



55 Ellenwood Ave.

# **Appeal of HPC Ruling to Planning Commission**

January 8<sup>th</sup>, 2025

STUDIO**THREE**DESIGN  
ARCHITECTURE | INTERIORS

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# **FINDINGS:**

Related to a request for a determination that a pre-1941 structure (55 Ellenwood) has no historic significance or architectural merit:

**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.**

**5. The integrity has been compromised such that the structure no longer has the potential to convey significance.**

# The Property + HPC Comments

Evidence of an underlying desire of HPC to not listen to fact.

55 Ellenwood



Source: Google Maps Satellite

*"Original structure as I remember it, and I've lived here for 50 years!" - HPC*

**FALSE**

*"Still looks historic." - HPC*

**FALSE**

*"Still has the feeling even though it's been added to from when I moved here 45 years ago." - HPC*

*"Appearance + style hasn't changed." - HPC*

**FALSE**

# Sanborn Maps

1928 Sanborn Map **1928 (Before Lot Split)**

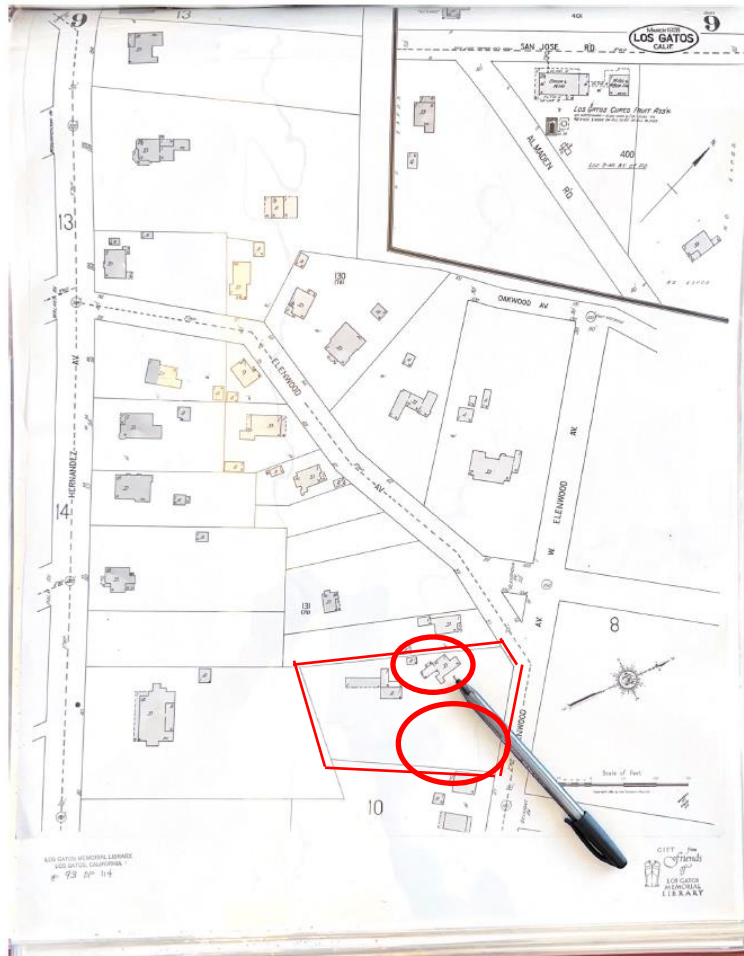


Exhibit 6 (Source Los Gatos Library)

1944 Sanborn Map **1944 (After Lot Split)**

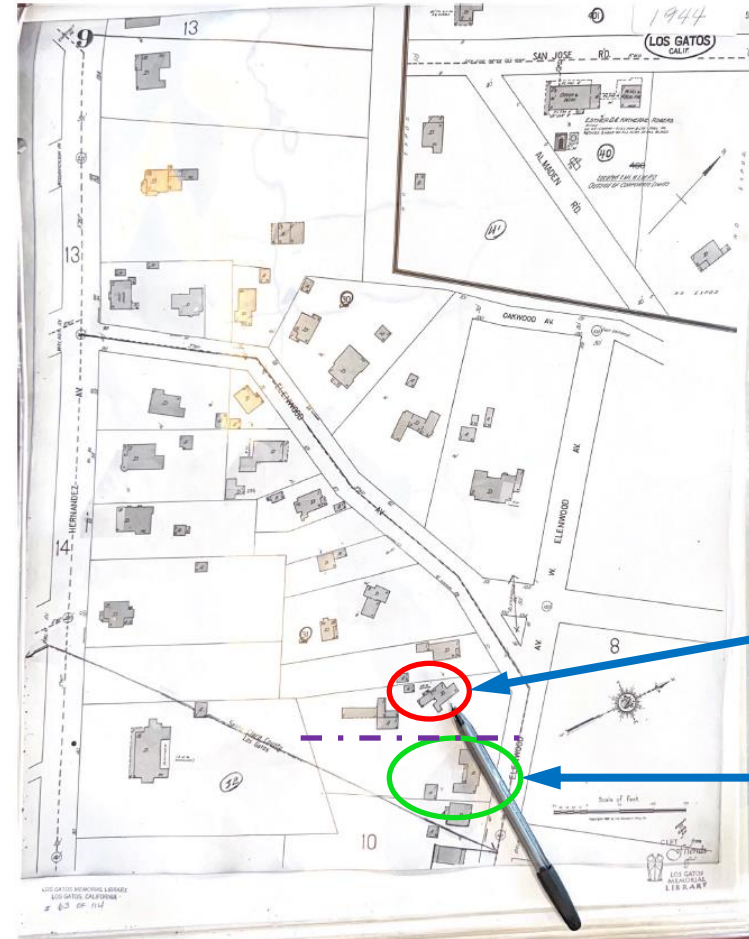


Exhibit 7 (Source Los Gatos Library)

Sanborn maps from 1928 and 1944 show significant changes to the property by 1998, including major remodels that altered its original character.

**55 Ellenwood**

**51 Ellenwood Is Born (Neighbor)**

**Other Notable Dates:**

Permit 1994

Permit 1998

# FINDING #1, #4

## House Index

Extensive research at the Los Gatos Public Library revealed no mention of this property in historical newspapers, articles, notable real estate listings, or public records. The absence of such documentation strongly suggests the property lacks significant historical importance.

✓ **1. The structure is not associated with events that have made a significant contribution to the Town.**

✓ **4. The structure does not yield information to Town history.**

As It Was – Dora Rankin, 1965

### House Index

*rough alphabetical by street name*

- 328 Bachman Avenue – “The Watkins Home” – Page 19
- North side of Broadway – The Crall Home” – Page 16
- Hill south of Broadway – “John Lyndon Home” – Page 15
- East Side of College Avenue – “The Mariotti Fence” – Page 20
- Corner of East Main Street and College Avenue – “The Historic Hotel” – Page 20
- 130 Edelen Avenue – “The Miles Home” – Page 16
- Fairview Plaza – “Minster’s Home” – Page 12
- 107 Foster Road – “The Russell Sund Home” – Page 21
- 20 Glen Ridge Avenue – “Dexter Pierce Home” – Page 13
- 33 Glen Ridge Avenue – The D.C. Crummey Home – Page 6
- Corner of Glen Ridge and Hernandez Avenues – “Redwood Pillars” – Page 10
- Glen Ridge Avenue off Nicholson Avenue – “Printer’s Home” – Page 13
- 55 Hernandez Avenue – Page 11
- Corner of Hernandez and Peralta Avenues – “The Judge’s Home” – Page 15
- West Side of Jackson Street, just south of East Main Street – “The Erickson Home” – Page 20
- Between Loma Alta Avenue and Johnson Avenue – “The Noble Home” – Page 21
- Between Los Gatos and Saratoga – “Nippon Mura” – Page 23
- 115 Massol Avenue – “The Sporleder Home” – Page 18
- West side of Massol Avenue – “In Blackberry Heaven” – Page 18
- Northwest Corner of North Santa Cruz Avenue and Bean Avenue – “The Mansion Duplex” – Page 17
- 9 Palm Avenue – “House of Tragedy” – Page 31

# FINDING #1, #4

## Museums of Los Gatos Historic Homes Tour

Research found no evidence linking this property to any historical significance.



**1. The structure is not associated with events that have made a significant contribution to the Town.**



**4. The structure does not yield information to Town history.**

Museums of Los Gatos Historic Homes Tours

Address	Year(s) Appeared
237 Almendra Ave.	2009
75 Alpine Ave.	1991
77 Alpine Ave.	2001
79 Alpine Ave.	2001
31 Ashler	2013
16158 Bachman Ave.	2017
212 Bean Ave.	2002
212 Bella Vista Ave.	2000
37 Broadway	2012
42 Broadway	2008
44 Broadway	2003
45 Broadway	1991
47 Broadway	1994
68 Broadway	2001
72 Broadway	2001
15 Chestnut Ave.	1999
16 Chestnut Ave.	1995
40 Chestnut Ave.	2009
54 Chestnut Ave.	1999
21 Clifton Ave.	2008
59 College Ave.	2015
100 Creffield Heights	2011
140 Creffield Heights	2011
16660 Cypress Wy.	1994
106 E. Main St. (NUMU)	2017
129 Edelen Ave.	1998
130 Edelen Ave.	2003
15 Ellenwood Ave.	2001
51 Ellenwood Ave.	2008
60 Ellenwood Ave.	2008
61 Ellenwood Ave.	2005
66 Ellenwood Ave.	2008
18537 Eucalyptus Dr.	2000
90 Fairview	1994
19 Glen Ridge Ave.	1993
20 Glen Ridge Ave.	2007
22 Glen Ridge Ave.	1995

## FINDING #2

### **List Of People Recorded As Associated With 55 Ellenwood:**

1. 1934 – 1945 Stanley A R and Flowers C H
2. 1968 – 1986 Sydney and Roberts Dunton
3. 1968 – 1986 First National Bank and Palo Alto Financial Corporation
4. 1968 – 1986 Leigh & Merry Belden
5. 1986 Andris Holms
6. 1992 Andris and Leslie
7. 2002 Andris and Leslie Trust
8. 2012 Leslie Holms Trust
9. 2019 The Jain Family Revocable Trust with Vishal Jain and Pooja Goel as Trustees



**2. No Significant persons are associated with the site.**

# FINDING #3

The Anne Bloomfield Survey documents the home, built in the 1950s, received preliminary rating of "N", due to major renovations by 1989. No distinctive architectural features were identified, and no construction changes are recorded in city archives through 1994. This undermines its historic integrity and diminishes its eligibility for historic designation.

3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;

ARCHITECTURAL HISTORY  
1415 922-1063  
2229 WEBSTER STREET  
SAN FRANCISCO, CA 94115

*Anne Bloomfield*  
ARCHITECTURAL/CULTURAL SURVEY  
LOS GATOS RESEARCH

File address 55 Ellenwood

PARCEL MAP INFORMATION  
Parcel # \_\_\_\_\_ Lot size: \_\_\_\_\_ front ft. x \_\_\_\_\_ ft. deep  
Lot shape: Rectangle L Rectangle with small rear jog \_\_\_\_\_ Other \_\_\_\_\_  
Location: N S E W side of \_\_\_\_\_ St Ave Other \_\_\_\_\_  
distance to cross st: \_\_\_\_\_ ft. N S E W from \_\_\_\_\_  
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 N Estimated age \_\_\_\_\_ Style \_\_\_\_\_ # stories \_\_\_\_\_  
Alterations \_\_\_\_\_  
Other \_\_\_\_\_

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) 9771 Effective date 12/89

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

MISCELLANEOUS  
National Register listed date \_\_\_\_\_  
County inventory 1979 \_\_\_\_\_  
Town of Los Gatos: Designation \_\_\_\_\_ Recognition \_\_\_\_\_  
District Name \_\_\_\_\_  
Previous Survey \_\_\_\_\_  
EVALUATION: Contributor \_\_\_\_\_ Date 1990  
Earliest known Owner Resident \_\_\_\_\_  
Context (#): 7

PHOTOS: Roll/frame # \_\_\_\_\_ Date \_\_\_\_\_

alterations: Moved \_\_\_\_\_  
Raised \_\_\_\_\_ Porch encl. \_\_\_\_\_  
Windows \_\_\_\_\_ Condition \_\_\_\_\_  
Designer: a. b. c.

55 Ellenwood

"N"

1989

1950

District Non-contributing

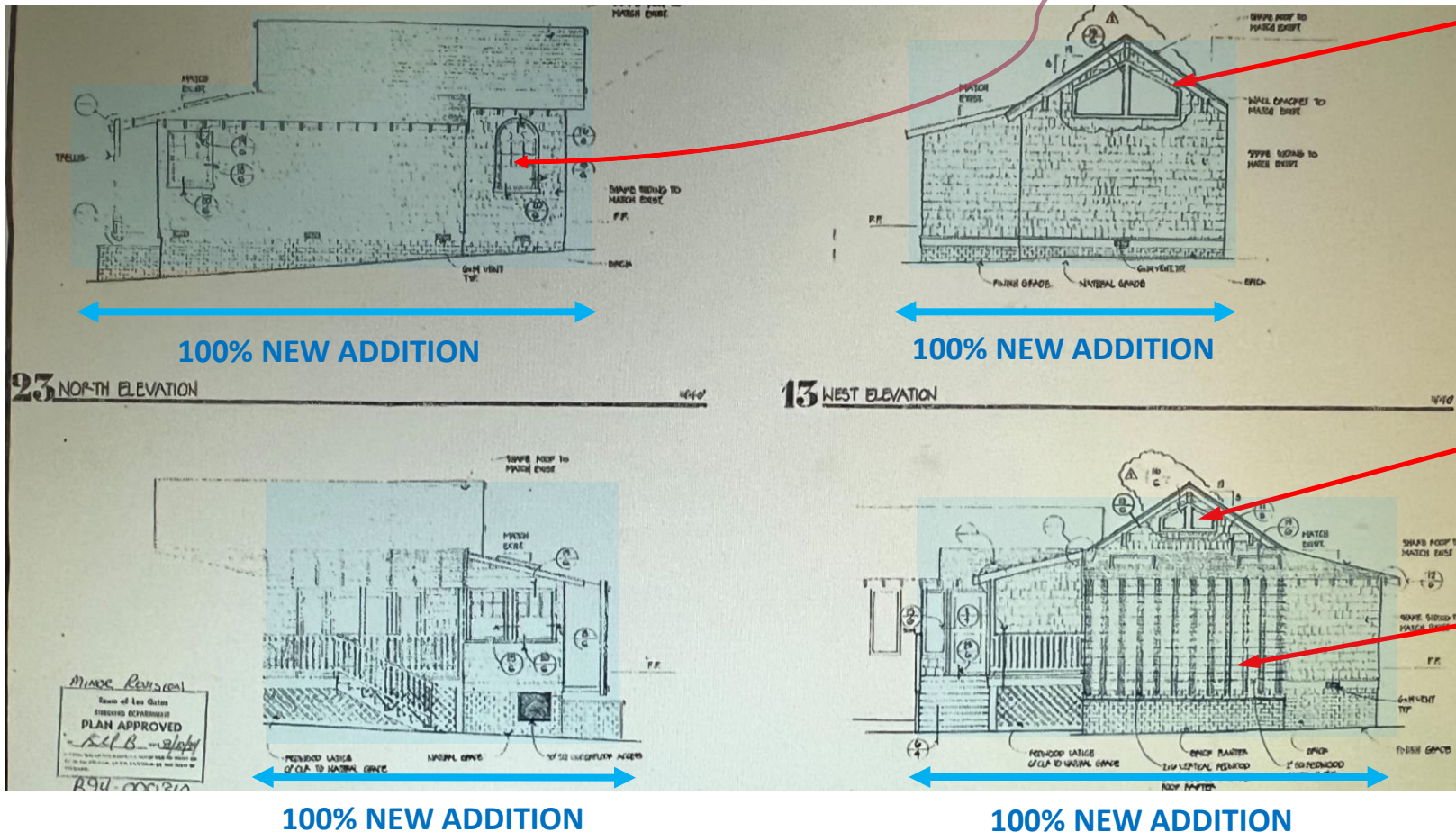


# FINDING #3, #5

## 1994 Approved Permitted Work / Addition

Non original window typology

New Windows at new Master Bedroom – nonhistorical typology.



New Windows at new Master Bedroom – nonhistorical typology

New exposed 2x6 rafters visible from public sidewalk + trellis and lattice



3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

# FINDING #3, #5

"Still looks historic."  
- HPC

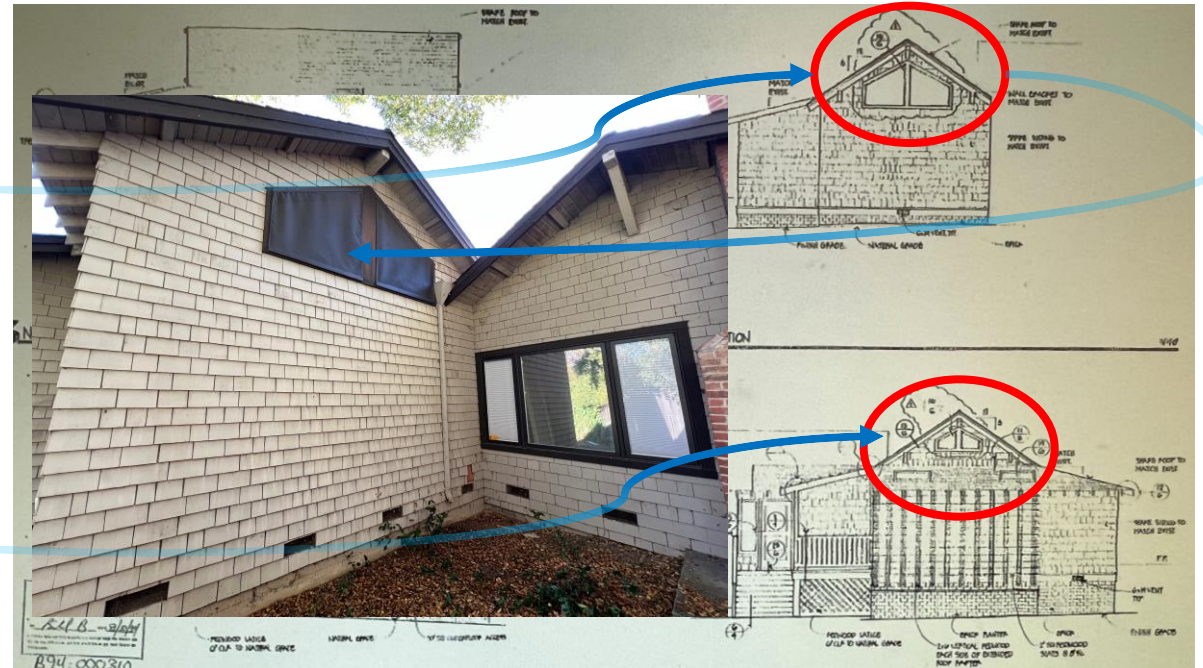
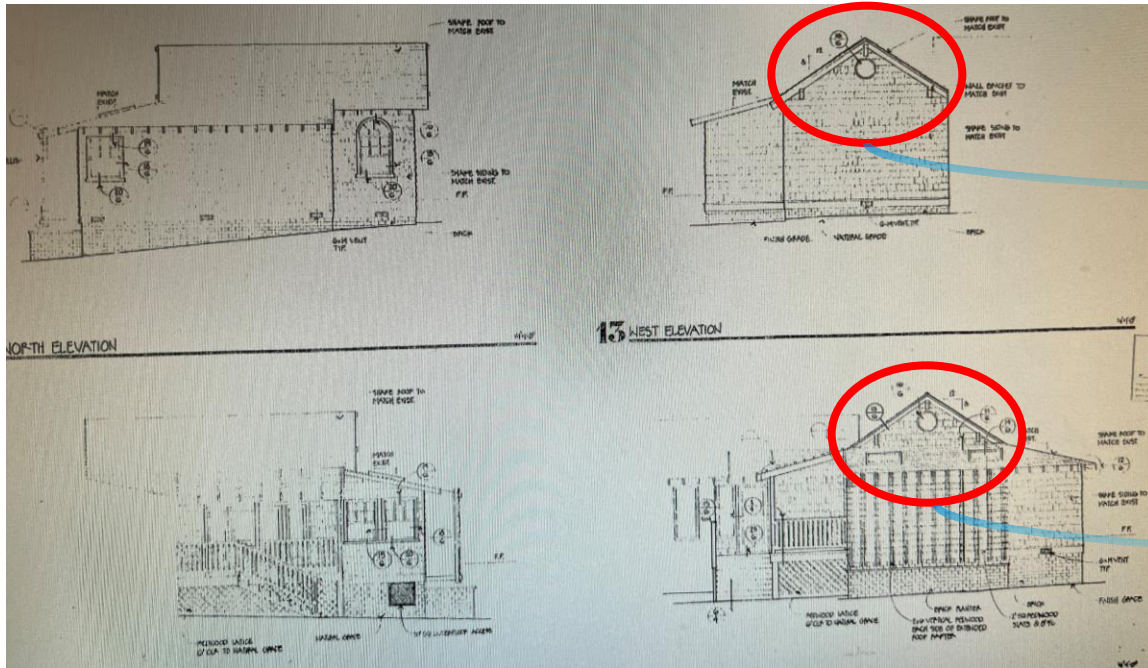
FALSE

"Appearance + style  
hasn't changed." - HPC

FALSE

Before 1994 Construction

After 1994 Construction



300% Window Size Increase at New Addition



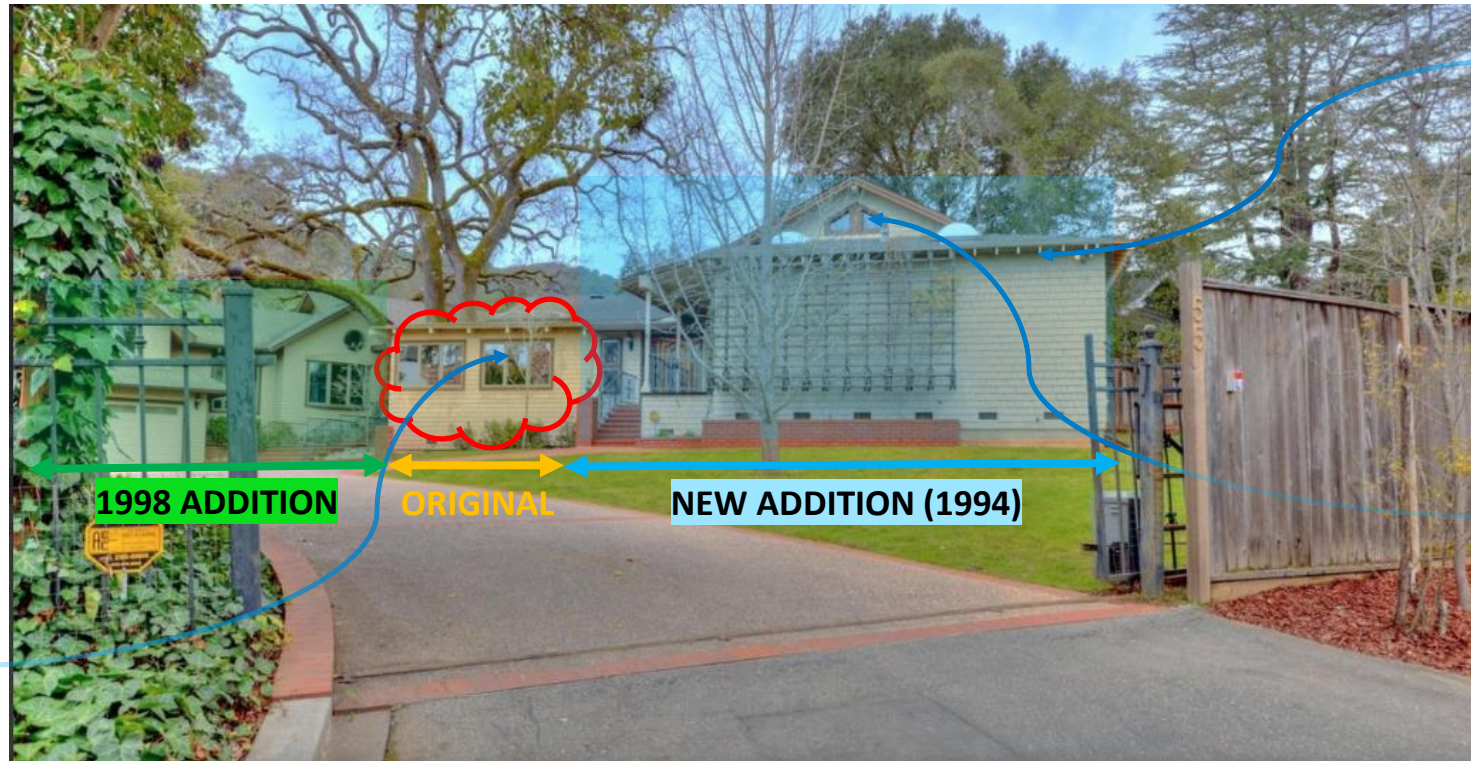
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# FINDING #3, #5

2019 Image



Different exposed rafter tail detail not matching original

New Windows at Master Bedroom

No evidence of original vs current fenestration pattern



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# FINDING #3

## 1998 New Addition

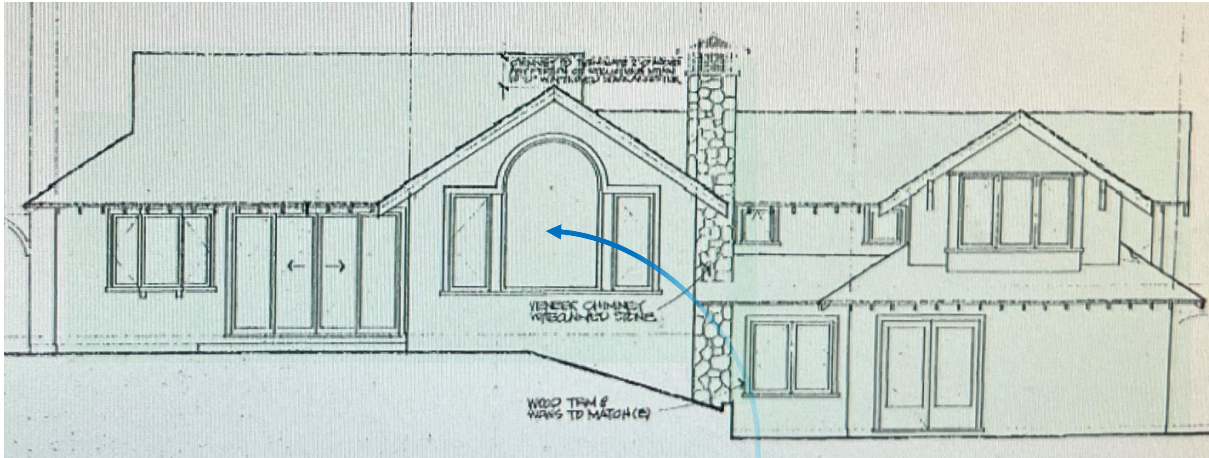
*"Original structure as I remember it, and I've lived here for 50 years!" - HPC*

**FALSE**

Contemporary veneer stone chimney

1998 Approved Permit

2019 Image



100% NEW ADDITION

100% NEW ADDITION

Contemporary grand arched window at new living room addition

Contemporary windows at new game room addition



3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.

# FINDING #3, #5

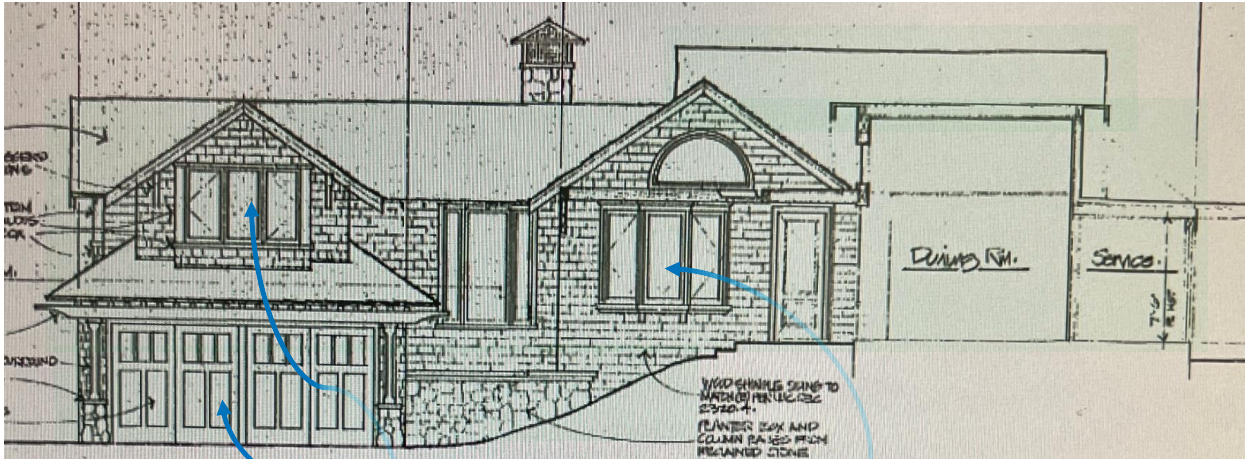
## 1998 New Addition

“Appearance + style hasn’t changed.” - HPC

**FALSE**

1998 Proposed North Elevation (Approved)

2024 Image



100% NEW ADDITION

100% NEW ADDITION

Contemporary swinging windows above modern door panels

Contemporary fenestration configuration + type



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# **FINDING #3, #5**

## **Current Photo of Existing House (2024)**

NEW ADDITION (1998)

ORIGINAL STRUCTURE

NEW ADDITION (1994)



**3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;**



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# FINDING #5

55 Ellenwood Ave. (Before 1994 Renovation)



*“Original structure as I remember it, and I’ve lived here for 50 years!” - HPC*

**FALSE**

*“Appearance + style hasn’t changed.” - HPC*

**FALSE**

# FINDING #5

Existing Property Picture From Redfin Real Estate Listing (2019)

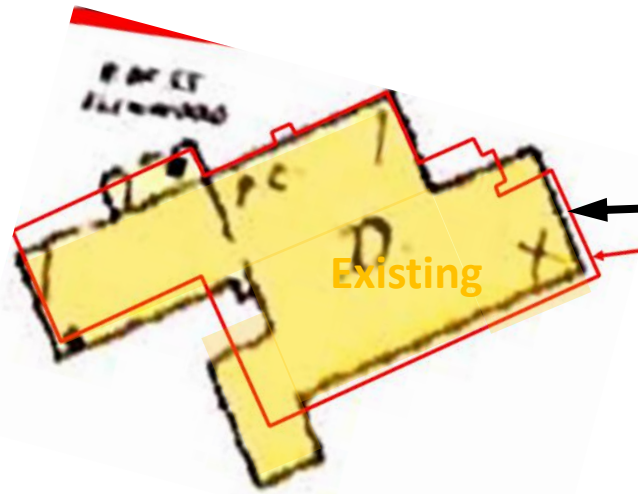




# FINDING #5

## Approved Permits (1994)

### Original Footprint



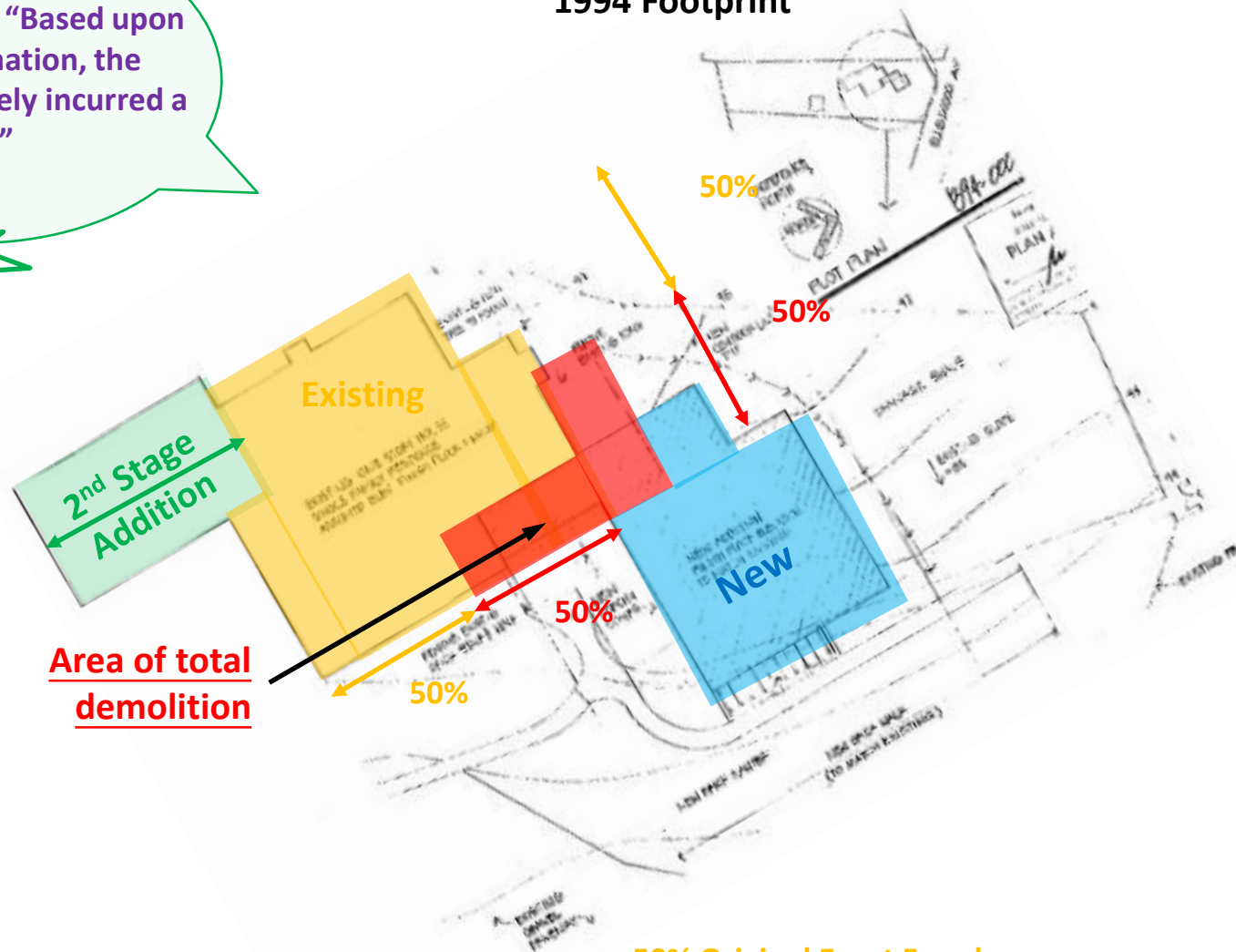
Outline of residence as reflected in 1994 Building Permit

100% Original House Footprint Per San Born Map 1928 +1944

Staff Comment: "Based upon available information, the property has likely incurred a technical demo."

**TRUE**

### 1994 Footprint



50% Original Front Facade  
50% Technical Demolition at Front Facade  
Technical demolition of area 50% affected at "front facade"



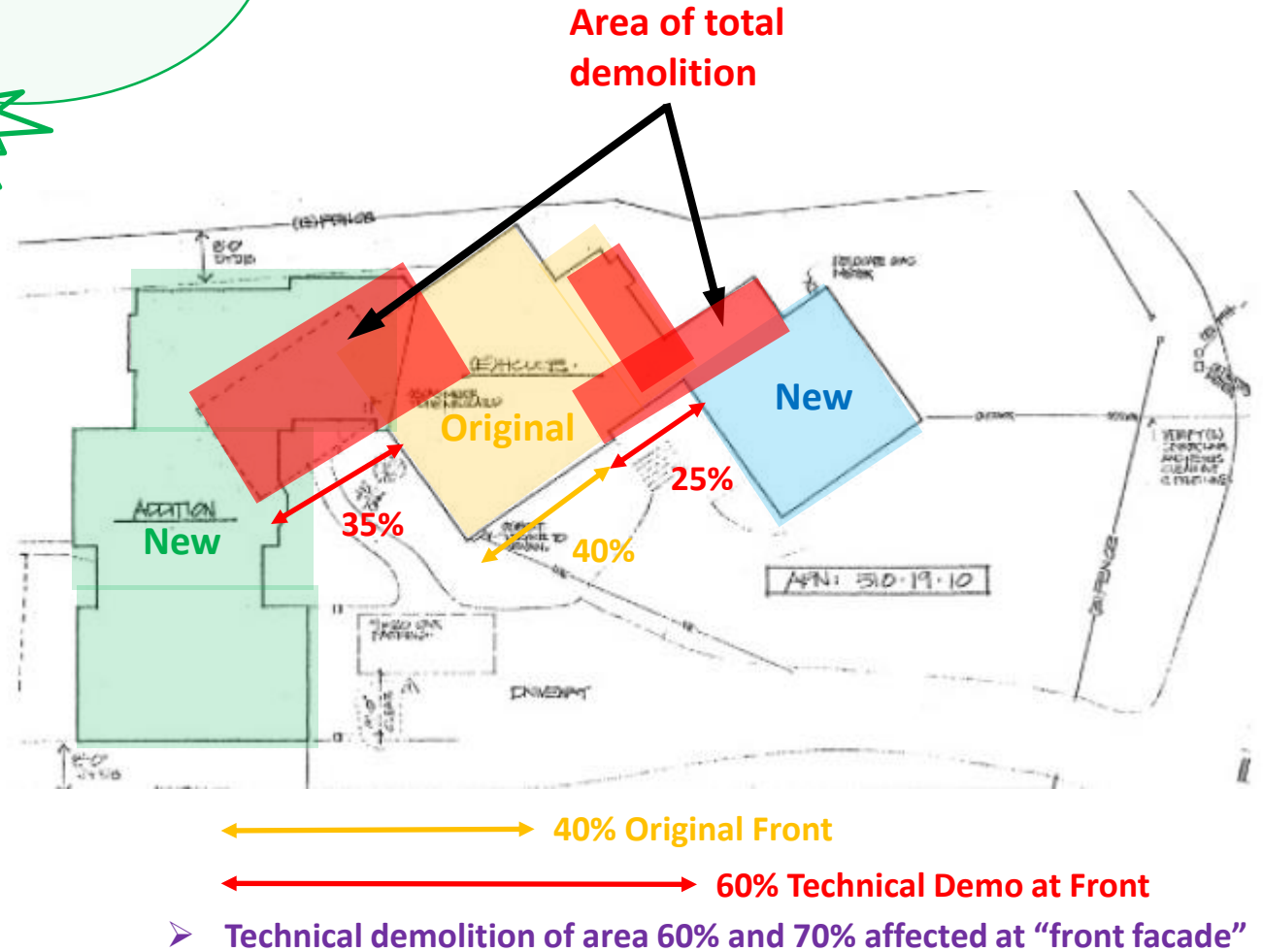
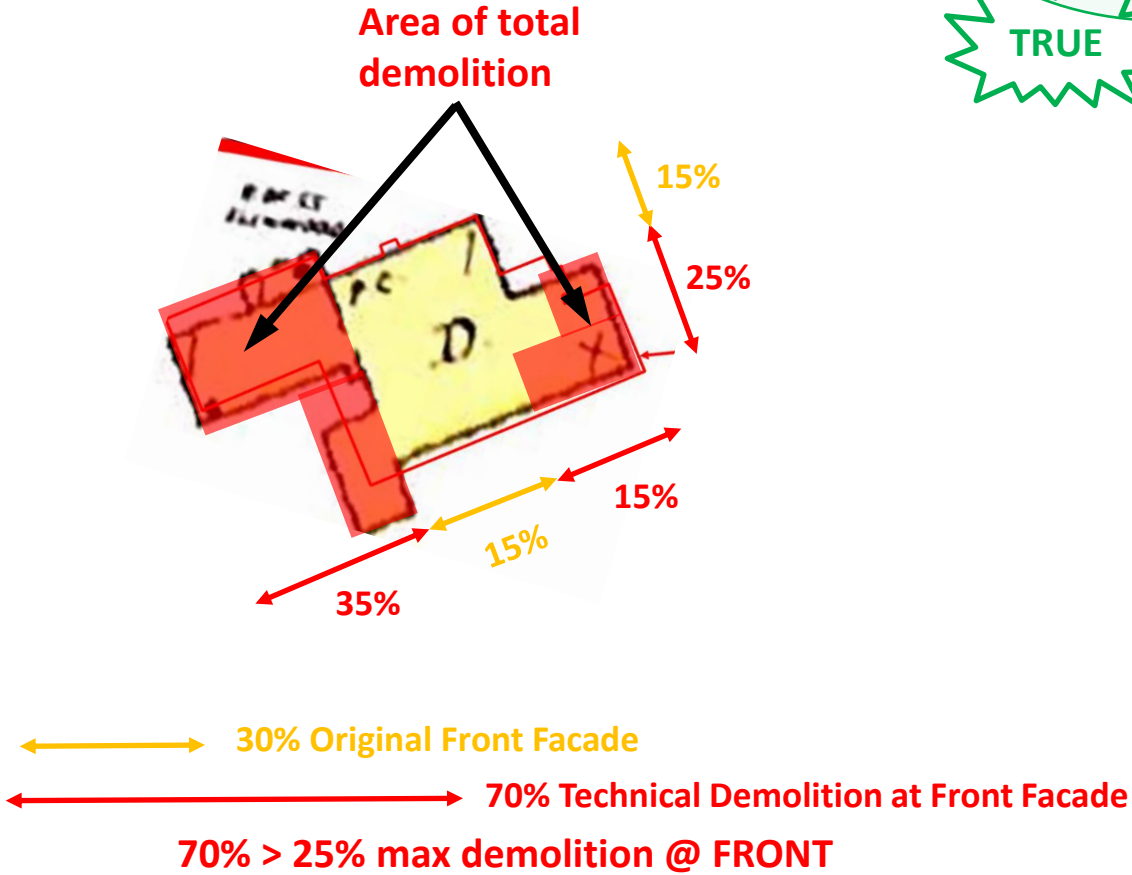
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# FINDING #5

Approved Permits - (1998)

*"Staff leans towards interpretation that prior permitted work already involved a technical demo"*

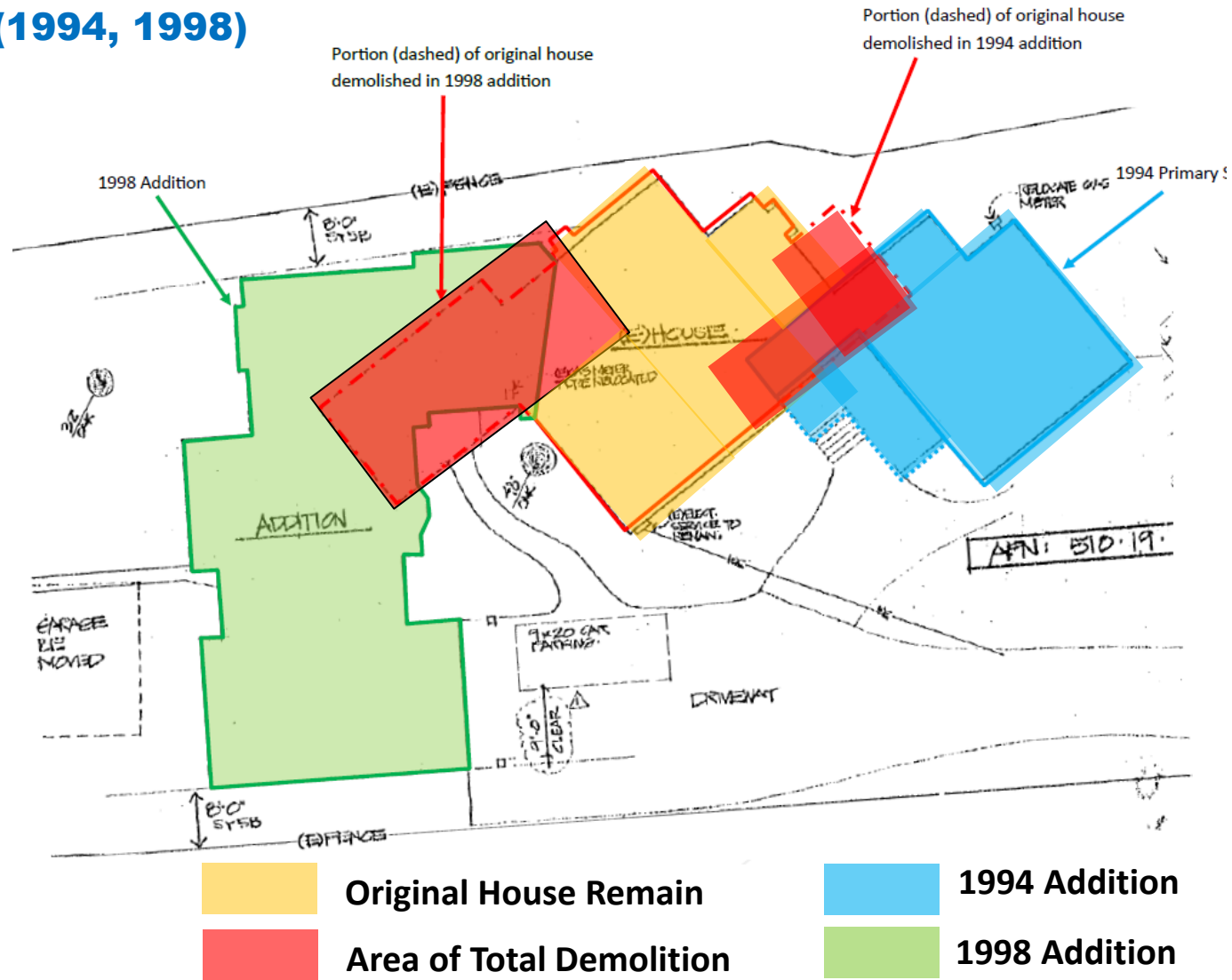
**TRUE**



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## Approved Permits (1994, 1998)



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Related to a request for a determination that a pre-1941 structure (55 Ellenwood) has no historic significance or architectural merit:



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