



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

MEETING DATE: 10/24/2018

ITEM NO: 3

DATE: OCTOBER 18, 2018

TO: HISTORIC PRESERVATION COMMITTEE

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PROJECT LOCATION: 52 JACKSON STREET. PROPERTY OWNERS: PING SUN AND STEVEN TAN.
REQUESTING APPROVAL TO REMOVE A PRE-1941 PROPERTY FROM THE HISTORIC RESOURCES INVENTORY FOR PROPERTY ZONED R-1:20. APN 529-35-061.

RECOMMENDATION:

Review the information provided and make a determination regarding the historical significance or architectural merit of the property.

BACKGROUND:

A. Property Details

1. Date original primary structure was built: c. 1912
2. Town of Los Gatos Preliminary Historic Status Code: None
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

B. Comments

The property owners are requesting to remove the pre-1941 residence from the Historic Resources Inventory and have provided a Historical and Architectural Evaluation, by Bonnie Bamburg, Urban Programmers, dated July 30, 2016, indicating that the structure has lost integrity through a series of alterations and additions (Attachment 1).

PREPARED BY: SALLY ZARNOWITZ
Planning Manager

BACKGROUND (Continued):

The Historical and Architectural Evaluation includes the following information in support of the request: The rambling house is a combination of alterations and additions to a simple gable roof cabin c. 1912. The building is covered in shingles that were first added in the 1960s. The multi-planer roof shows some of the additions and includes portions of a pitched roof, flat roof and shed style additions. Fenestration is a mix of contemporary styles, many large pane fixed to create "window walls." The orientation of the house has changed with the main entry in the center of the building accessed by a steep stairway.

DISCUSSION:

- 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; and/or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

Attachments:

1. Historical and Architectural Evaluation (31 pages)

Distribution:

Cc: Ping Sun and Steven Tan, 52 Jackson Street, Los Gatos CA 95030

HISTORICAL and ARCHITECTURAL EVALUATION
Considering the property located at
52 Jackson Road
Town of Los Gatos
Santa Clara County, California



Prepared at the request of:

Shawn Lucas
52 Jackson St.
Los Gatos CA

Prepared by:

Bonnie Bamberg
URBAN PROGRAMMERS
10710 Ridgeview Ave.
San Jose CA 95127

Date Completed:

July 30, 2016

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1.1 Executive Summary.

The house on the property at 52 Jackson Street, in the Town of Los Gatos is proposed for remodeling. The project owner was required to commission an evaluation of the history and architecture of the property and improvements to provide the Town with information to evaluate the proposal according to CEQA and the CEQA Guidelines and historic preservation policies used by the Town. The following report describes the research into the historic associations, the architecture, construction methods and materials, which were considered and evaluated as part of the process leading to the findings.

Research into the history and background of the property at 52 Jackson Street in Los Gatos included a title search of ownership and a search for the tenants of this small investment property. Research was conducted at the Los Gatos History Museum, the California Room of the Dr. Martin Luther King Jr., San Jose Main Library, the Santa Clara County Assessor's files and Santa Clara County Official Records.

The property was owned prior to 1900 by Ernest and Emily Hildebrand, residents of San Francisco. Research did not uncover any improvements on the property before it was transferred to their son. It appears that he constructed the small cabin, but sold it in 1912 to Harry M. Ward, also a resident of San Francisco. The property changed ownership several times, always as an investment (the cabin was leased) until 1960 when it was purchased by Fred Arnaud. During the time it was owned by Arnaud, the "cabin" was extensively remodeled and enlarged. Owners after Arnaud continued to remodel and enlarge the building creating a rambling house. What remains of the original cabin has lost integrity and is not a significant architectural resource

Research did not find significant events or persons associated with the property. Evaluated using the criteria of the California Register of Historic Resources and the criteria established by the Town of Los Gatos, the property was not found to be significant to the history of Los Gatos. When compared to the seven aspects of integrity established by the National Register of Historic Places and adopted by the California Register of Historic Resources, it was concluded that the integrity was lost due to the many alterations and additions.

1.2. Preparer's Qualifications:

The report was prepared by Urban Programmers and compiled by Bonnie Bamburg. Ms. Bamburg has over 35 years of experience in preparing historic surveys and evaluation reports for cities, counties and the federal government. She has prepared numerous National Register Nominations for individual sites and historic districts. In addition, she has advised owners and architects on compliance with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and has prepared Certifications for historic properties in several states. She is a former instructor in Historic Preservation at SJSU, a lecturer in historic preservation and former San Jose Historical Landmark Commissioner (1974-1980). Ms. Bamburg is an advisor to Preservation Action Council San Jose, and is a former board member of the Western Region of Preservation Technology and History San Jose. Linda Larson-Boston, has 19 years of experience as a researcher and is a published author of local history. Her clients include architects, attorneys and land owners. She is a former San Jose Historical Landmarks Commissioner, a member of the Institute for Historical Study, and has served on the Board of Directors for Preservation Action Council of San Jose. She received her degree from Santa Clara University. William Zavlaris, B.A, MUP, received his education in art and architectural history at UCB and received his Master's Degree in Urban Planning, City Design, from San Jose State University. Mr. Zavlaris has 28 years experience in evaluating architecture for local historical surveys and National Register Nominations. A. Douglas Bright, Architectural Historian, who received his M.HP (Historic Preservation) from Savannah College of Arts Mr Bright is an associate for special projects. MBA Architects, reviews existing conditions. Marvin Bamburg, AIA has over 40 years of experience in historic preservation architecture for residential and commercial properties. Marvin Bamburg, AIA, chaired the AIA/SCV Historic Preservation Committee for 12 years, and is listed with the California Office of Historic Preservation for Historic Preservation Architecture. The firm meets the Secretary of the Interior's Standards for Professional Qualifications.

The preparation of the report followed standard methodology for research and site investigation.

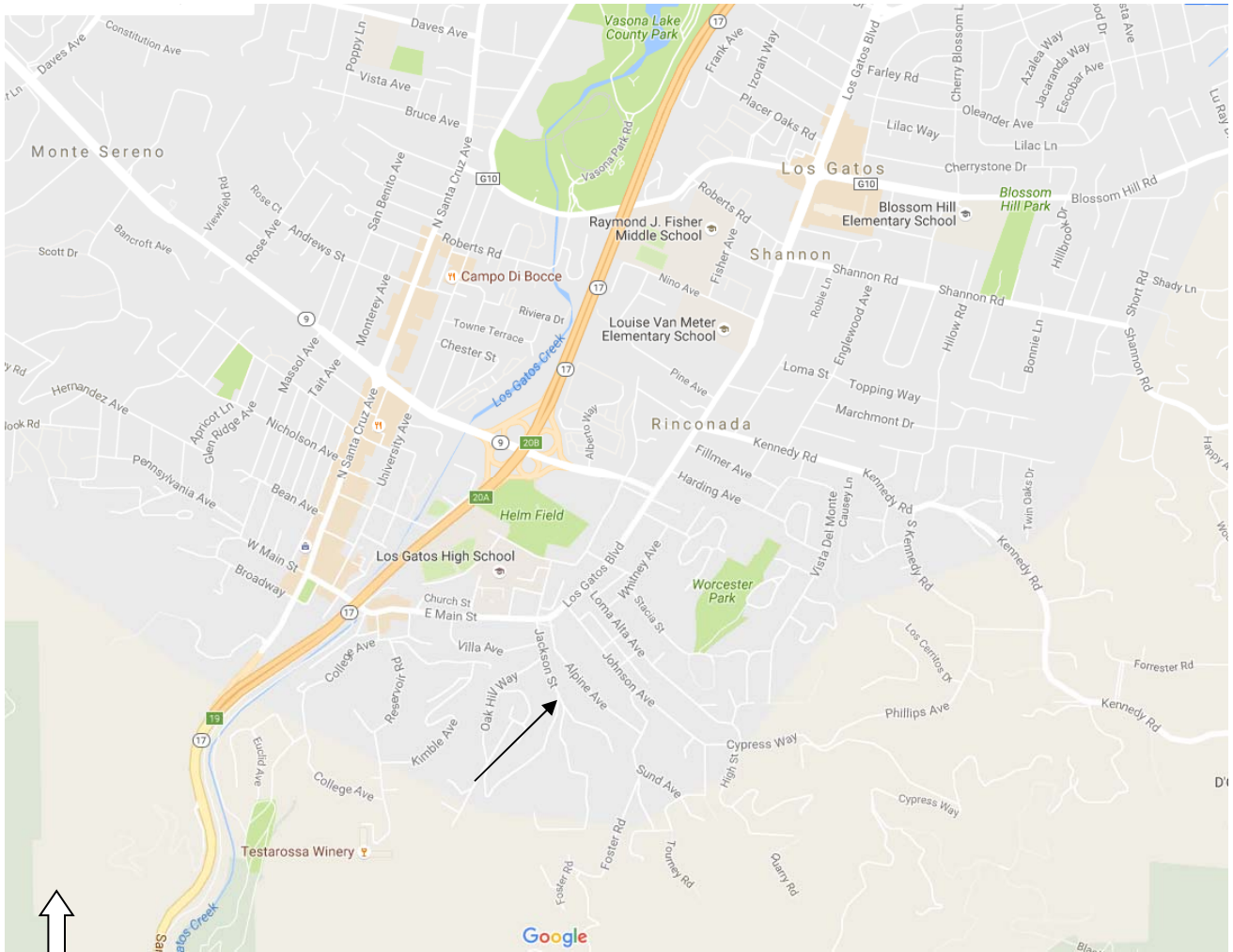


Figure 1 Vacinity Map- Los Gatos Area
Source: Google Earth Pro

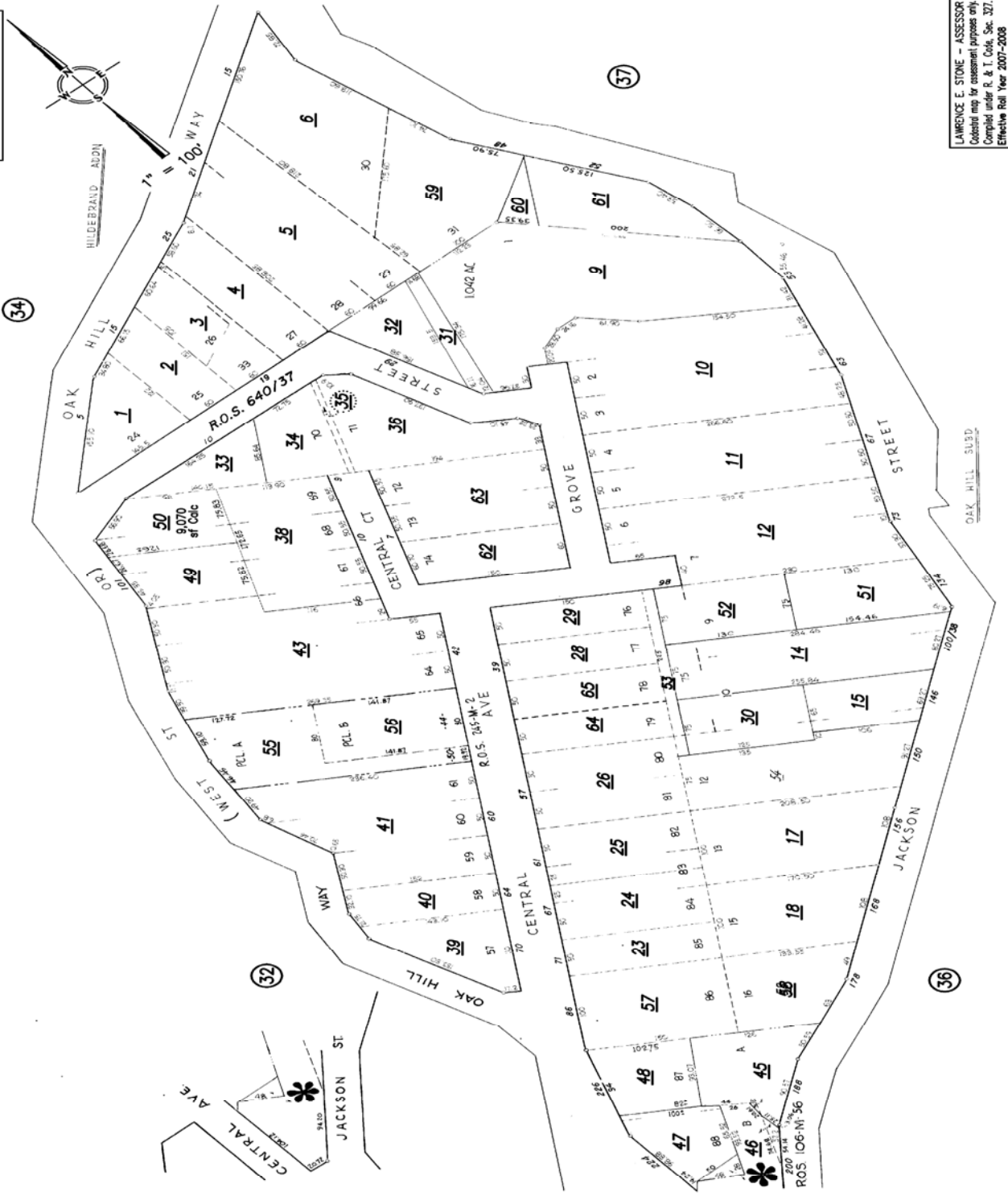


Figure 2 Santa Clara County Assessor's Map APN 729-35-046

2. Introduction:

The following report provides a brief historical background of the Town of Los Gatos to set the context for the brief history of the parcel at 52 Jackson Street. The methodology for collecting the contextual information included research using historical maps, city directories, published and unpublished materials, and interviews.

2.1. Historical Background and Context

3.1 Los Gatos is within the ethnographic territory of the Costanoan (Ohlone) linguistic group of Native Americans. The e group that lived in the Los Gatos area were further classified as Somontac, within the linguistic group. These people are known to have been within the group described as hunters and gathers a subsistence in this area often was dependent upon on the natural acorn crop from the native oak trees.

The Costanoan lived primarily in locations at the confluence of streams or along the valley streams or springs. (Archaeological Consulting 2011, General Plan page OSP-9). The subject property is not adjacent to a confluence or valley stream. The hillside property has been extensively disturbed by roads and construction, terracing and landscape planting.

During the Spanish rule of California Los Gatos saw little development. After 1822 when the area was seeded to Mexico the area was within the Rancho Rinconada de Los Gatos, a 6,631-acre land grant made by Governor Juan Alvarado to Jose Maria Hernandez and Sebastian Fabian Peralta in 1840. After statehood, the land grant was confirmed by the United States government in 1860 (George G. Brunz, History of Los Gatos- Gem of the Foothills . page 3 1983) The Rancho Rinconada de Los Gatos included the present-day cities of Los Gatos, Monte Sereno, and portions of Campbell.

In 1850, Alexander Forbes, former Vice-Counsel in San Francisco for the British Government, purchased 3,000 acres of the Rancho Rinconada de Los Gatos in the vicinity of Los Gatos Creek. The Town of Los Gatos was developed around the Forbes Mill, a flour mill built in 1854. The mill was supported by the local logging industry and by the settlers who began arriving in the 1850s (George G. Brunz, History of Los Gatos- Gem of the Foothills . page 5,6,7;1983). The logging stripped the hillsides providing the setting for the next historical era, agriculture. The hills were attractive for fruit and nut orchards with some vineyards. The area was also recognized for the bucolic setting and temperate climate that was appealing to people living in San Francisco or the East Bay where fog and chilly temperatures often accompanied the summer months.

The Thompson and West 1876 Historical Atlas of Santa Clara County showed the Town of Los Gatos with large parcels grouped around the Forbs Mill and extending to San Jose Road (Los Gatos – San Jose Road). At the end of the nineteenth century logging was waning and the base economy and agriculture was gaining that position. The next 30 years saw the large parcels subdivided close to the town center while agriculture and orchards dominated the surrounding valley landscape.

Before the beginning of the twentieth century, Los Gatos had been recognized for its favorable weather and beautiful mountain setting above a thriving town with train service from San Francisco and a cultural

platform that encouraged the arts- all popular with residents of the colder and fog shrouded North Bay. Particularly residents of San Francisco found the area a good location for a summer retreat or second home. Some found the area a good investment as the community was continually growing. From the 1890s-1920 most of the part time residents constructed modest buildings, the utilitarian, pitched roof cabin appears to have been popular, and the small California bungalow gaining in popularity from 1910 until 1940. However, grand estates were also developed in the hills around the town. As the twentieth century began with agriculture was the base economy there was a need for labor in that industry as well as the growing service businesses in town. Small homes became investments, rented to the population of labors.

After WWII the agriculture economy gave way to the “high tech” industry that grew from Stanford with many companies locating in the area between San Jose and Palo Alto. This new workforce sound Los Gatos to be a charming established community with in which to develop their homes and raise families. Throughout the past 165 years the Town has maintained an independent culture, and a base of residential, commercial and industrial activity that creates the balanced and very desirable community of 2016

2.2. History of 52 Jackson Street, Los Gatos:

Unless otherwise noted the research comes primarily from the R.L. Polk City Directories for San Jose and Santa Clara County and Official Records of Santa Clara County and the Los Gatos History Museum and the California Room of the Dr. Martin L. King Library in San Jose.

After the turn of the century, the area attracted more part time residents who constructed second homes, some small cabins, others luxurious estates. Ernest and Emile Hildebrand acquired the subject property prior to 1889. There is no record of buildings on the property during their ownership. After the death of Ernest the property transferred to their son Ernst H. Hildebrand in 1910 (Deed recorded 8/30/1910, Book 358 of Deeds, page 536). At that time, Ernst Hildebrand was a practicing architect in San Francisco. In 1907 Hildebrand received a Certificate in Architecture from the University of Pennsylvania (University of Pennsylvania Yearbook 1907). Returning to San Francisco he is listed in the 1911 San Francisco City Directory¹ as an architect with an office in the Crocker Building and living at 1270 Jackson St. It appears the small cabin was developed by Ernest H. Hildebrand just before the property was subdivided in 1912.

The property was sold in May 1912 to Harry M. Ward, a resident of San Francisco, California (Deed recorded 8/6/1912 Book 388 of Deeds, page 387).² Harry ward was an emigrant from England who was a produce salesman in 1900 and later a traveling salesman.³ It is not known if he lived in the cabin more than part time. The next owner was Mary M. Wicklow, a resident of San Francisco who was a clerk at Metropolitan Life Insurance Co. Two years after emigrating from Scotland in 1923, she moved in with her extended family at 80 Caselli Avenue in San Francisco. She joined several of her family members who worked at Metropolitan Life Insurance Company. Records do not establish if this was a part-time home or an investment. In 1936, some 5 years after she purchased the Los Gatos property, it was sold to George H. and Mable C. Smith (Deed recorded 1/8/1936 Book 1314 of Deeds page 364).

¹ San Francisco City Directory 1911, Crocker Langley Publishing Co. San Francisco

² U.S. Census 1910 and 1920. (Ancestry.com)

³ U.S. Census 1900, 1920, 1930-1940 (Ancestry.com)

George H. Smith was born in Pennsylvania in 1896. It appears he moved to Los Gatos as a child where his family owned an orchard. As a young adult, the City Directories show, he was a decorator and house painter working for J.P. Jarman Company before starting his own company. He lived with his wife Mable C. Smith at 103 Edelen St., Los Gatos from 1911 until 1940. During the period they owned the house on Jackson St. it was an investment property and was rented. After retiring the Smiths remained in Los Gatos living at 47 Felmar until George passed away in 1974. In 1947, the Smiths sold the Jackson St. property to Ellard La Montagne and Neva L La Montagne (deed recorded 7/30/1947 Book 1444 Official Records, page 547).

La Montagne grew up on his family fruit ranch on Union Avenue.⁴ In the 1930 U.S. Census he is listed as a fruit farmer. Ten years later, the family; Ellard Edward, Neva Lorraine, son Roderick (11) and daughter Viviane (9) lived on Ellenwood Dr. in the area known as Redwood. Ellard operated a fresh produce market. In 1947, he is listed in the City Directory as operating a grocery store at 6-8 N, Santa Cruz Avenue and lived at 32 Ashler Avenue, Los Gatos. After the family moved from Union Avenue they lived in several different houses with their last home at 105 Apricot Avenue, Los Gatos. During the time they owned the Jackson Street house it was rented. Two years after purchasing the Jackson St. property it was sold to Frank K. Heywood and his wife Mae Heywood (Deed recorded 6/13/1949 Book 1996 Official Records page 353).

In 1920 John and Clara Jackson lived in San Jose, moving to 59 Brooklyn Rd., Los Gatos by 1924 The next year they were listed in the City Directory at 52 Jackson St. where the couple rented the house until 1938. The 1924 City Directory listed John as a laborer, there is not occupation for Clara.⁵ The next tenants were Fred and Marguerite Maguire who live there from 1939-1941. After that D. E. Stafford is the tenant for a year, beginning a succession of short term tenants that lasted until 1960.

The Heywoods lived in San Francisco in 1948 where he owned the California Portrait Processing Company. In 1954 Frank Heywood passed away and the property was sold. Mae Heywood lived at 135 E. St. James Street in San Jose and worked for the County Health Department. AS before the property was rented during the time of the Heywoods ownership. The property was next sold to Gustave Moeller Jr. and his wife Marion L Moeller and recorded on July 18, 1957 in Book 3847 Official Records, page 312

Again it appears the property was purchased as an investment. Gustave Moller was partners with Harry Moller in the Harry and Gustave Moller Real Estate office on University Avenue in Los Gatos. Gustave Moller lived in San Jose. The property was resold the same day it was purchased from Mae Heywood to Gary W. Scherer (Deed recorded 7/18/1957 Recorded in Book 3647 Official Records, page 315). Again it was only a short time before the property was sold again. On April 14, 1960 the property was sold to Fred M Arnaud and Jeanette Arnaud.

Fred Arnaud received training in millwork and expanded to executive roles in casework companies. He is listed in the City Directory of 1960 as the Vice President of Kalmer Showcase and Fixture Company and as President of Kalsched Company. In 1960, he lived on Willow Street in San Jose. Although some alterations may have occurred earlier, it appears that the cabin was extensively remodeled and enlarged after it was purchased by Arnaud. By 1962 he is listed in the City Directory as living at 25 Jackson Street in Los Gatos.

⁴ U. S. Census 1910, Redwood, Santa Clara County California

⁵ San Jose and Santa Clara City Directory 1924, R. L. Polk Publishing Co, San Francisco

Ten years later, by 1922m the property was sold and he was again living in San Jose. After 1922, the property changed hands several times until it was purchased by the current owner Shawn Lucas in 2003.

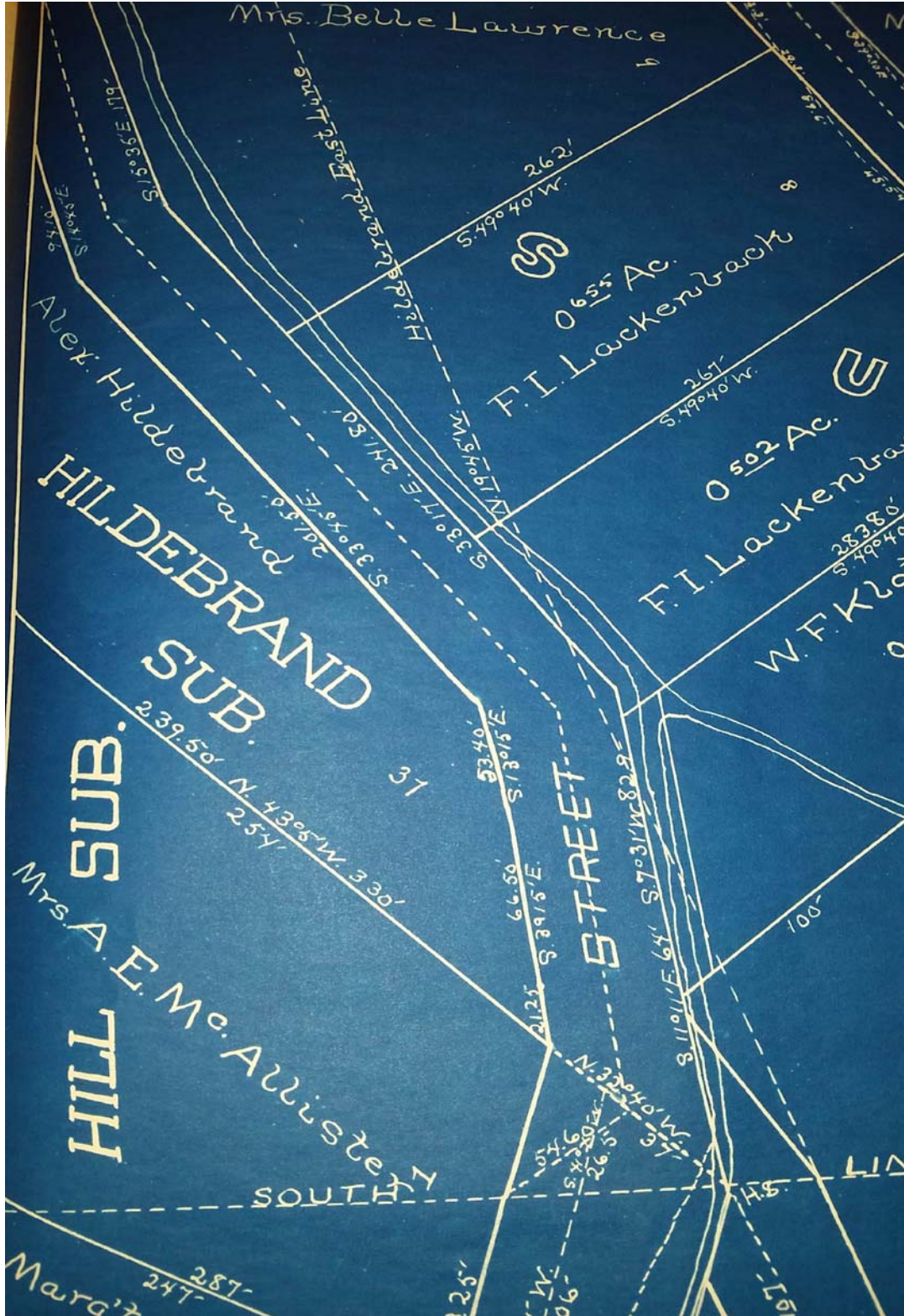


Figure Portion of the survey map showing the Hildebrand property in 1908 (Santa Clara County Official Maps)

3. Architectural Description of the house and setting of 52 Jackson Street.

3.1 General Setting

The property is located on a hillside to the south east of downtown Los Gatos on a parcel slightly less than 1/3 acre. The surrounding area is hillside development with homes of various styles, sizes and ages That are irregularly sited, and in close proximity to each other. Narrow roads, steep driveways and mature trees are unifying features of the neighborhood.

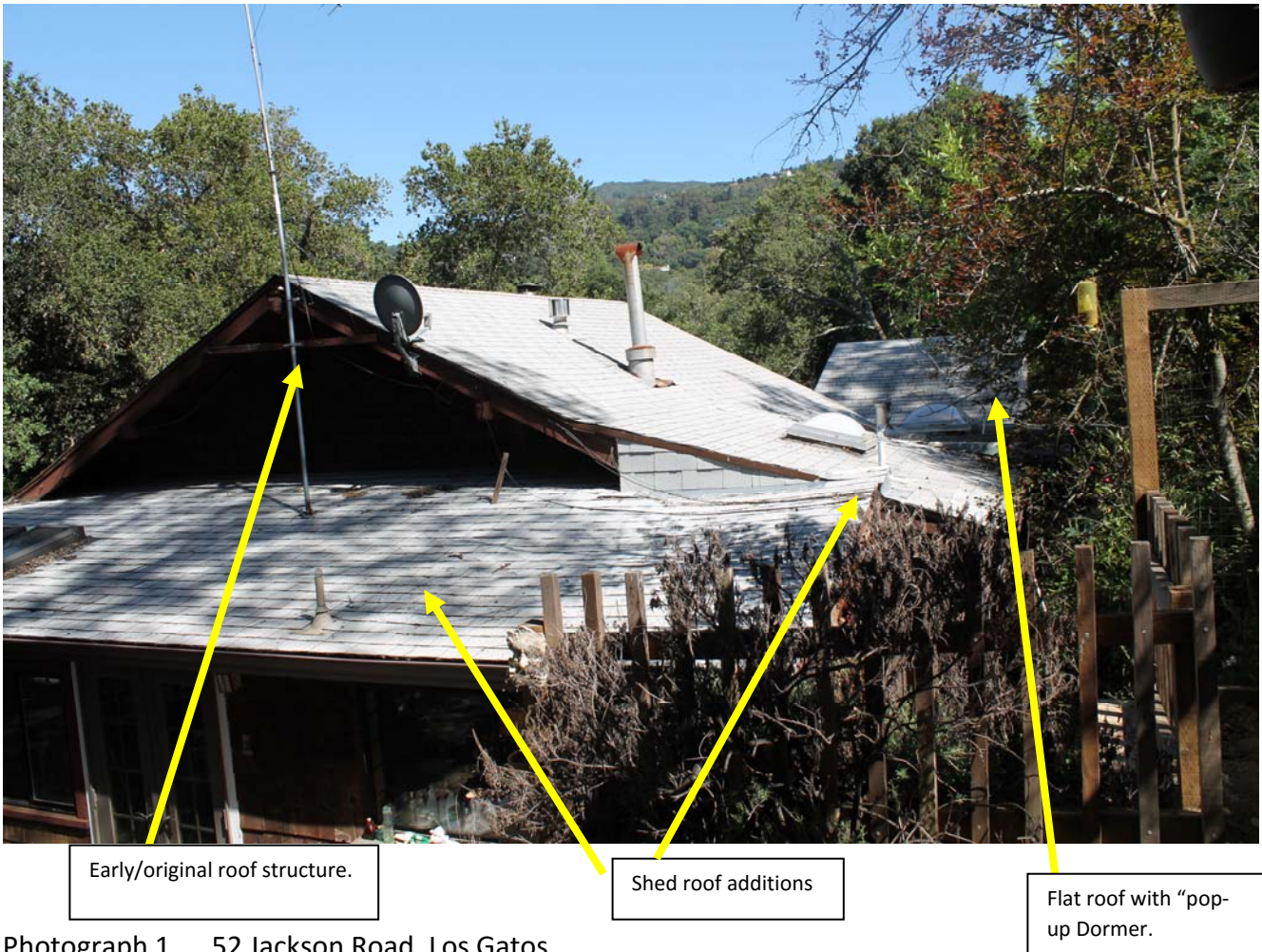
3.2 Buildings and Landscaping:

The building is an extensively altered cabin style that was originally a pitched roof, square foot print building that was constructed on a ledge or bench of the hillside c. 1912. Subsequent additions appear to begin in 1960 although permits were not found. Additions extend the building to each side with the largest addition on the south side, and a deck along the west side that is supported by posts with knee bracing on top of pier blocks. The original cabin has been enlarged with additions on all sides and each section is constructed with a different style of roof structure. The original cabin section has a pitched (front facing gable), the extension onto the north façade is a shed style while the largest section on the south is flat with a “pop-up” with windows that brings light into the center of the building. On the sides of the original cabin the roof has been extended and the wall pushed out. Shingle siding on all facades unifies the additions into a single building. It appears the shingles were added in the 1960s, with the first major addition, covering the original board siding. The fenestration is contemporary, opening large sections of the walls. The window style is primarily large wood frames containing double pane glazing. The windows vary in size and shape. Typical of a hillside house, steep stairs (wood tread and open riser) lead from the drive and parking area to the front and side doors of the building.

The site is landscaped with terraces created by concrete retaining walls. The north side has formal landscaping with raised terraces lined with native rock and a patio.

The driveway rises from Jackson Street to a parking area with a large covered carport that is open on the sides. Attached to the carport is a small square building that appears to have been an apartment but is now used for storage. The drive and parking area are paved with asphalt.

3.3 Photographs: The photographs were taken May 15, 2016 using digital format.



Photograph 1 52 Jackson Road, Los Gatos

View: Roof of the building showing the various additions to the original small cabin in the center.

Camera facing: NE



Photograph 2 52 Jackson Road, Los Gatos

View: The addition to the south façade of the building. Entry stairs are on the far right

Camera facing: SW



Photograph 3 52 Jackson Road, Los Gatos

View: The addition to the south façade of the building where the perimeter wall has been extended and contemporary windows installed. The pitched roof appears to be part of the original cabin.

Camera facing: north



Extended roof and wall

Addition to the front gable end of the cabin

Photograph 4 52 Jackson Road, Los Gatos

View: The addition to the south façade of the building where the perimeter wall has been extended and contemporary windows installed. The pitched roof appears to be part of the original cabin, however the roof has been extended to cover the addition on the side.

Camera facing: northwest



Photograph 5 52 Jackson Road, Los Gatos

View: The addition to the south façade of the building and contemporary windows installed. This addition appears to be c.1960. The main entry stairs and front door are on the right.

Camera facing: east



Photograph 6 52 Jackson Road, Los Gatos

View: The roof of the addition to the south façade of the building. Original cabin pitch roof in background on the right.

Camera facing: southwest



Photograph 6 52 Jackson Road, Los Gatos

View: The west façade with the deck The wall of the original cabin has been moved out and contemporary fenestration defines the entire building. (deck structure shown in photograph 7)

Camera facing: southeast



Photograph 7 52 Jackson Road, Los Gatos

View: The structure for the addition that extended the cabin wall and created a deck. This addition appears to be c.1960, although the structure has been reconstructed in the past few years. Stairs lead to the deck above. Camera facing: South



Photograph 8 52 Jackson Road, Los Gatos

View: The carport is detached from the house. Constructed c. 1970s, the carport also has a storage room attached (right side in the rear).

Camera facing: northeast



Photograph 9 52 Jackson Road, Los Gatos

View: The square storage room, a single room, appears to have been an apartment in the past. Camera facing: northeast

4. Regulatory Framework

There are four levels of designation that define significant historic properties in our Nation. **National Historic Landmarks** (NHLs) are nationally significant **historic** places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, just over 2,500 **historic** places bear this **national** distinction. There are no NHLs in Los Gatos.

The National Register of Historic Places (NRHP) is a listing of the properties that have historic and/or architectural importance at the local, state or national level. The “Register” is administered by the National Park Service (NPS). To be listed in the National Register, a property must be significant under one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of our history;
2. Is associated with the lives of persons significant in our past;-66
3. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a

significant and distinguishable entity whose components may lack individual distinction; or

4. Has yielded, or may be likely to yield, information important in history or prehistory.

For a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance." While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance." To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity and most must be present:

1. Location is the place where the historic property was constructed or the place where the historic event occurred.
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting is the physical environment of a historic property.
4. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association is the direct link between an important historic event or person and a historic property.

Because integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only be made after historic significance has been established.

California (CEQA)

The California Register of Historical Resources is "an authoritative listing and guide to be used by state and local agencies, private groups and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change"

(Public Resources Code Section 5024.1[a]). The criteria for eligibility to the California Register are based on National Register criteria (Public Resources Code Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for or listed in the National Register. To be eligible for the California Register as a historical resource, the resource must be significant at the local or state level under one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

For a resource to be eligible for the California Register, it must also retain enough integrity to be recognizable as a historical resource and to convey its significance. The seven aspects of integrity are those used by the National Register: location, design, setting, materials, workmanship, feeling, and association.

A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

Town of Los Gatos

The following *Town of Los Gatos 2020 General Plan* goals and policies relating to archaeological and historic resources are considered in evaluating the subject property.

Goal OSP-9 To protect Los Gatos's archaeological and cultural resources to maintain and enhance a unique sense of place.

Policy OSP-9.1 Evaluate archaeological and/or cultural resources early in the development review process through consultation with interested parties and the use of contemporary professional techniques in archaeology, ethnography, and architectural history.

Policy OSP-9.2 Ensure the preservation, restoration, and appropriate use of archaeological and/or culturally significant structures and sites.

Policy OSP-9.3 Treat with respect and dignity any human remains discovered during implementation of public and private projects within the Town and fully comply with California laws that address the identification and treatment of human remains.

Policy OSP-9.4 Require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.

Goal CD-12 To preserve significant historic and architectural features within the Town.

Policy CD-12.1 Avoid demolishing historic buildings, unless the Planning Commission finds, based on substantial evidence, that there is no feasible means to ensure the preservation of the structure.

Policy CD-12.2 Encourage the preservation, maintenance, and adaptive reuse of existing residential, commercial, or public buildings.

Policy CD-12.3 Preserve and protect historic structures, including those that have been designated or are contributors to existing historic districts. Use special care in reviewing new buildings or remodels in the vicinity of historic structures to address compatibility issues and potential impacts.

Policy CD-12.4 Continue the Town's careful and proactive historic preservation programs, tempered with compassion and understanding of property owners' needs, desires, and financial capabilities.

Goal CD-13 To support and encourage thoughtful rehabilitation or reuse of historic structures.

Policy CD-13.1 Rehabilitation of damaged historic structures shall be consistent with the policies of the Safety Element and the State Historic Building Code.

Policy CD-13.2 Renovations or remodels of historic structures shall be architecturally consistent with the original structure.

In addition to the above policies, the *Town of Los Gatos 2020 General Plan Land Use Element* designates five historic districts and establishes a Landmark and Historic Preservation Overlay Zone. The following historic districts have been designated: Almond Grove, Broadway, Los Gatos Commercial, Fairview Plaza, and University/Edelen. The designated historic districts are concentrated in the downtown area, and the subject property, 52 Jackson Street, is not within or adjacent to any of the historic districts (Historic District Maps).

The Landmark and Historic Preservation Overlay Zone is designated by Town Council and is applied to individual sites and structures or small areas deemed of architectural and/or historical significance. These sites or structures are subject to special standards regarding their appearance, use, and maintenance. The Historic Preservation Code includes standards and guidelines concerning the preservation and demolition of historic structures, design guidelines for rehabilitation and new construction, and guidance in the application of historic preservation standards.

A resource determined by the Town Council to be a historic resource is: any structure/site that is located within an historic district; any structure/site that is historically designated; or any primary structure constructed prior to 1941 unless the Town has determined that the structure has no historic significance

or architectural merit. The Historic Preservation Committee is an advisory body to the deciding body for this project (*Town of Los Gatos 2020 General Plan* page CD-15, Los Gatos Town Code section 29.80.225).

Historic Requirements⁶

The town recognizes a structure as historic if any one of the following apply:

- Any structure / site that is located within an historic district
- Any structure / site that is historically designated within the LHP overlay
- Any primary structure constructed prior to 1941, unless the town has specifically determined the structure has no historic significance or architectural merit

Historic Building Inventories

Inventories have been prepared which document most town historic buildings so if in doubt contact the Town of Los Gatos [Planning Division](#) to review these inventories. They include information on the architectural style and historical facts regarding the structure or site. Especially significant buildings or sites may have been designated Historic Landmarks sites, and historic neighborhoods and commercial areas have been designated Historic Preservation Districts and have a Landmark Historic Preservation (LHP) Overlay Zone.

Historic Guidelines

See below to determine if a property would be considered historic by the Town of Los Gatos guidelines:

- If the primary structure on the property was built prior to 1941 the property may be historic.
- Some buildings built before 1941 are considered to have no historical or architectural value and may be removed from the Town's inventory upon request.

4.1 Evaluation of the history and architectural values of the property at 52 Jackson Street

4.2 California Register of Historic Recourses, criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The property at 52 Jackson Street was constructed c. 1912 and soon after it became an investment property rented to working families in the community. Research did find any event directly associated with the property that made a significant contribution to the board patterns of local or regional, or cultural heritage of California or the United states.

2. It is associated with the lives of persons important to local, California, or national history;

Research identified the owners and most of the tenants but did not find any who were important in the history of Los Gatos, California or the Nation.

⁶ <http://www.town.los-gatos.ca.us/2004/Historic-Resources>

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The original “cabin” was a utilitarian style, however alterations have extensively changed the architecture adding modern fenestration and additions. The building does not exhibit characteristics that are distinctive of a type, period or method of construction. The original building nor its alterations were the work of a master designer and do not possess high artistic values.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The property has been disturbed by grading the driveway and parking area and the excavation for foundations and terraces. It is very unlikely that any information important to the pre-history or history of Los Gatos would be found on the property.

Consideration of integrity: Although the property was not found to be significant, a review of the integrity confirms that it is not an eligible historic resource.

Location: The portion of the building that was constructed c.1912 is on the original location.

Design: The original utilitarian cabin design has been obscured by the additions and alterations. The original design is no longer visible and only a small percentage remains.

Setting: The setting has changed over the years as new homes have been constructed in close proximity to the original building. Concrete retaining walls and landscaping also alter the original setting.

Materials: Materials have been adversely altered and removed. The majority of the building is not original materials, most added after 1960.

Workmanship: Perimeter walls have been extended out and the interior extensively reorganized. The ability for understanding the workmanship is severely compromised.

Feeling: The building retains the feeling of a hillside home but not the more isolated feeling of a small rural cabin.

Association: The property is not associated with an event or person of importance in the history of Los Gatos.

In conclusion, the property does not retain integrity and does not meet the criteria of the California Register of Historic Resources.

4.3 Town of Los Gatos Historic Criteria

- *Any structure / site that is located within an historic district*

52 Jackson Street is not located within an historic district

- *Any structure / site that is historically designated within the LHP overlay*

52 Jackson Street is not historically designated within the LHP Overlay

- *Any primary structure constructed prior to 1941, unless the town has specifically determined the structure has no historic significance or architectural merit*

The information presented in this evaluation report provides the conclusion that the property has no historic significance or architectural merit.

5. CEQA Review:

The proposed project contemplates a substantial remodeling of the residential building for the property. The potential for altering or demolition of the existing improvements is a possible impact. *Section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) states that demolition or the destruction, relocation or alteration activities that would impair the significance of a historic resource results in a "substantial adverse change."*

The alteration or removal of a building that is not eligible for listing in the California Register of Historical Resources does not constitute a significant adverse change under the CEQA Guidelines.

6. Sources Consulted:

Repositories:

On- Line Archives of California
Santa Clara County Official Records, San Jose
Santa Clara County Building Permits, San Jose

United States Records Depository, Census Division, 1880, 1890, 1900, 1910, 1920, 1930, 1940
University of California – Bancroft Library
University of California, Environmental Design Library
Town of Los Gatos property files.

Publications:

Bruntz, George, History of Los Gatos, Gem of the Foothills, Western Tanager Press, Santa Cruz 1983

Conaway, Peggy, Images of America LOS GATOS, Arcadia Publishing, San Francisco , 2004

Foley, Mary Mix, The American House, Harper Colophon Books, Harper & Row Publishers, New York, 1980

Langly Porter, San Francisco City Directories, 1890-1960, San Francisco

McAlester, V & L. A Field Guide to American Houses, A. Knopf, New York, 1985

Polk, R.M. San Jose, Santa Clara County, and Los Gatos Directories, published in San Francisco, 1890-1952

Rifkind, C. A Field Guide to American Architecture, Times Mirror, New York 1980

State of California, Office of Historic Preservation, Instructions for Nominating Historical Resources to the California Register of Historical Resources, 1997

State of California, California Register of Historical Resources (data listing)

Thomson & West, 1876 Historical Atlas of Santa Clara County. California, , 1876

Whiffin, Marcus, American Architecture Since 1780 A Guide to Styles, M.I.T.Press, Cambridge Mass. 1981

U.S. Department of the Interior, National Park Service, Cultural Resources, National Register, National Register Bulletin – How to Apply the National Register Criteria for Evaluation, Government Printing Office, 1997

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 52 Jackson St, Los Gatos

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Los Gatos Date 1980 T ___; R ___; ___ of ___ of Sec ___;

B.M.

c. Address 52 Jackson Street City Los Gatos Zip 95030

d. UTM: (Give more than one for large and/or linear resources) Zone 10,591036.37 mE/ 4119616.85 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
529-35-061

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is on a hillside at the junction of Jackson Street and Highland St south of the downtown of Los Gatos. The rambling house is a combination of alterations and additions to a simple gable roof cabin c. 1912. The building is covered in shingles that were first added in the 1960s. The multi-planer roof shows some of the additions and includes portions of a pitched roof, flat roof and shed style additions. Fenestration is a mix of contemporary styles, many large pane fixed to create "window walls." The orientation of the house has changed with the main entry in the center of the building accessed by a steep stairway. The house is above the driveway from Jackson St, with a parking area and small maintenance/storage building attached to a carport.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family

*P4. Resources Present: Building
 Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) West façade
5/15/2016

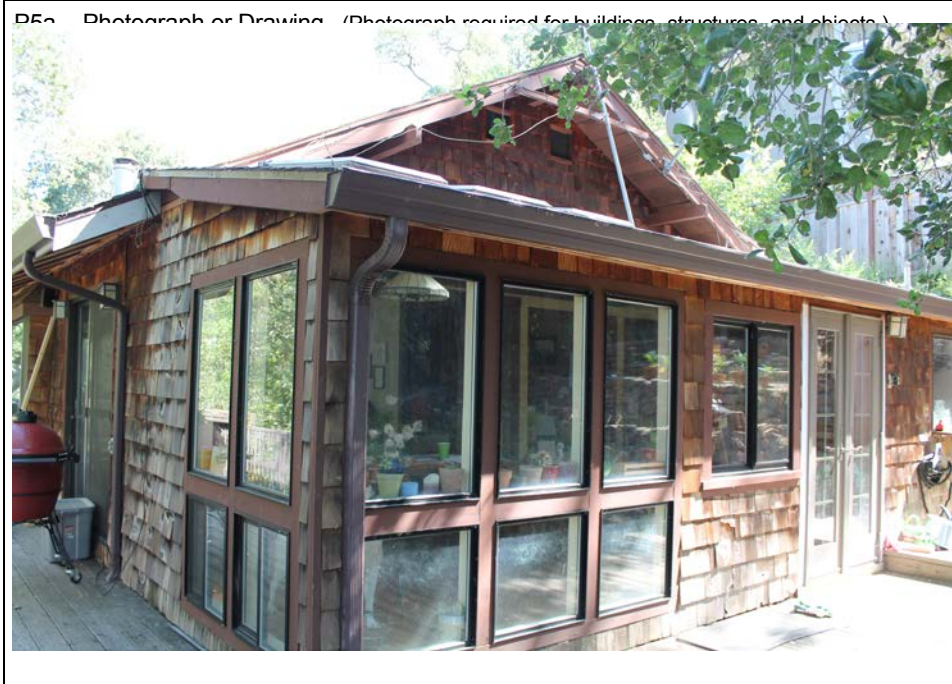
*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1912 Deed

*P7. Owner and Address:
Shaun Lucas
52 Jackson St
Los Gatos CA 95030

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave. San Jose, CA
95127

*P9. Date Recorded:
7/30/2016

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
none

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 52 Jackson ST Los Gatos 95030 *NRHP Status Code 6Z
 Page 3 of 3

B1. Historic Name: Hildbrand Addition - cabin
 B2. Common Name: none
 B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)
Small cabin constructed c.1912, Extensive alterations and additions after 1960

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Natural hillside setting, mature trees

B9a. Architect: Hildebrand b. Builder: unknown

*B10. Significance: Theme residential architecture Area Los Gatos

Period of Significance 1900-1960 Property Type house Applicable
 Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house at 52 Jackson Street, is not a significant historic resource due to the loss of integrity from extensive alterations and additions to a small cabin, and because no significant event or person is associated with the property.

Constructed as a small cabin c. 1912, by Ernest H. Hildebrand, the building was owned by investors and leased for short periods of time before 1960, when it became the permanent home of Fred Arnaud, a millworker. Arnaud began the extensive remodeling and additions to the building. Owners since then have continued to remodel and add to the building. No longer is a small cabin the building is an eclectic, rambling house. The house has lost integrity.

B11. Additional Resource Attributes: (List attributes and codes) _____

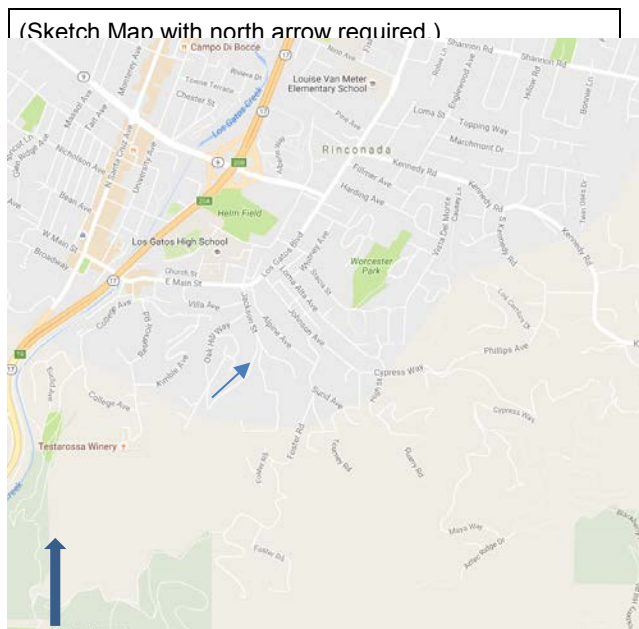
*B12. References: Official Records and deeds, City Directories, US Census records.

B13. Remarks:

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 7/30/2016

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 52 Jackson t. Los Gatos 95030

Page 3 of 3

*Recorded by: Urban Programmers *Date 7/30/2016 ☒ Continuation ↻ Update

P3a Continued:

Landscape features include rock retaining walls, terraced areas for a play house and gardens. The hillside has native plants. Ivy and bushes. The driveway and parking area are paved with asphalt.