: 1920 per County Assessor's Database
- 2. Town of Los Gatos Historic Status Code: N/A
- 3. Does property have an LHP Overlay? No
- 4. Is structure in a historic district? No
- 5. If yes, is it a contributor? N/A
- 6. Findings required? Yes
- 7. Considerations required? No

DISCUSSION:

The applicant is requesting approval to remove the presumptive pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1920. The property is not within a historic district or LHP overlay, is not included in the 1990 Anne Bloomfield Survey and not located on the Sanborn Fire Insurance maps.

PREPARED BY: Erin Walters

Associate Planner

PAGE 2 OF 2

SUBJECT: 14335 La Rinconada Drive, Parcel 1/PHST-23-023

DATE: December 15, 2023

DISCUSSION (continued):

The applicant has provided an informational packet with their application, which includes a summary of the history of the residence, and the research conducted as a part of this request (Attachment 1). Based on the summary letter provided, the estimated construction date based on the research conducted is 1920. The original 774-square foot residence was built with no foundation and single wall construction. The applicant states that the windows, front porch, front door, and rear laundry room addition do not appear to be original. The applicant believes that the required findings for removal from the Historic Resources Inventory can be made for this property as the residence is not in its original condition and there is nothing significant or remarkable about it. The applicant did not find that any significant persons lived on the site.

The applicant has also provided pictures of the current residence and neighboring properties, provided as Attachment 2. An existing site plan is provided as Attachment 3.

CONCLUSION:

Should the Committee find that the structure no longer has historic significance or architectural merit due to the loss of integrity, the structure would be removed from the Historic Resources Inventory and any proposed alterations would not return to the Committee.

FINDINGS:

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

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

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

ATTACHMENTS:

- 1. Applicant's Submittal Packet
- 2. Property Photographs
- 3. Existing Site Plan

Dear Committee Members,

We are requesting that 14335 La Rinconada Drive be removed from the Historic Resources Inventory List in the Town of Los Gatos. According to Santa Clara County the home of 744 sq ft was built in 1920. We have researched the following documents:

- 1) Sanborn Maps Not Located
- 2) 1941 Tax Assessment Not Located
- 3) 1989 Ann Bloomfield Historic Resource Survey Form Not Located
- 4) Polk Directories Was not found until 1952 P. Danforth, 1962 Albert Blake
- 5) Historic Property Collection and Tour Books Not Located
- 6) Telephone Directories Included with Polk Directories

The home was built with no foundation and primarily single wall construction. In viewing the home, it is apparent that the windows are not original. Also, the front porch and front door appear to be of a newer era than the 1920's. The rear laundry room with a shed roof looks to be an addition at one time. We feel the house does not have a defined architectural style, but would classify it close to a beach bungalow cottage. According to our research, no one of important significance has lived in the house. The interior of the house has very low ceilings of 7 feet in height. There are no redeeming qualities to keep this home on the Historic Resources Inventory List and we feel it should be removed. I have enclosed pictures of the home and the surrounding neighbors. Please feel free to reach out for questions if needed and thank you for your consideration in this matter.

Thank you,

Nicholas Gera

TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE HISTORIC RESEARCH WORKSHEET



Applicants shall provide written evidence and supporting documents to justify their request for a remodel, alteration, addition, determination of significance, or demolition of a designated or presumptive historic resource. This worksheet is intended to assist the applicant in gathering written evidence and supporting documents, and to assist the Historic Preservation Committee during evaluation of the request.

Applicants shall provide written evidence and supporting documents of <u>the historical and architectural</u> <u>characteristics</u>, regarding both structures (construction date, alteration dates, photographic documentation) and people (owner and/or resident names). If written evidence cannot fit on this worksheet, please attach separate sheets.

The Historic Preservation Committee reviews the application using the Town's Historic District Ordinance requirements. Copies of the ordinance(s) are available at Town Hall. The Committee meets the fourth Wednesday of every month. The filing deadline is 20 days prior to the meeting by 11:00 AM.

The applicant shall research the following (please check the box once you complete your research):

- 1. Los Gatos Public Library (see How to Research the History of a House in Los Gatos):
 - Sanborn Maps No Record
 - 1941 Tax Assessment No Record
 - 1989 Anne Bloomfield Historic Resource Survey forms No Record
 - Polk's Directories Looked at 1939, 1944, 1952 Plainforth, 1962 Albert Blake, 1968, 1972 Vacant
 - Telephone Directories Included with Polk Directories
 - Other Historic Property Collection and Tour Books No Record
- 2. Santa Clara County Resources (especially helpful for properties previously located in the county's jurisdiction):
 - Santa Clara County Planning Department records Viewed 11/13/23
 - San Jose Public Library (California Room) Viewed 11/13/23
- 3. Community Development Department Resources:
 - Sanborn Maps
 - 1989 Anne Bloomfield Historic Resource Survey forms
 - Community Development Department property files (permit history)

| Research was conducted on (please enter date): | 11/6, | 11/9, | 11/13, | 11/1/ |
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| Records and Documents found (please attach cop | | | | |
| · | | | | |



Marko Gera

Fwd: Los Gatos Library - historic property research

1 message

Marko Gera To: Marko Gera Mon, Nov 27, 2023 at 3:44 PM

From: Shawnte Santos

Subject: Los Gatos Library - historic property research

Dat

Hi Nick,

It was nice to meet you yesterday! I heard back from Sean and Erin in our Planning department and they said that next steps for when we don't have a property listed in our Sanborn Maps or Bloomfield Architectural Surveys is to contact the County to review the property's permit history.

I think you said you were already working on this, so you're definitely on the right track!

Please let me know if you have any other questions.

All the best,





Shawnte Santos (she/her) ● Adult Collection & Services Librarian Los Gatos Library ● 100 Villa Avenue, 95030

I am in the office Tuesdays through Fridays and alternating Saturdays. I am not in the office on Sundays or Mondays.

Library hours: Sunday - Saturday 10 am - 6 pm

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TOWN OF LOS GATOS

PLANNING DEPARTMENT (408) 354-6872

CIVIC CENTRA 110 E. MAIN STREET P.O. Box 949 Los Gatts, CA 95031

NOTICE

November 14, 1997

Resident 14335 La Rinconada Los Gatos, CA 95032

RE:

14335 La Rinconada Home Occupation Permit

The Town has received a complaint that a business is being operated at the above mentioned address. Martin Alkire, the Town's Code Compliance Officer, conducted a drive-by Inspection on November 12, 1997, but was unable to determine if a business is being operated.

This property is located in a residential zone. Only residential uses are allowed unless a home occupation permit has been obtained. Enclosed is a copy of a home occupation permit application. If you find that you are able to fulfill the conditions of the home occupation permit, you must apply for a home occupation permit. If you cannot fulfill the conditions of the home occupation permit, you must cease operating your business at the above mentioned site.

Please contact Martin Alkire, Code Compliance Officer, at (408) 354-6874 at your earliest convenience. If you do not contact the Town by November 21, 1997, the Town will assume that a business is being operated and will perform further enforcement action.

Very Truly Yours,

Lee E. Bowman Planning Director

LEB:MA

Enclosure

CC.

Sorted L-R



PLANNING DEPARTMENT (408) 354-6872

NOTICE OF VIOLATION

January 13, 1993

VL-93-024

Occupant 14335 La Rinconada Drive Los Galos, CA 95030

RF.

14335 La Rinconada Drive Dog Feces

The Town has received complaints that dog feces is being allowed to accumulate at the above mentioned address. The Los Gatos Town Code requires that animal feces must be regularly removed to keep yards "in a clean and wholesome condition" (Section 4.10.060).

Please resolve this issue by January 21, 1993, to avoid further enforcement action. If you have any questions regarding this matter, please contact Christine Arrulza, Code Compilance Officer of this office, at (408) 354-6807.

Lee E. Bowman Planning Director

LEB:CA

cc:

PZO/HAL/LEJOIY/KAZ



TOWN OF LUS GATOS

BUILDING AND ENGINEERING DEPARTMENT (408) 351-6881 FAX 354-7593

COVIC CONTRA 110 E. MADY STREET P.O. BOX 949 Los Garre, CA 95031

NOTICE OF EXPIRATION ON PLAN REVIEW APPLICATION

February 3, 1998

Mr. and Mrc.

1-xpired

Dear Mr. and Mrs. Gara:

JOB ADDRESS:

14335 La Rinconada Drive

APPLICATION NUMBER:

B97-000593 & P97-00028:

APPLICATION DATE:

July 21, 1997

EXPIRATION DATE:

Janua 19, 1398

We are concerned about the status of your permit application. Your plan review application shall expire if a permit is not issued within 180 days following the date of application (Section 304(d) of the Uniform Building Code). One extension may be granted by the Director of Building and Engineering Services upon written request.

If you wish to extend your application, please complete the attached form and return it to the Building Department. Your request for extension must be received by this department prior to the EXPIRATION DATE indicated above. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

The department policy is to dispose of plans and submittels 30 days after the application is voided. If you are interested in the return of your material or do not wish to pursue the project, please contact Cherie Strand, Counter Technician (354-6881) of this office within the specified time period to make the appropriate arrangements.

Very truly yours,

BILL BRUCKART

Senior Building Inspector

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TOWN OF LOS GATOS

COMMUNITY SERVICES DEPARTMENT BUILDING DIVISION (408) 354-5881 FAX (408) 354-7593 CIVIC CENTER 110 H. MAEN STREET P.O. BOX 949 Los Gatos, CA 95031

Pacific Gas & Electric Company

Attention: Service Planning Department - Cuperline FAX: (408) 725-3342 PHONE: (408) 725-3325

FROM:

TOWN OF LOS GATOS - BUILDING INSPECTION DEPARTMENT

SUBJECT:

REQUEST FOR GAS/ELECTIVE RELEASE(S)

| PROPERTY INFORMATION: | . 1 | / 2 |
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| Name of Customer: | | |
| Building Uso: Residence | e Units Rela | psed: |
| Metar(s) Location: | | |
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BUILDING INSPECTION DEPARTMENT:

Inspector Initials: C/

Fax Dale/Timo: 2



CHRISTOPHER MANSFIELD DULDOM/NOROCOT SOURCE INSPECTOR COMMUNITY DIVINORMENT DEPARTMENT BULDOM DIVISION

CIVIC CENTRE + 110 IL MAIN STREET

TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT ELECTRICAL PERMIT

| ELECTRICAL PERMIT | | |
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| Permit Number: E01-000035 | | |
| Work Description: UPGRADE SERVICE EQUIPMENT TO 100AMPS | 3 | |
| Building Address: 14335 LA RINCONADA DR | Status Applied.: | 01/22/2001 |
| Address: City Zip | Approved: Issued: Expires.: | 01/22/2001 |
| Contractor: 6 License: 6 Address: 95070 Business Lic.: 97070095 | | |
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| Permit Issuance: 25 Plan Check Fee: | .00 | |
| Remodel | .00 | |
| Total Calculated Fees: 55 Total Additional Fees: 55 Total Fees Due: 55 Total Payments: | *********** .00 .00 .00 .00 .00 | ******* |
| LICEUSED CONTRACTOR'S DECLARATION | of division 1 of the | mialman |
| Thereby affirm wher penalty of perjury that I am licensed under provisions of Chapter 3 and Professivens cite, and my license is if full fife and effect. Signature & COMPENSATION DECLARATION NORMER'S COMPENSATION DECLARATION | | |
| A I hereby aftis under penalty of perjury I have and will maintain Norkers' Compensation 1700 of the habit code, for the directoralics of the work for which this permit is issued. Signatur (X) AM MORKER'S COMPENSATION INSTRUCE | | |
| If I rectify that, in the performance of the work for which this permit is issued, I shall no as to become subject to the workers' compensation laws of California, and agree that, workers' compensation provisions of Section 1700 of the Labor Code, I shall forthwith co- | II I should become at | abject to the |
| SIGNATURE A MARKING FAILURE TO SECURE HORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL FUBJECT OF CIVIL PINES UP TO \$100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED | AN EMPLOYER TO CRIMINA | AL PENALTIES AND |
| 1 hereby affirm under penalty of perjury that 1, as owner of the property, have read this information form attached is correct. I agree to comply with all Town ordinances and St. construction, and hereby authorize representatives of this Town to enter upon that above | n application and the | owner/builder |
| Signature X | | |

HOTICE

- I. Signe are regulated, See Planning Bept. for requirements
- 2. Outdoor lights are regulated syminst shining on other properties, shoentring lighting is not parmixted.

TOWN OF LOS GATOS

BALL COURT DE PARTUE DY 1 PRIORE 354 6874 FAR (408) 254-7591

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| COLUMN TO SERVICE | 1 | 105.00 | | | | | |

1) Street View



2) Front of House



3) Front of House



4) Front of House



5) Front Porch



6) Left Side of House

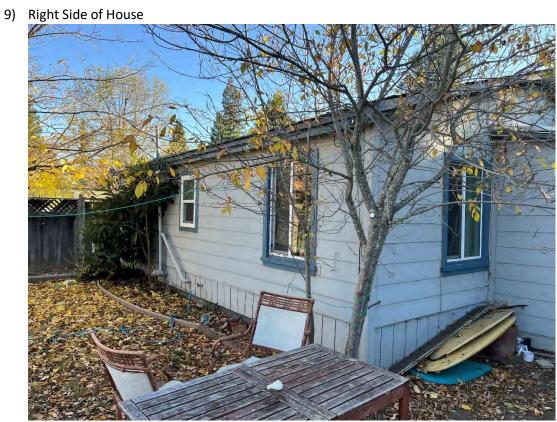


7) Left Side of House



8) Right Side of House





10) Back of House



11) Front of Garage



12) Right Side of Garage



13) Left Side of Garage



14) Back of Garage



15) La Rinconada Neighbor



16) La Rinconada Neighbor



17) La Rinconada Neighbor



18) La Rinconada Neighbor

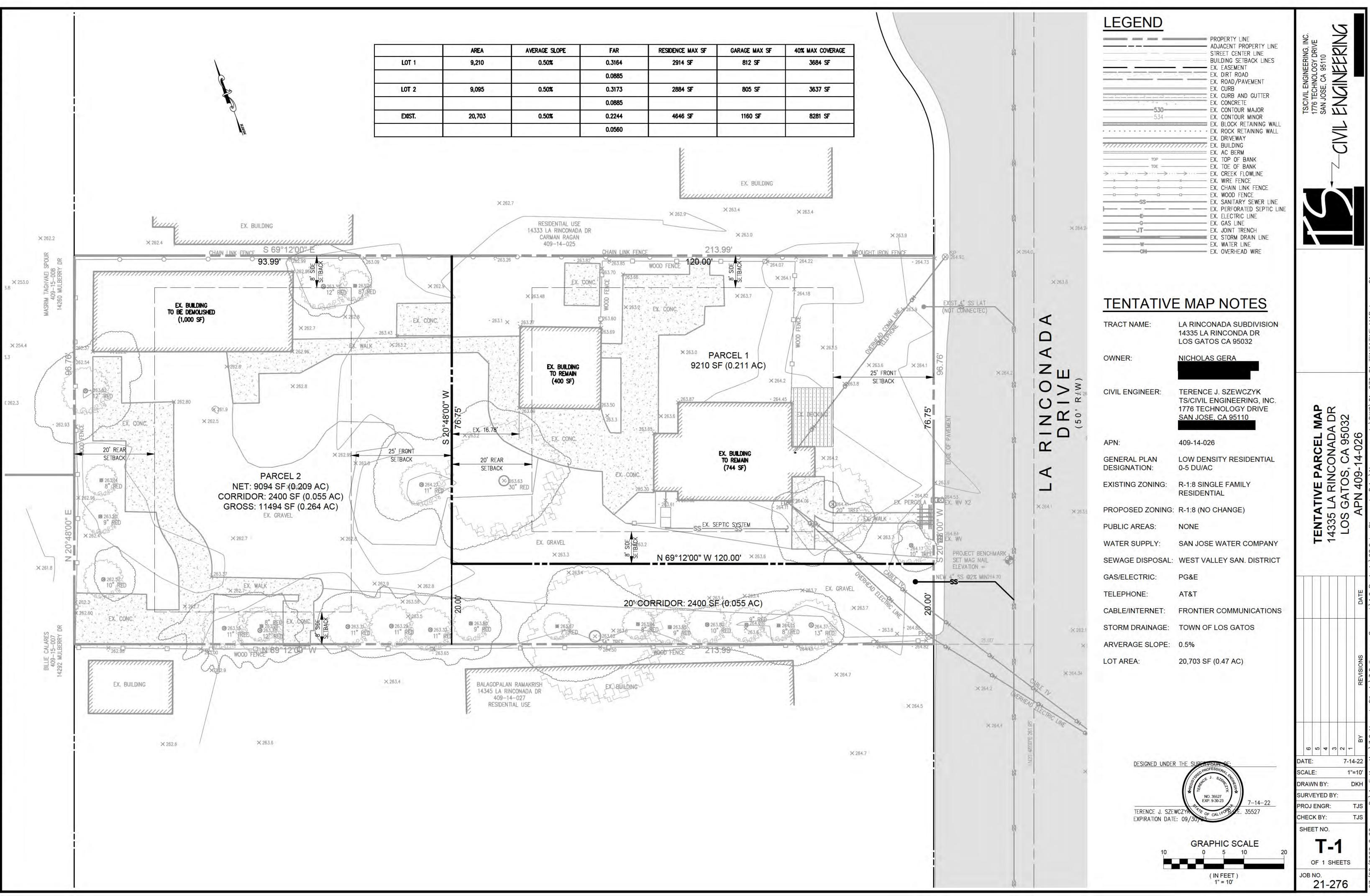


19) La Rinconada Neighbor



20) La Rinconada Neighbor





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