

June 17, 2024

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VIA EMAIL

Los Gatos Town Planning Commission
110 E. Main Street
Los Gatos, CA 95030

Re: 32 Euclid Avenue; Meeting Date June 26, 2024

Dear Chair and Members of the Commission:

First, I am sorry for the Zoom misadventure of the June 12th hearing and thank you for continuing the matter so that I can attend.

Second, there have been numerous modifications to the original barn, transforming it to a residence since at least the early 1970s and over the subsequent years:

1. A second story was added.
2. A front porch with overhang was erected at the former entrance to the barn.
3. That was enclosed in the early 1970s (see photos in report), and became the entry room to the residence.
 - a. 4 aluminum sash windows were placed across the front elevation.
 - b. The entry door was installed on the west side.
 - c. A section of the front wall of the former barn structure was removed to integrate the new addition to the rest of the interior.
4. **This addition resulted in a demolition of nearly 50% of the front elevation of the structure (45% - see Architectural drawing A1.1 in Staff Report, submitted as part of the appeal).**
5. Interior rooms – kitchen, bath, bedroom, were created.
6. A laundry room was constructed in the rear corner.
7. A metal chimney and fireplace were added.



8. For the conversion, electrical and gas service was installed.
9. The siding of the former barn has been changed with plywood and different materials, sometimes horizontal and other times vertical, as seen in the photos.
10. The roof is asphalt shingles.
11. Skylights were installed.
12. Windows were cut into the siding of the barn and installed as part of the additions. These are a hodgepodge of wood and aluminum types.

See Exhibit A hereto for photographs of the modifications to the structure.

Thus, the 45% demolition of the front facing wall of the former barn with the addition of the entry room meets the requirement of the technical demolition standard under the ordinance.

Moreover, the multiple other alterations and additions changed the character of the original structure. These changes came about in a series of steps over the years; they were practical to serve the residence but have no architectural significance, neither historical nor contemporary.

The ECORP study, Exhibit 6 to the May 8, 2024 Agenda, thoroughly documents the history of modifications with photographs, building records and interview with the Rowland family who occupied the residence.

Very truly yours,



Norman E. Matteoni

NEM/jlc

Cc: Sean Mullin
Town Attorney
Alex Anderson

EXHIBIT A



**Figure 2. 32 Euclid Avenue: south elevation
(view northeast; January 10, 2024).**



**Figure 3. 32 Euclid Avenue: south and east elevations
(view northwest; January 10, 2024).**



Figure 4: 32 Euclid Avenue north and west elevations (view southeast; January 10, 2023).



Figure 5.: 32 Euclid Avenue south and west elevations (view northeast; January 10, 2023).



Front of house (post barn) with porch overhang prior to entry room addition



Front elevation during construction showing former entry to converted house; this section was removed for addition



Addition after removal of 45% of front of structure to integrate into other rooms of residence