

Subj: Research the History of a House in Los Gatos

Location: 16805 Loma Street

Date: Between 3/21/2025 and 3/27/2025

Conducted By: William and Brenna Wundram (property owners)

Table of Contents

Los Gatos Public Library

- Sanborn Maps

- 1941 Tax Assessment Survey

- 1989 Anne Bloomfield Historic Resource Survey

- Polk's Directories 1924-1974

- Museums of Los Gatos Historic Homes Tours

- 100 Bellringers

- As It Was by Dora Rankin

- Los Gatos Historic Resources Inventory – Jun 1991

- Historic Property Research folders

- History of Los Gatos by Bruntz and Los Gatos Observed by Dallas.

- Residence drawers of the vertical file

- The Patrons' inquiries (binder #3)

- A Field Guide to American Houses

Santa Clara County Planning Office

- County Permit History

Santa Clara County Tax Assessors Office

- County Property Records

San Jose Public Library

- California Room - Aerial Maps

Los Gatos Planning Office

- Laserfiche System – property research

1. Los Gatos Public Library (POC – Shawnte Santos and Jenn Laredo)

- a. **Sanborn Maps** – Reviewed the 1928 and 1944 Sanborn maps (see photos in Exhibit A).

FINDING: The location of 16805 Loma Street is outside of the scope of the two maps.

- b. **1941 Tax Assessment Survey** – Reviewed the 1941 Tax Assessment Survey documentation.

FINDING: 16805 Loma Street was not listed in the tax assessment survey.

- c. **1989 Anne Bloomfield Historic Resource Survey** – The Anne Bloomfield survey for 16805 Loma Street was executed on April 5, 1990 (see Exhibit B in the Appendix) noting an estimated age of “1920s” and a “bungalow” style. Three other surveys were completed for properties on the same street at 16760, 16770 and 16791 Loma Street noting “bungalow” and “generic” style designations with two of those being active rentals. Ferris Ave doesn’t have Anne Bloomfield surveys for 164XX addresses, only addresses starting with 166XX. Englewood also does not have corresponding Bloomfield surveys yet there were a series of pre 1941 houses on the street that have been demolished over the years.

Most properties on Loma Street didn’t start to get annexed to the city until February 1st, 1999 as part of the Ferris #6 Annexation, (see Exhibit C in the Appendix) (which was over nine years after the survey was executed) and well into the 2000s. Santa Clara County permit activity ceases in 2015 for Loma Street and there was a bulk annexation in 2019. 16805 Loma Street was not in the purview of the City of Los Gatos Planning office at the time of the Bloomfield survey.

FINDING: Bloomfield survey found for 16805 Loma Street.

- d. **Polk’s Directories 1924-1974.**

The first match to an individual with a registered phone number was in 1962 to Hortenia Moreno for one year. The next registered phone number started in 1968 through 1974 to Albert Panighetti. The ancestry.com searches didn’t provide any significant results (Albert Panighetti – born Mar 2nd, 1904 - died Mar 1991 – WW2 veteran).

Per the listing realtor, Kurt E. and Arlyn M. Wilson family owned it for the past forty years and rented it out for the past twenty-five years.

FINDING: No significant findings of previous residents.

- e. A list of the **Museums of Los Gatos Historic Homes Tours** and programs.

FINDING: No houses on Loma Street were on the home tours.

- f. A list of the **100 Bellringers** and information.

FINDING: No match from the binder or supplemental.

- g. Reviewed **As It Was** by Dora Rankin.

FINDING: No match found.

- h. Reviewed the **Los Gatos Historic Resources Inventory – Jun 1991.**

FINDING: No match found.

- i. Reviewed the **Historic Property Research folders.**

FINDING: No match found.

- j. Reviewed **History of Los Gatos** by George Bruntz and **Los Gatos Observed** by Alistair Dallas.

FINDING: No Loma Street houses listed.

- k. Reviewed Information in the **Residence drawers of the Vertical file.**

FINDING: Box 6 Folders 1-8. No Loma Street residences in the vertical files.

- l. Reviewed **The Patrons' inquiries**, binder #3 residences.

FINDING: No listing for Loma Street houses.

- m. Reviewed **A Field Guide to American Houses** by Virginia Savage McAlester.

FINDING: No match found.

2. Santa Clara County Resources

- a. Santa Clara County Planning Office

FINDING: Found three permits. 1. “remodel/addition” permit from 1967 number: 1967-7094-00 (Exhibit D), 2. “repair roof” from 1967 number: 1967-7410-00 and 3. “re-roof” permit from 1990 number: 1990-840-00 by the owner Albert Panighetti. See supporting structural pictures (separate document) noting the addition of the rear bedroom and laundry room.

- b. Santa Clara County Tax Assessor (see Exhibit E from 1966)

FINDING: One property was found which was listed under 16801, which is currently the next-door neighbor's address now. The original property had a garage that could have been on the current neighbor's property. The split of 16801 to create 16801 and 16805 was Nov 12th, 1971, and the old APN was 532-07-008.

c. San Jose Public Library (California Room)

FINDING: Researched aerial photography from the period and added the best photo I could from 1948 (Exhibit F) noting other structures on Loma Street.

3. Los Gatos Community Development Department Resources

a. Permit and Planning Documents (Laserfiche)

FINDING: No Planning or Building department results found for 16805 Loma Street. I did find three demolition requests for pre-1941 houses on Loma Street.

1. 16801 Loma Street – Exhibit G – April 1, 1999 (next door)
2. 16761 Loma Street – Exhibit H – Nov 18, 1998 (same side of the street)
3. 16810 Loma Street – Exhibit I – July 7, 2004 (directly across the street)

Exhibit A – Sanborn Maps 1944



Exhibit B - 16805 Loma Street - Anne Bloomfield Survey

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY LOS GATOS RESEARCH

ARCHITECTURAL HISTOR
(415) 922-106
2229 WEBSTER STREET
SAN FRANCISCO, CA 94111

File address 16805 Loma St

PARCEL MAP INFORMATION

Parcel # 532-07-101 Lot size: 95 front ft. x 95 ft. deep
Lot shape: Rectangle 40 L + Rectangle with small rear jog Other
Location: N / S E W L side of St Ave Other
distance to cross st: 60 ft. N S E / W from Ferris
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 + Estimated age 1920s Style Bungalow # stories

Alterations

Other

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

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

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 # 036/24 Date 5 Apr 90



TOWN OF LOS GATOS
CALIFORNIA
TOWN COUNCIL/PARKING AUTHORITY
JOINT REDEVELOPMENT AGENCY
February 1, 1999/Minutes

FERRIS AVENUE #6/ANNEXATION TO THE TOWN/RESOLUTION 1999-14 (13.14)
Motion by Mr. Blanton, seconded by Mr. Attaway, that Council adopt Resolution 1999-13
entitled, RESOLUTION OF THE TOWN OF LOS GATOS ORDERING THE
REORGANIZATION OF CERTAIN INHABITED TERRITORY DESIGNATED AS FERRIS
AVENUE #6 TO THE TOWN OF LOS GATOS. Carried unanimously.

**TOWN OF LOS GATOS
CALIFORNIA
TOWN COUNCIL/PARKING AUTHORITY
JOINT REDEVELOPMENT AGENCY
January 19, 1999/Minutes**

FERRIS AVENUE #6/ANNEXATION/SET DATE TO ADOPT RESOLUTION (14.09)

Mayor Hutchins stated that this was the time and place duly noted for public hearing to consider protests initiating proceeding for the reorganization of certain inhabited territory designated as Ferris Avenue #6 to the Town of Los Gatos.

Assistant Planning Director, Bud Lortz, asked specifically if there was anyone in the audience to file protests to this action, as this was the last opportunity to do so.

There was no one from the audience to address the Council.

Motion by Mr. Blanton, seconded by Mr. Attaway, to close the public hearing. Carried unanimously.

Council Consensus to set Monday, February 1, 1999 as the date to adopt a resolution making a finding of the value of protests filed and not withdrawn. Carried unanimously.

NOTICE OF HEARING
CONCERNING THE ANNEXATION OF TERRITORY TO THE
TOWN OF LOS GATOS KNOWN AS
FERRIS AVENUE NO. 6

NOTICE IS HEREBY GIVEN by the Town Clerk of the Town of Los Gatos that:

1. At its meeting of November 2, 1998, the Town Council adopted Resolution 1998-181, initiating proceedings for the annexation of the subject territory.
2. A map of the territory to be annexed.
3. The reason for the proposed annexation is to properly plan and provide municipal services to an area that is contiguous to and surrounded by the Town.
4. The hearing will be held on **MONDAY, DECEMBER 7, 1998 AT 7:30 P.M.** in the Council Chambers, Civic Center, 110 East Main Street, Los Gatos, CA 95030.
5. Any owner of land within the territory may file a written protest against the proposed annexation with the Town Clerk of the Town of Los Gatos at any time prior to the conclusion of the hearing on the proposed annexation by the Town Council. Protests filed before the close of the hearing on December 7, 1998 will be evaluated by the criteria set forth in Government Code Sections 57051, 57052, and sections referred to therein.
6. The documents concerning this annexation may be viewed during normal business hours in the Office of the Town Clerk of the Town of Los Gatos, 110 East Main Street, Los Gatos, CA 95032.

CC: Weekly-Times
Town Manager
Planning Department
L.A.F.C.O. Executive Officer
West Valley Sanitation District
Chamber of Commerce
Board of Realtors
Posted: Library
Town Board
Post Office

Distribution:

Kristiann Lukin, 1473 Miramonte Avenue, # 2, Los Altos, CA 94024
Vladimir & Iva Frank, 16810 Loma Street, Los Gatos, CA 95032
William T. & Carolyn S. Ivancovich, 16461 Ferris Avenue, Los Gatos, CA 95032
Helen Jones, 16463 Ferris Avenue, Los Gatos, CA 95032
Juliette Morgan, 16495 Ferris Avenue, Los Gatos, CA 95032
Joel D. & Kerry S. Lindholm, 16801 Loma Street, Los Gatos, CA 95032
Kurt E & Arlyn M. Wilson, 150 Longmeadow Drive, Los Gatos, CA 95032
Robb S. & Nancy M. Walker, 16791 Loma Street, Los Gatos, CA 95032
Elizabeth Silva, 149 Monte Villa Court, Campbell, CA 95008

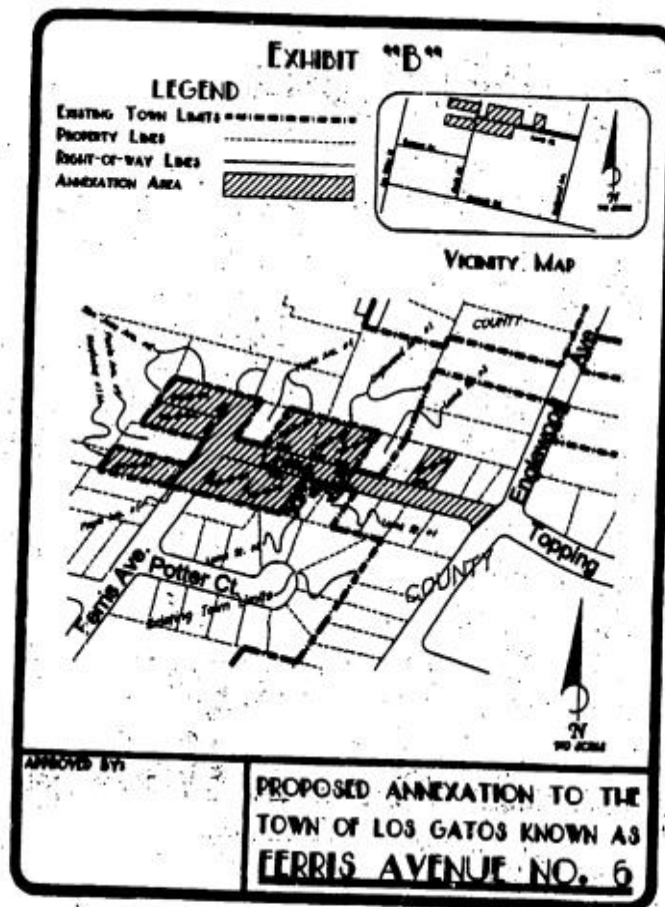


Exhibit D - 1967 Permit for an Addition / Remodel


APPLICANT: BEAR DOWN. CARBON COPY MUST BE LEGIBLE. DO NOT WRITE IN SHADED AREAS.		DATE 6/9/67	ASSESSOR'S MAP NO. 5279	P. C. NO. 5279																																																																																																								
CHECK HERE IF YOU NEED A COPY OF THIS APPLICATION IN ADDITION TO YOUR PERMIT AND RECEIPT <input type="checkbox"/>	P. C. FEE (1) \$13.50	JUN--9-67	64126	5279 (5)---A																																																																																																								
PERMIT REQ'D UNDER FLOOD CONTROL DIST. ORD. 59-1 <input type="checkbox"/> YES <input type="checkbox"/> NO	SEP. TK. FEE (21) \$27.00	JUN--9-67	64129	07094 (1)---A																																																																																																								
<p>In conformity with the provisions of Section 7031.5 of the Business and Professions Code and Section 3800 of the Labor Code of the State of California, applicant shall file with the Building Inspector the certificates, designated in (1) and (2) below and/or shall indicate item (3), (4), (5) or (6) whichever is applicable.</p> <p>(1) Certificate of Consent of Self-Insured issued by the Director of Industrial Relations. (2) Certificate (or exact duplicate copy) of Workmen's Compensation Insurance issued by an admitted insurer.</p> <p><input type="checkbox"/> (3) The cost of the work to be performed is \$100 or less.</p> <p><input type="checkbox"/> (4) I certify that in the performance of the work for which this permit is issued that I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.</p> <p><input checked="" type="checkbox"/> (5) I certify that the applicant is licensed under the provisions of Chapter 9 (commencing at Section 7000) of division 3 of the Business and Professions Code, and said applicant's California State Contractor's License No. 164751 Classification is in full force and effect.</p> <p><input type="checkbox"/> (6) Applicant is exempt from (5) above under the applicable provisions of basis for</p>		THIS SPACE FOR MACHINE VALIDATION																																																																																																										
APPLICANT SIGNATURE 		EXCEPTIONS AS NOTED																																																																																																										
ADDRESS 100 San Jose Ave		BLDG. INSP.																																																																																																										
COMPENSATION CERTIFICATE VERIFIED		HEALTH DEPT.																																																																																																										
<p>THIS APPLICATION IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED, AND MACHINE VALIDATED IN THE SPACE PROVIDED. PERMISSION IS THEREFORE GRANTED TO DO THE WORK INDICATED BELOW IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, LAWS AND REGULATIONS.</p> <p>PLUMBING, GAS AND ELECTRIC NOT INCLUDED</p>		ENG. SERVICES R-1 Res ONLY																																																																																																										
<p>APPLICANT: DO NOT WRITE IN SHADED AREAS - BEAR DOWN PRINT OR TYPE - THE 2nd COPY IS YOURS</p> <p>APPLICATION FOR BUILDING PERMIT COUNTY OF SANTA CLARA BUILDING INSPECTION DIVISION 20 WEST HEDDING ST. • SAN JOSE, CALIF. 95110 • TELEPHONE 299-2351</p>		PLANNING DEPT. " " " " AS PER PLAN.																																																																																																										
<p>LOT BLOCK TRACT</p> <p>STREET & ADDRESS 16805 LOMA ST.</p> <p>NEAREST CROSS STREET FERRIS AVE</p> <p>POST OFFICE (CITY) LOS RATOS</p> <p>OWNER ALBERT PANAGETTI PHONE 61-44768</p> <p>ADDRESS S.B.M.G. CITY</p> <p>ARCHITECT OR ENGINEER CONTRACTOR Bohler & Perry LIC. NO. 154751</p> <p>USE OF STRUCTURE R-1 RES. - No gar.</p> <p>SET BACKS FRONT - SIDE - SIDE - REAR - ZONE RI-8</p> <p>TYPE OF IMPROVEMENT <input type="checkbox"/> EXCAVATE <input checked="" type="checkbox"/> REMODEL <input type="checkbox"/> ADD TO <input type="checkbox"/> REPAIR <input checked="" type="checkbox"/> MOVE <input type="checkbox"/> GRADE <input type="checkbox"/> CONVERT <input type="checkbox"/> WELL <input type="checkbox"/> DEMOLISH</p> <p>NO. OF STORIES 1 NO. OF FAMILIES 1</p> <p>OTHER STRUCTURE</p>		FIRE MARSHAL																																																																																																										
<p>SANIT. DIST. NO. Dist 4 SEPTIC TANK PERMIT 7500 VALUATION 50</p> <p>ISSUED BY 6/9/67 DATE 6/9/67</p>		OTHER																																																																																																										
<p>37 W. V. 61-294</p>		INSPECTION RECORD																																																																																																										
		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>DATE</th> <th>INSPECTOR</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>1. FOUNDATION FORMS</td> <td>6-22-67</td> <td>CS</td> <td></td> </tr> <tr> <td colspan="4">POUR NO CONCRETE UNTIL THE ABOVE HAS BEEN SIGNED</td> </tr> <tr> <td>3. HEATING - DUCTS</td> <td>8-11-67</td> <td>CRS</td> <td>8-2-67 LRS</td> </tr> <tr> <td>4. COMFORT COOLING</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5. GIRDERS</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">DO NOT COVER FLOORS UNTIL THE ABOVE HAS BEEN SIGNED</td> </tr> <tr> <td>6. BOND BEAMS (CONC. BLK)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7. PARTIAL ROUGH PLBG.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8. SEWER INSPECT.</td> <td>7-21-67</td> <td>CRS</td> <td></td> </tr> <tr> <td>9. GAS PRESSURE</td> <td>7-10-67</td> <td>CRS</td> <td></td> </tr> <tr> <td>10. FRAME - FLUES AND SIDING</td> <td>7-10-67</td> <td>CRS</td> <td></td> </tr> <tr> <td colspan="4">DO NOT WIRE UNTIL THE ABOVE HAS BEEN SIGNED</td> </tr> <tr> <td>11. ROUGH ELECTRIC WIRING</td> <td>8-14-67</td> <td>CH</td> <td></td> </tr> <tr> <td colspan="4">COVER NO WALLS UNTIL THE ABOVE HAS BEEN SIGNED</td> </tr> <tr> <td>12. STUCCO WIRE & LATH</td> <td>7-6-67</td> <td>RS</td> <td></td> </tr> <tr> <td>13. PLUMBING FINALS (FIXTURES)</td> <td>8-11-67</td> <td>CRS</td> <td></td> </tr> <tr> <td>14. GAS APPLIANCES</td> <td>8-11-67</td> <td>CRS</td> <td></td> </tr> <tr> <td>15. ELECTRICAL FINALS (FIXTURES)</td> <td>8-14-67</td> <td>CH</td> <td></td> </tr> <tr> <td>16. PLAN. DEPT. A.S.A. INSPECTION</td> <td></td> <td></td> <td></td> </tr> <tr> <td>17. ENCROACHMENT - L.D.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>18. FIRE MARSHAL CLEARANCE REQUIRED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>19. BUILDING COMPLETE</td> <td>8-15-67</td> <td>hp</td> <td></td> </tr> <tr> <td colspan="4">NO UTILITIES WILL BE CLEARED UNTIL "BUILDING COMPLETE" HAS BEEN SIGNED</td> </tr> <tr> <td>20. DISTRICT SEWER NO.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>21. HEALTH DEPT. SEPTIC TANK NO.</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DATE	INSPECTOR	REMARKS	1. FOUNDATION FORMS	6-22-67	CS		POUR NO CONCRETE UNTIL THE ABOVE HAS BEEN SIGNED				3. HEATING - DUCTS	8-11-67	CRS	8-2-67 LRS	4. COMFORT COOLING				5. GIRDERS				DO NOT COVER FLOORS UNTIL THE ABOVE HAS BEEN SIGNED				6. BOND BEAMS (CONC. BLK)				7. PARTIAL ROUGH PLBG.				8. SEWER INSPECT.	7-21-67	CRS		9. GAS PRESSURE	7-10-67	CRS		10. FRAME - FLUES AND SIDING	7-10-67	CRS		DO NOT WIRE UNTIL THE ABOVE HAS BEEN SIGNED				11. ROUGH ELECTRIC WIRING	8-14-67	CH		COVER NO WALLS UNTIL THE ABOVE HAS BEEN SIGNED				12. STUCCO WIRE & LATH	7-6-67	RS		13. PLUMBING FINALS (FIXTURES)	8-11-67	CRS		14. GAS APPLIANCES	8-11-67	CRS		15. ELECTRICAL FINALS (FIXTURES)	8-14-67	CH		16. PLAN. DEPT. A.S.A. INSPECTION				17. ENCROACHMENT - L.D.				18. FIRE MARSHAL CLEARANCE REQUIRED				19. BUILDING COMPLETE	8-15-67	hp		NO UTILITIES WILL BE CLEARED UNTIL "BUILDING COMPLETE" HAS BEEN SIGNED				20. DISTRICT SEWER NO.				21. HEALTH DEPT. SEPTIC TANK NO.			
	DATE	INSPECTOR	REMARKS																																																																																																									
1. FOUNDATION FORMS	6-22-67	CS																																																																																																										
POUR NO CONCRETE UNTIL THE ABOVE HAS BEEN SIGNED																																																																																																												
3. HEATING - DUCTS	8-11-67	CRS	8-2-67 LRS																																																																																																									
4. COMFORT COOLING																																																																																																												
5. GIRDERS																																																																																																												
DO NOT COVER FLOORS UNTIL THE ABOVE HAS BEEN SIGNED																																																																																																												
6. BOND BEAMS (CONC. BLK)																																																																																																												
7. PARTIAL ROUGH PLBG.																																																																																																												
8. SEWER INSPECT.	7-21-67	CRS																																																																																																										
9. GAS PRESSURE	7-10-67	CRS																																																																																																										
10. FRAME - FLUES AND SIDING	7-10-67	CRS																																																																																																										
DO NOT WIRE UNTIL THE ABOVE HAS BEEN SIGNED																																																																																																												
11. ROUGH ELECTRIC WIRING	8-14-67	CH																																																																																																										
COVER NO WALLS UNTIL THE ABOVE HAS BEEN SIGNED																																																																																																												
12. STUCCO WIRE & LATH	7-6-67	RS																																																																																																										
13. PLUMBING FINALS (FIXTURES)	8-11-67	CRS																																																																																																										
14. GAS APPLIANCES	8-11-67	CRS																																																																																																										
15. ELECTRICAL FINALS (FIXTURES)	8-14-67	CH																																																																																																										
16. PLAN. DEPT. A.S.A. INSPECTION																																																																																																												
17. ENCROACHMENT - L.D.																																																																																																												
18. FIRE MARSHAL CLEARANCE REQUIRED																																																																																																												
19. BUILDING COMPLETE	8-15-67	hp																																																																																																										
NO UTILITIES WILL BE CLEARED UNTIL "BUILDING COMPLETE" HAS BEEN SIGNED																																																																																																												
20. DISTRICT SEWER NO.																																																																																																												
21. HEALTH DEPT. SEPTIC TANK NO.																																																																																																												

Exhibit E - County Tax Assessor Property Record

SANTA CLARA COUNTY RESIDENTIAL UNIT PROPERTY RECORD																				RECORD DATA									
ADDRESS		16801 LOMA AVE																		20 MULTIPLE REC									
DISTRICT No.		TRACT No. LOT 104 A BLOCK																		21 CO-OP		CONDOMINIUM							
DESCRIPTION OF BUILDING																				22 TRACT No.									
ROOM AND FINISH DETAIL																				23 AREA									
1 ROOF		8 FIREPLACE		12																24 SUB AREA									
H M X L		NUMBER		ROOMS		FLOORS		ROOM FINISH		INTERIOR FINISH												25 EMPLOYEE No							
FLAT		MULT. OPENINGS		ALL		B 1 2		MATERIAL		GR		WALLS		CEILINGS												26 PLANNED UNIT DEV.			
GABLE		BARBECUE		ENT. HALL				H.W.D.		S.P.		S.P.												27 A.P.N.		532 07 101			
HMP		RAISED HEARTH		LIVING		1																		28					
SHED		METAL BRICK		DINING																				29 CONSTRUCTION DATE		1929			
CUT UP		STONE MARBLE		FAMILY																				30 DESIGN		001			
BOX EAVES		FREE STANDING		KITCHEN		1		L.H.D.																31 EFFECTIVE YEAR		1929			
SHINGLE				BREAKFAST																				32					
SHAKE				BEDROOM		3		L.H.D.																33					
COMPO SHINGLE		9 HEATING																						34					
COMPO ROLL		FORCED CENTRAL																						35 FUNCTIONAL PLAN		1 2 3			
TAR AND GRAVEL		WALL GRAVITY																						36 CONDITION		1 2 3			
TILE		FLOOR PERIM		UTILITY		1																		37 WORKMANSHIP		1 2 3			
CONCRETE		ELEC. CEILING		13																				38 TOTAL ROOMS		6			
CONCRETE TILE		RADIANT B.S.D.		KITCHEN CAB.		METAL		D.P.		H.W.		GR		WALL CAB.												39 DINING		0	
ROCK		THERM.		DR. BO. CAB TOP		TILE		MICA		LINO.		SPLASH		BASE CAB.												40 FAM. RUMPUS DEN		0	
GUTTERS		ENGR. ECONO.		14																				41 No BEDROOMS		3			
2 EXTERIOR		10 COOLING																								42 No BATHROOMS		1	
STUCCO		SHEATH.		REFRIG.		CENTRAL		1-1		L.H.D.		S.P.		1 1 1												43 UTILITY ROOM		1	
SIDING		SHINGLE		EVAP.		WALL																				44			
SHAKE		ASBESTOS		ENGR.		ECONO.																				45 CENTRAL HEAT		NO X YES	
B & B		ALUM.																								46 CENTRAL COOLING		NO X YES	
BR. VEN.		STONE V.																								47 GAR. ADEQUATE		NO YES X	
ADOB V.				11 LIGHTING																						48 GARAGE CARPORT		GAR X NONE	
3 STRUCT. WALLS		AVG. X AVG. X		ITEM		FND CON EXT		ROOF		FL INT		SIZE		UNIT COST												49 GARAGE ATTACHED		NO X YES	
FRAME		CONC. BLK		MANY		GOOD		REF - NTA																		50			
BRICK		ADOB		REC FIX		220																				51			
STEEL		CONC.																								52			
16																										53 MODEL NO.			
4 FOUNDATION		APPRAISER AND DATE																								54			
CONCRETE RAISED		X		ITEM		FACT		AREA		UNIT COST		COST		UNIT COST												55 QUALITY CLASS		D-42A	
CONCRETE SLAB				FIRST FLOOR				862																		56 AREA FOR MOD.		862	
CONCRETE BLOCK				SECOND FLOOR																						57 1ST FLOOR AREA		862	
RODENT PROOF				THIRD FLOOR																						58 2ND FLOOR AREA		0	
5 GARAGE		PORCH						50		480																59 2ND FLOOR FACTOR		0	
DOORS		WALLS		COV. PATIO																						60 3RD FLOOR AREA		0	
AUTOGW		S.R. WALL		PATIO																						61 3RD FLOOR FACTOR		0	
ATTACHED				FIREPLACE						430																62 ATTIC AREA		0	
DETACHED		X		HEATING-A/C				862		130																63 ATTIC FACTOR		0	
ROOM OVER				FLATWORK																						64 FINISH BSM T. AREA		0	
LOFT OVER				ADDITION																						65 FINISH BSM T. FACTOR		0	
CARPORT				EXTRA KITCH.																						66 UNFIN. BSM T. AREA		0	
				EXTRA PLUMB.																						67 UNFIN. BSM T. FACTOR		0	
6 WINDOWS		ATTIC																								68 ADDITION AREA		0	
D.H.		WOOD		BSMT.																						69 ADDITION FACTOR		0	
CSMT.		STEEL		POOL																						70 GARAGE AREA		480	
SLIDE		ALUM.		HILL CONST.																						71 GARAGE FACTOR		50	
LYRS.		TINT		MISC.																						72 PORCH TOTAL COST		0	
F		A		G																						73 COVERED PATIO COST		0	
SLIDING GLASS DR																										74 UNCOVERED PATIO COST		0	
7 BUILT-INS		TOTAL R.C.N.																								75 FIREPLACE COST		400	
BARBECUE		NORMAL % GOOD																								76 AIR - CONDITION COST		130	
KITCHEN FAN		R.C.L.R.D.																								77 EXTRA KITCHEN COST		0	
HOOD																										78 EXTRA PLBG. COST		0	
RANGE TOP		PERMIT No.		DATE		CONTRACTOR		DESCRIPTION OF WORK		AMOUNT												79 FLATWORK AREA		0					
OVEN																						80 FLATWORK COST		0					
DOUBLE OVENS																						81 MISC. COST		0					
ELECTRONIC OVEN																						82 POOL COST		0					
																						83 HILLSIDE CONSTR. COST		0					


LAND VALUE COMPUTATIONS					A.P.N. 532 07 101	
YES	UNIT VALUE	FRONT FT. VALUE	SITE VALUE	VALUE	LAND ATTRIBUTES	
					101	WIDTH (EFFECTIVE) 82
					102	DEPTH (EFFECTIVE) 94
					103	SQUARE FT. (USABLE) 7708
					104	SQUARE FT. (ACTUAL) 7708
					105	ACRES 0
					106	REPRESENTATIVE NO YES <input checked="" type="checkbox"/>
					107	IRREGULAR NO YES <input checked="" type="checkbox"/>
					108	CUL DE SAC NO YES <input checked="" type="checkbox"/>
					109	NON-THRU ST NO YES <input checked="" type="checkbox"/>
					110	CORNER NO YES <input checked="" type="checkbox"/>
					111	ALLEY NO YES <input checked="" type="checkbox"/>
TOTAL PROPERTY SUMMARY					112	UTILITY UNDERGROUND NO YES <input checked="" type="checkbox"/>
ASSESSMENT YEAR	19	19	19	19	113	CURB & GUTTER NO YES <input checked="" type="checkbox"/>
APPRAISER					114	SIDEWALK NO YES <input checked="" type="checkbox"/>
MONTH-DAY-YEAR					115	STREET LIGHTS NO YES <input checked="" type="checkbox"/>
R.C.N.					116	PARKWAY NO YES <input checked="" type="checkbox"/>
R.C.L.N.D.					117	PARKING STRIP NO YES <input checked="" type="checkbox"/>
LAND VALUE					118	ZONING CONFORMITY NO YES <input checked="" type="checkbox"/>
SUMMATION					119	ZONING (ACTUAL) R1
DATE OF SALE					120	VIEW NO YES <input checked="" type="checkbox"/>
INDICATED SALE PRICE					121	TYPICAL VIEW 1 2 <input checked="" type="checkbox"/> 3
LISTED SALE PRICE					122	TRAFFIC FLOW 1 2 <input checked="" type="checkbox"/> 3
MARKET DATA INDICATOR					123	DIST. TO PUB. SER. 1 2 <input checked="" type="checkbox"/> 3
TOTAL PROPERTY					124	LANDSCAPING 1 2 <input checked="" type="checkbox"/> 3
TOTAL PROPERTY VALUE					125	HIGHEST & BEST USE R1
LAND VALUE					126	
IMPROVEMENT VALUE					127	ACTUAL USE 01
PERSONAL PROP. VALUE					TOPOGRAPHY	
					128	LOW EVEN <input checked="" type="checkbox"/> HIGH
					129	SELECT ONE
						LEVEL 1 <input checked="" type="checkbox"/>
						HILLY 2
						SLOPE 3
						BANK 4
						OTHER 5
					NEIGHBORHOOD	
					130	
					131	
					132	
					133	
					134	
					135	
					136	
					137	
					138	
					139	
					TOTAL PROPERTY	
					140	ARCHITECTURAL ATTRACT 1 2 <input checked="" type="checkbox"/> 3
					141	UNIT CONFORMITY 1 2 <input checked="" type="checkbox"/> 3
					142	LOT UTILIZATION 1 2 <input checked="" type="checkbox"/> 3
					143	IMPROVEMENT 1 2 <input checked="" type="checkbox"/> 3
					144	TEMPORARY VALUE NO YES <input checked="" type="checkbox"/>
					145	SELECT ONE
						PARTIAL COMPLETE 1
						DEFER. MAINT. 2
						BOARD ACTION 3
						OTHER 4
					146	APPRAISAL DATE 00 00 75
					147	
					148	
					149	
					150	
					151	
					152	



Exhibit F – 1948 Map showing a series of houses on Loma Street



Exhibit G – 16801 Pre-1941 Demo Approval – April 1, 1999

 **TOWN OF LOS GATOS**
PLANNING DEPARTMENT
(408) 354-4872

City Clerk
110 E. Main Street
P.O. Box 100
Los Gatos, CA 95030

April 14, 1999

Joel & Kerry Lindholm
16801 Loma Street
Los Gatos, CA 95032

RE: **16801 Loma Street**
Project Application PRJ-99-012

*not pre-1941
not considered
historic*

Requesting Architecture and Site approval to demolish a pre-1941 single family residence and construct a new residence and detached garage within the required setbacks on a nonconforming lot pre-zoned R-1.2.
PROPERTY OWNER/APPLICANT: Joel and Kerry Lindholm

The Development Review Committee has reviewed the development plans for this project, deemed the plans complete, and recommended approval. The Notice of Intent to approve the application was sent to the surrounding neighbors on April 1, 1999. Since no opposition was received, the application was approved on April 13, 1999 subject to the following conditions:

TO THE SATISFACTION OF THE PLANNING DIRECTOR

1. CONSTRUCTION PLANS: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
2. EXTERIOR MATERIALS: All exterior materials and colors on the second story addition shall be consistent with materials and colors on the first story. The exterior material of the detached garage shall also be consistent with the main house.
3. DEMOLITION PLAN: Demolition shall not exceed what is shown on the development plans (received March 12, 1999). By definition of the Town Code Section 29.10.020, "Demolition" of a nonhistoric structure means:

"removal of more than fifty (50) percent of all exterior walls and either removal of more than fifty (50) percent of the ceiling joists when the roof is removed or removal of more than fifty (50) percent of the roof when the ceiling joists are removed. The remaining exterior walls must be contiguous and must maintain either the interior or exterior wall covering. A proposed alteration, in combination with other alterations of the building authorized within the preceding five years will represent a change as defined in the first sentence of this definition."

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:

(Building Section)

4. PERMITS REQUIRED: A separate building permit application shall be required for each proposed structure. Separate Electrical/Mechanical/Plumbing permit shall be required as necessary.
5. CONSTRUCTION PLANS: The Conditions of Approval shall be stated in full on the cover sheet of construction plan submitted for building permit.
6. SIZE OF PLANS: The maximum size of construction plans submitted for building permits shall be 24 in. x 36 in.



TOWN OF LOS GATOS

Civic Center
110 E. Main Street
P.O. Box 949
Los Gatos, CA 95031

TOWN OF LOS GATOS PLANNING DEPARTMENT

April 1, 1999

NOTICE OF INTENT TO APPROVE

The Los Gatos Planning Department has received an application from Joel & Kerry Lindholm to demolish a pre-1941 single family residence and construct a new residence and detached garage within the required setbacks on a nonconforming lot at 16801 Loma Street (PRJ-99-012, Assessor Parcel Number 532-07-100). It is the intent of the Town to approve this proposal.

The plans are available for public review in the Town Planning Department from 8:00 a.m. to 5:00 p.m. Monday through Friday (except for holidays). Any comments in opposition to this proposal must be received by this office in writing by 5:00 p.m. on Thursday, April 11, 1999.

If you have any questions concerning this matter please contact Gary Chao, Planning Technician at (408)399-5746.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lee E. Bowman".

Lee E. Bowman
Planning Director

LEB:GC

cc: Neighborhood notification List
Joel & Kerry Lindholm, 16801 Loma Street, Los Gatos, CA 95032
Vladimir Frank, 16610 Loma St, Los Gatos, CA 95032


C:\GARY\ACTION\16801 LOMA ST

16801 Loma St.





Exhibit H – 16761 Pre-1941 Demo Approval – Nov 18, 1998

 **TOWN OF LOS GATOS**
PLANNING DEPARTMENT
(408)354-6872

Civic Center
190 E. Main Street
P.O. Box 949
Los Gatos, CA 95031

November 16, 1998

Cornerstone Builders
Michael Watkins
279 San Valley Ct.
Ripon, CA 95366

RE: **16761 Loma Street**
Project Application PRJ-98-224

Requesting Architecture and Site approval to demolish a pre-1941 single family residence and construct a new residence with reduced setbacks on a nonconforming property pre-zoned R-1-S.

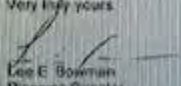
PROPERTY OWNER: Liz Silva
APPLICANT: Cornerstone Builders (Michael Watkins)

On November 17, 1998, the Los Gatos Development Review Committee considered the above referenced application. The Committee found the application to be incomplete. Attached are the deficiencies and comments from the Development Review Committee.

Prior to resubmittal, it is requested that you meet with the necessary departments to ensure that the plans are complete. Once revised plans responding to the attached concerns are submitted, your application will be deemed complete and the neighborhood notification process will begin. The surrounding property owners will be notified of the receipt of the application and the Development Review Committee's recommendation. If, after 10 days there is no negative response to this notice, the application will be approved.

The Development Review Committee (DRC) is a technical committee charged by the Town with reviewing plans for completeness and compliance with all Town Codes, policies and the California Environmental Quality Act. While the DRC will review plans for compliance with the Town's policies on architecture and design, it does not act as an architectural review board. The Planning Commission and Town Council will respond to issues of the appropriateness of architecture and other design features as part of their discretionary review of an individual project.

If you have any questions in this matter, please contact Ryan Bane at 354-6807.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:RB

cc: Liz Silva, 149 Monte Vista Ct. Campbell, CA 95008

Exhibit I – 16810 Pre-1941 Demo Approval – July 7, 2004

ITEM 4: **16810 LOMA STREET**

The Committee considered a request to demolish a pre-1941 single family residence. Pacheco moved to recommend approval of the demolition to the Development Review Committee. The basis for the recommendation is that:

1. The original structure was not a house.
2. There have been several nonhistoric additions.
3. The structure has no architectural significance.
4. The structure has no character defining features.
5. There is no historic integrity left in the original structure.

Drexel seconded, motion passed unanimously.

ITEM 5: **221 ALEXANDER AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence and maintain the historic front elevation to construct a new single family residence. The Committee expressed concern over the demolition of the house. The applicant decided to modify their plans to save the house. The matter was continued to a special meeting to look at the redesign.

ITEM 6: **16471 ENGLEWOOD AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence. Pacheco moved to recommend approval of the application to the Development Review Committee. The basis for the recommendation is that:

1. The house has no historic significance.
2. The house has no character defining features.
3. The original structure has been destroyed by unsympathetic additions.
4. The house is in a deteriorated condition.

Drexel seconded, motion passed unanimously.

ITEM 7: **104 LOMA ALTA AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence. Drexel moved to _____