



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

MEETING DATE: 02/23/2022

ITEM NO: 4

DATE: February 18, 2022
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 33 Walnut Avenue.** APN 510-41-007. PROPERTY OWNER/APPLICANT: Jeffrey Siegel. PROJECT PLANNER: Erin Walters.

RECOMMENDATION:

Consider a request to remove a presumptive historic property (pre-1941) from the Historic Resources Inventory (HRI) for property zoned R-1:8 located at 33 Walnut Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1890
2. Town of Los Gatos Historic Status Code: I- Historic and Intact
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

BACKGROUND:

The Santa Clara County Assessor's Database lists a construction date of 1890, typically indicating substantial construction occurred around that time. The 1990 Anne Bloomfield Survey indicates that the residence was constructed in the 1890's and assigned a preliminary rating of "historic and intact" (Attachment 1). The Sanborn Fire Insurance maps show the residence on the subject property in 1895, having a consistent footprint through 1956 (Attachment 2).

PREPARED BY: ERIN WALTERS
Associate Planner

PAGE 2 OF 4

SUBJECT: 33 Walnut Avenue

DATE: February 18, 2022

BACKGROUND (continued):

The property has frontage on both Walnut Avenue and Wissahickon Avenue. The property contains a pre-1941 single-family residence and a new second story accessory dwelling unit (ADU) located above a detached garage and carport, all currently under construction/renovation.

An investigation of Town records includes an ADU was approved in 1985 and in 1994 a Building Permit was issued for foundation work. On February 27, 2007, the Historic Preservation Committee (Committee) considered whether or not the work proposed to the pre-1941 single-family residence would be classified as a demolition. The Committee found that the rear of the home was an addition which was unsympathetic to the architectural style of the original house, and therefore the removal of the addition would not be classified as a demolition pursuant to Town Code (Sheet A0 of Attachment 3). In 2007, a Building Permit was issued for a 300-square foot first story addition and a 99-square foot second story addition and remodel (Attachment 3). In 2007, a Building Permit was issued for repair of terminate damage and dry rot at the front porch. In 2008, a Building Permit was issued to rebuild the detached garage and retaining wall.

Recent Modifications to the Main Residence by Current Owner

On August 22, 2018, and May 15, 2019, the Committee reviewed and approved plans for modifications to the subject pre-1941 residence for the construction of a new roofed porch, interior remodel, and exterior door and window modifications for the structure (Attachments 4 and 5). The proposed development plans included a second story addition to the front of the existing two-story house. The proposed second story addition was associated with a proposed expansion of an attached second story ADU. State regulations and the Town's ADU Ordinance allow second story ADU's to be constructed on an existing two-story residence through a ministerial review with an ADU Permit. On May 14, 2019, ADU Permit (D-19-004) was approved for the reconstruction and expansion of an existing second story attached ADU in the main residence.

Modifications to the Detached Garage, Carport, and ADU by Current Owner

On March 13, 2020, the Development Review Committee approved Architecture and Site Application (S-19-041) for the construction of an addition to the existing detached garage which exceeds 450 square feet and occupies more than 10 percent of the lot exclusive of building setbacks on a non-conforming property. On December 7, 2020, ADU Permit (D-20-017) was approved for a new detached ADU to be located above the expanded garage and new carport and the removal of the existing attached ADU in the main residence. ADU permit (D-19-004) for the reconstruction and expansion of an existing second story attached ADU in the

BACKGROUND (continued):

main residence was withdrawn. In July of 2021, Building Permit (B20-0951) was issued for a new detached ADU to be constructed above the expanded garage and new carport. Accessory structures and ADU's on historic properties are not reviewed by the Committee.

Technical Demolition of Main Residence by Current Owner

On April 21, 2021, Building Permit (B19-0482) was issued for the construction of a new roofed porch, interior remodel, and exterior door and window modifications for the pre-1941 structure, per the approval by the Committee (Attachment 6). A demolition plan and signed Demolition Affidavit was provided by the property owner/applicant/appellant's team acknowledging the Town Code's demolition policy and process for historic structures. The approved project did not result in a demolition.

On September 16, 2021, staff was informed by the property owner that more than 25 percent of the exterior siding had been removed from the front elevation of the main residence on Walnut Avenue.

This resulted in a technical demolition of the pre-1941 historic residence. On October 7, 2021, the Community Development Director issued a Notice of Unlawful Demolition to the property owner. On October 11, 2021, the property owner filed an appeal of the Director of Community Development's determination of demolition violation. On November 16, 2021, Town Council held a public hearing, denied the appeal, upheld the Community Development Director's determination of a demolition violation and reduced penalty fees. The applicant is in the process of applying for an Architecture and Site Application for a Technical Demolition which will require review by the Committee.

DISCUSSION:

The applicant is requesting approval to remove the residence from the HRI and has provided a written request, research on the property and photographs of the site (Attachments 7). Should the Committee find that the structure does not have sufficient historic significance or architectural merit, the structure would be removed from the HRI and any proposed work would not return to the Committee. An Architecture and Site application is required for the unlawful technical demolition, and it would not return to the Committee.

FINDINGS:

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

FINDINGS (continued):

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

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

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Historic Preservation Committee Agenda, Minutes, and Staff Report of August 22, 2018
4. Historic Preservation Committee Agenda, Minutes, and Staff Report of May 15, 2019
5. Excerpts from 2007 Building Permit Plans
6. Excerpts from 2021 Building Permit Plans
7. Letter of Justification, Research, and Photographs

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
 LOS GATOS RESEARCH

File address 33 Walnut

PARCEL MAP INFORMATION

Parcel # 510-41-007 Lot size: 50 front ft. x 160 ft. deep
 Lot shape: Rectangle L Rectangle with small rear jog Other
 Location: N S E W side of W St Ave Other
 distance to cross st: 162 ft. N S E W from Hernandez
 at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Glen Ridge Park Old Block # 3 Old lot # 8

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1890s Style Queen Anne # 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

PHOTOS: Roll/frame # 032/11 Date 15-2-90



Previous Survey 1900 CAR 1890AEG

Gebhard: page # illustration page #

33 Walnut EVALUATION Date c. 1894 (San)
 Contributor
 District Non-contrib
 Earliest known
 Owner Resident : (Peed, 1930)
 Context(s):

Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

ARCHITECTURAL HISTORY
 (415) 922-1063
 2229 WEBSTER STREET
 SAN FRANCISCO, CA 94115

Name (person, building, organization, etc) _____
 Addresses associated with Name 33 Walnut
 Relevant dates: construction _____ birth _____ death _____ other _____

I. DIRECTORY SEARCH (City Directories, County Directories, Telephone Books, society directories, etc.)
 Year: Book: Name/Classified Heading: Listing (copy entire, exactly as shown; use * for boldface)

Year	Book	Name/Classified Heading	Listing (copy entire, exactly as shown; use * for boldface)
1930	SJD	Walnut 33	Peed. Wm W (Maybelle W) [no occ] h 33W-
24*1926	r	Peed	φ

- BIOGRAPHICAL SEARCH, indexes & other alphabetical listings.**
 Mark 'X' (info) or 'φ' (nothing found) at each source you try. List findings below.
- | | |
|---|--|
| <p>Los Gatos Library:</p> <p>___ City directories (name & street index)</p> <p>___ Historic Collection Index (green boxes)</p> <p>___ Thompson & West, 1876 (bio index)</p> <p>___ Pen Pictures, 1988 (bio index)</p> <p>___ Sunshine Fruit & Flowers, 1895 (bio index)</p> <p>___ Guinn, 1904 (bio index)</p> <p>___ Sawyer, 1922 (bio index)</p> <p>___ Bruntz, Hist'y of LG, 1971 (bio index)</p> <p>___ Extended index to Bruntz</p> <p>___ Bio index of Munroe Frazer, 1881 (Survey box)</p> <p>___ Photo collection (2 boxes)</p> <p>Los Gatos Museum (Forbes Mill):</p> <p>___ Death records by year</p> <p>___ Funeral records (index cards to big books)</p> <p>___ Photo collection</p> | <p>California History Center, De Anza College:</p> <p>___ Biographical file</p> <p>___ Photo collection</p> <p>San Jose Historical Museum:</p> <p>___ Great Registers (of voters)</p> <p>___ Indexes</p> <p>___ Photo collection</p> <p>Other sources:</p> <p>___ Indexes, California Historical Quarterly</p> <p>___ State Library Information Index (fiche)</p> <p>___ State Library-S.F. Newspaper Index ("")</p> |
|---|--|

III. LIST ALL REFERENCES FROM ABOVE. Find them. Copy good material & attach. Or copy below if only a few words. Or explain why not relevant (as, wrong person).

Anne P^mfield
ARCHITECTURAL SURVEY
BUILDING RESEARCH

ARCHITECTURAL HISTORY
151 922-1063
2229 BAKER STREET
SAN FRANCISCO, CA 94115

file address 33 Walnut

PUBLISHED ANNOUNCEMENTS

Source: A&E Bulletin CA&BN Call Chron DPB Ed AB EX News PCA Other
 Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/rend'g Floor plan Arch't/cont'r pub Real est.
 Copy exactly: Owner

Owner	Builder/Contractor	Architect/Engineer	Location	Nature of work	Cost

Initials _____ Date _____

BUILDING PERMITS

Address requested _____

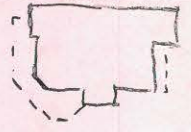
Source: Permit Register, Press-Perm., or . . .	Application Number	Date	Location	Cost	Use/ No. of Units	Owner & address	Builder/contr. & address	Arch't/ engin'r & address	Description of work	Bldg's width/ depth/ height	Exterior Materials

Initials _____ date _____

OTHER SOURCE (specify thoroughly)

Initials _____ Date _____

SANBORN MAPS

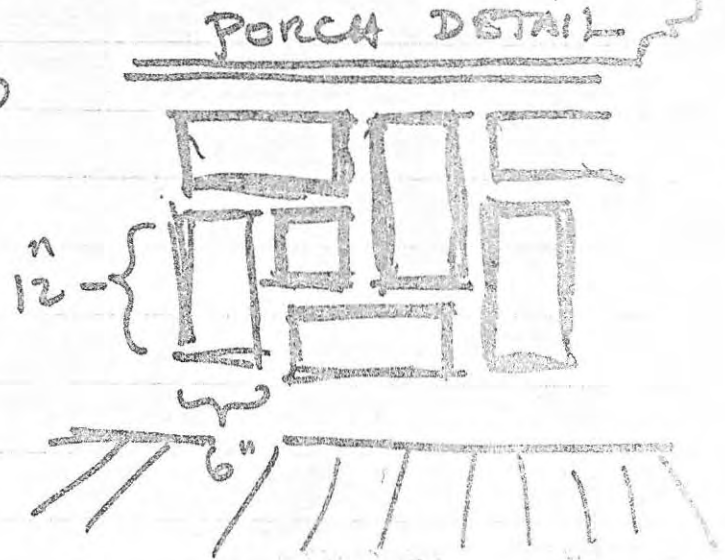
Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu, gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Differences from today in: Use Stories Footprint	Date of constr.	Describe or sketch plan
1895	12	this	22-21 W-	?	D	N	1	-	side, ? front	Wraparound & rear			
1904	5	"	"	?	"								
1928	13	"	33 W (ex n)										

Initials _____ Date _____

BELL RINGERS - SEPT 15, 1984

1891 = Post-Victorian

- ① 33 WALNUT AVE. - EUNICE MONTGOMERY RUTHERFORD (WRITER)
PURCHASED HOUSE IN 1948 FROM "GLAD" DON/JODN
WORK ON FRONT PORCH LAST YEAR
PLYWOOD PANELS DODED ON WALLS IN INTERIOR
GLOSSED IN BACK PORCH + FLOOR 1061
KIT CEIL LOWERED
ROOM NEXT TO KIT DODED
LOT 30 X 130



Street: Walnut - 1056 WYDS House Number: 53

Construction Date: _____ Estimated 1891 Source with records

Style: _____

Present Owners: ^{Mrs. M.} Rutherford Montgomery (Eunice)

Phone: _____ Willing to work with survey committee? _____

Rental? No Yes _____ Tenants name: _____ Phone: _____

Absentee-owners mailing address: _____

Best time to contact owner: _____ Tenant: _____

History (include dates, events, and persons associated with site when known)

late 1890s for 1891
Carton at Public Sale

Montgomery moved here in 1948

Architectural History (identify information source and year of change)

Original:

Donald & Joan had owned home before Montgomery

Added:

Hallway from front door eliminated to make entrance
easily come where front door - had been with
Back porch and upper rooms to back of house

Remodeled:

Paneling in 3 different rooms
front porch stairs
floor in back porch - glassed it walls with
lowered ceiling in kitchen
tile ceiling in side of rooms

THE AUTHOR

RUTHERFORD MONTGOMERY would rather write than do anything else in the world. Most of his fifty-three books are about animals and the wilderness he knows so well. As a boy, Mr. Montgomery would listen to the tales told by hunters, and his favorite sport then and now is going into the woodland and sitting quietly on a log, observing the children of the wild. He is a watcher, not a hunter.

Mr. Montgomery was born in North Dakota, and taught school for ten years in Wyoming and Colorado after graduating from Colorado Agricultural College. He saw service in the United States Flying Corps in World War I. Later, he was a county judge in Colorado and held state offices there. He now lives in Los Gatos, California.

★ ★ ★

Other Books by Rutherford Montgomery

Troopers Three	Call of the West
Broken Fang	Carcajou*
Gray Wolf*	Husky*
White Mountaineer	Kildee House
McGonigle's Lake	Wapiti
Midnight*	Big Brownie
Iceblink	Ghost Town Adventure*

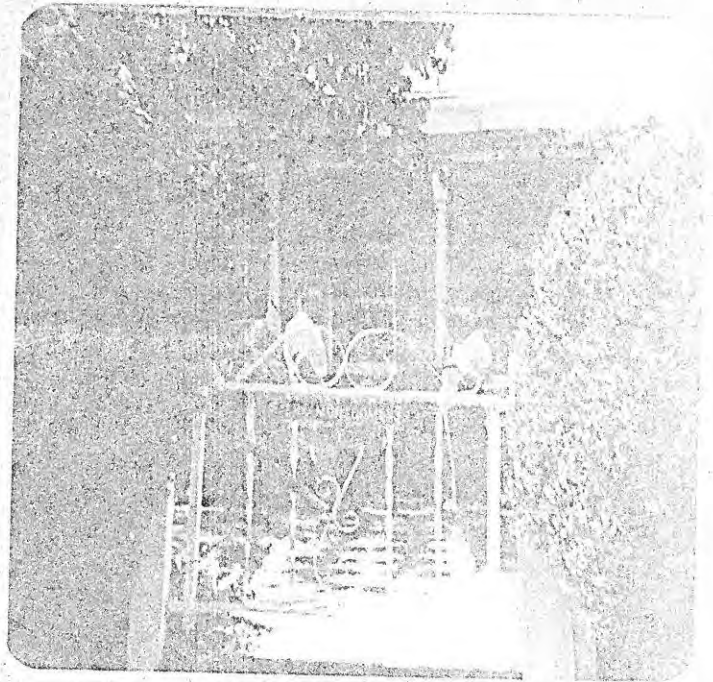
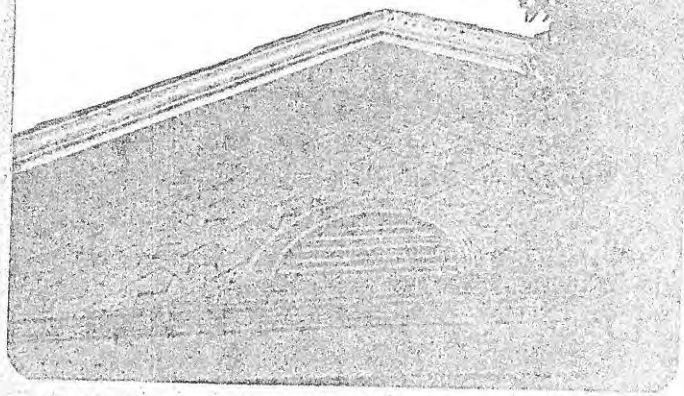
*Available from Scholastic Book Services

YELLOW EYES

By RUTHERFORD MONTGOMERY

Illustrated by Farrell Collett

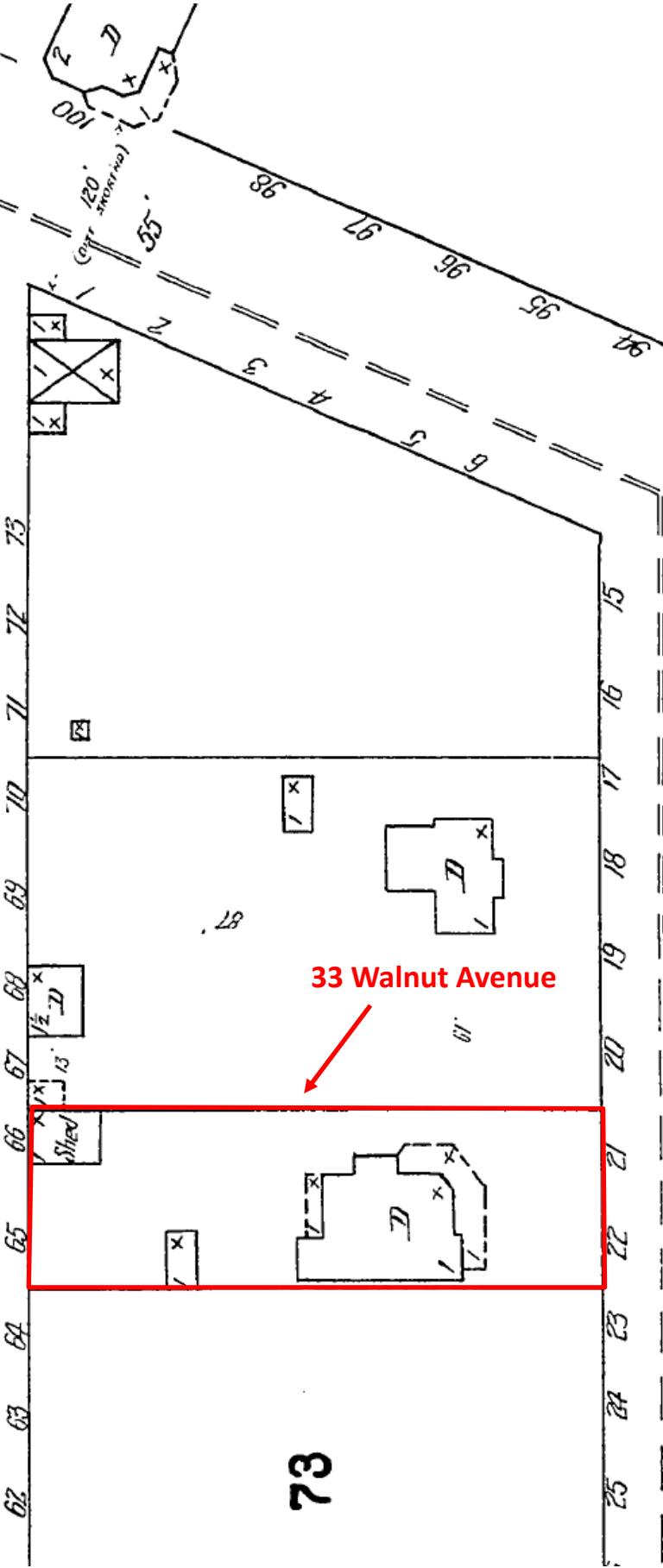
SCHOLASTIC BOOK SERVICES
NEW YORK • TORONTO • LONDON • AUCKLAND • SYDNEY • TOKYO



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AS TOO LOW FOR MAIN RESERVOIR & RUNS INTO OTHER 8" N.P. SHOWN ON SHEET G.

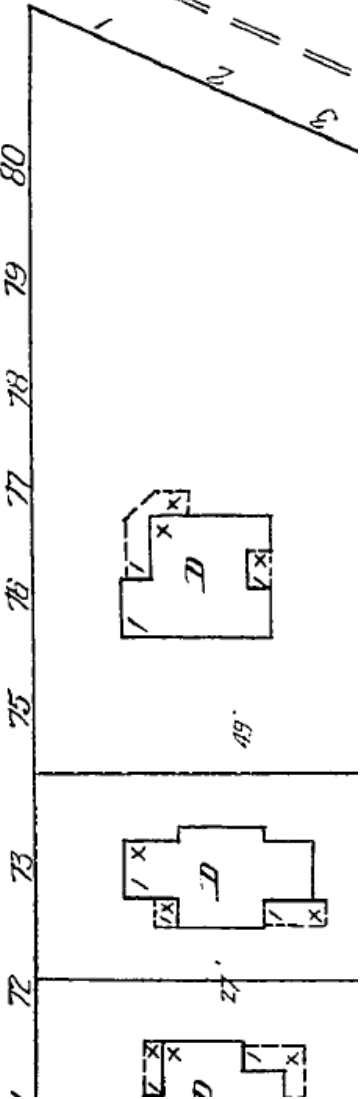
AV.



73

33 Walnut Avenue

AV.

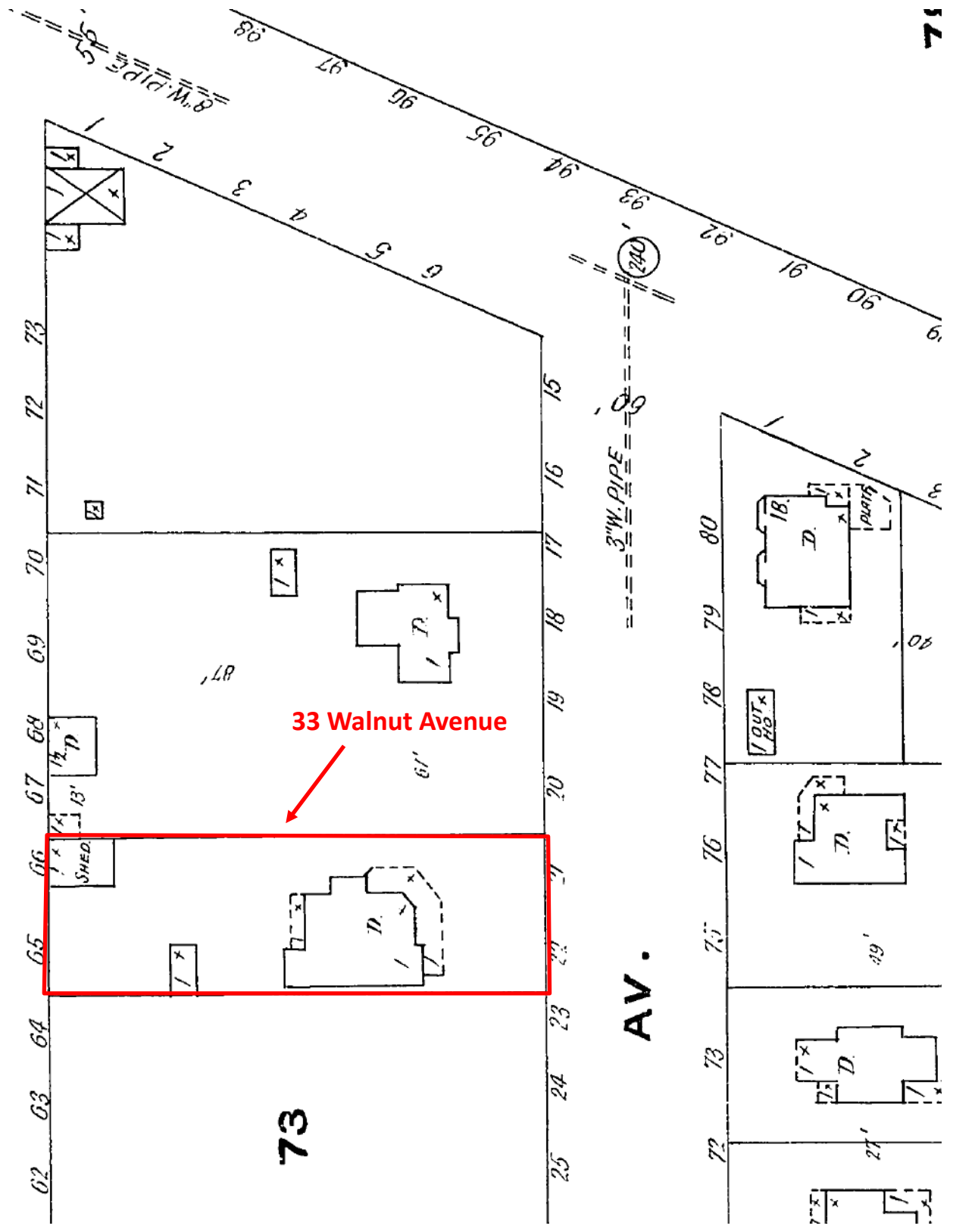


78

1 SPURCES TO LOW FOR MAIN
 1 OTHER 8"W.P. SHOWN ON SHEET NO. 71

AV.

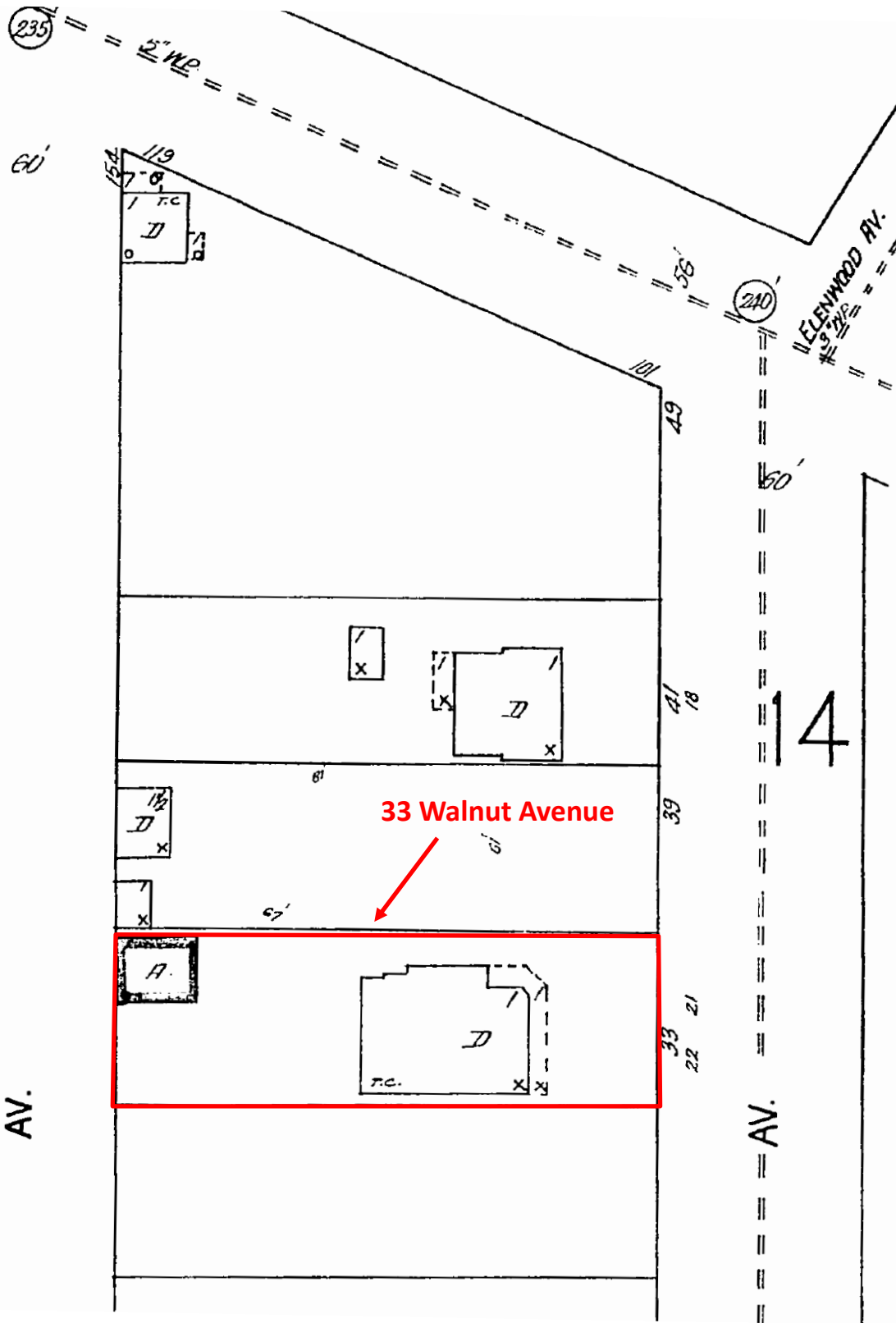
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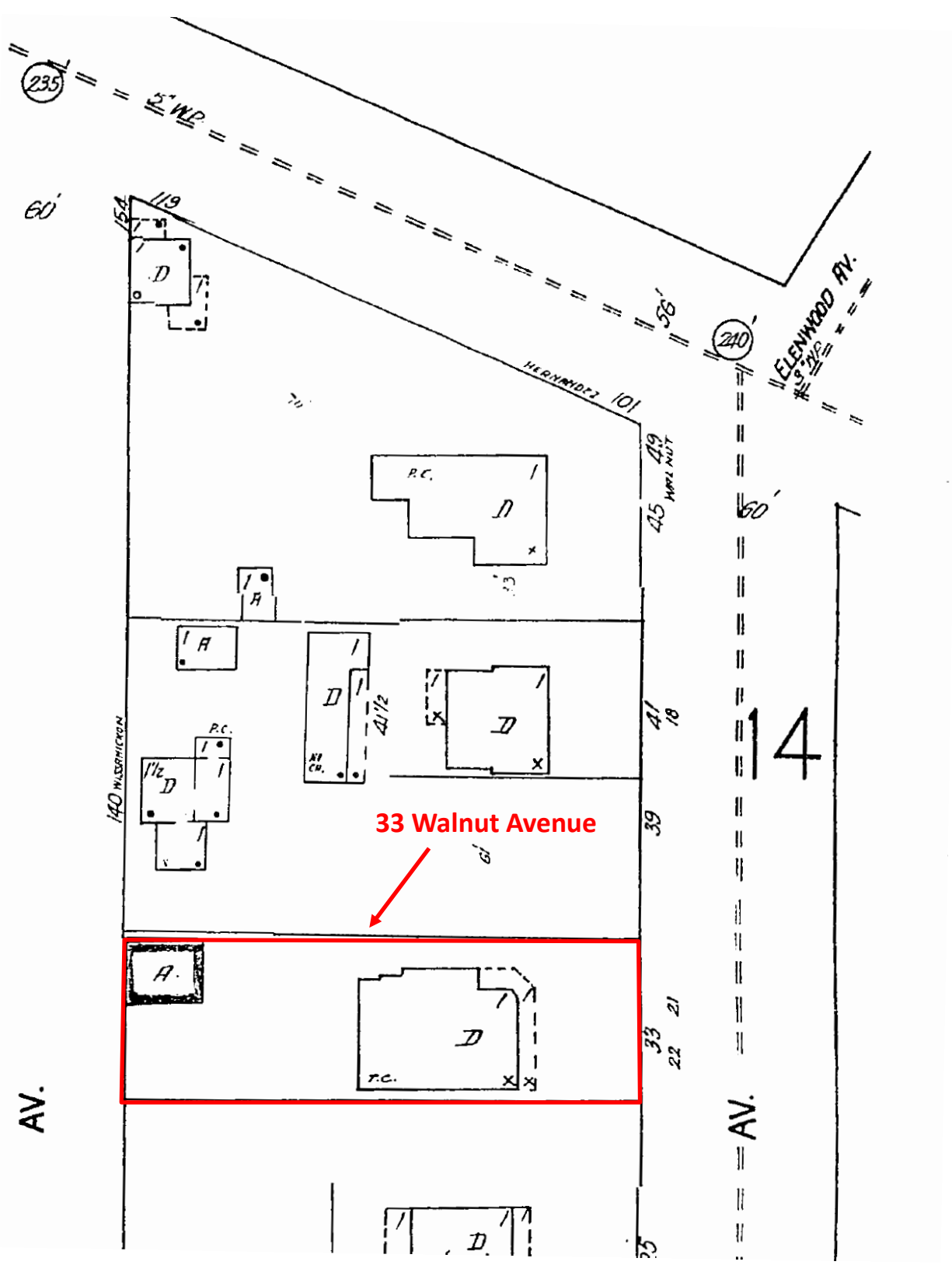


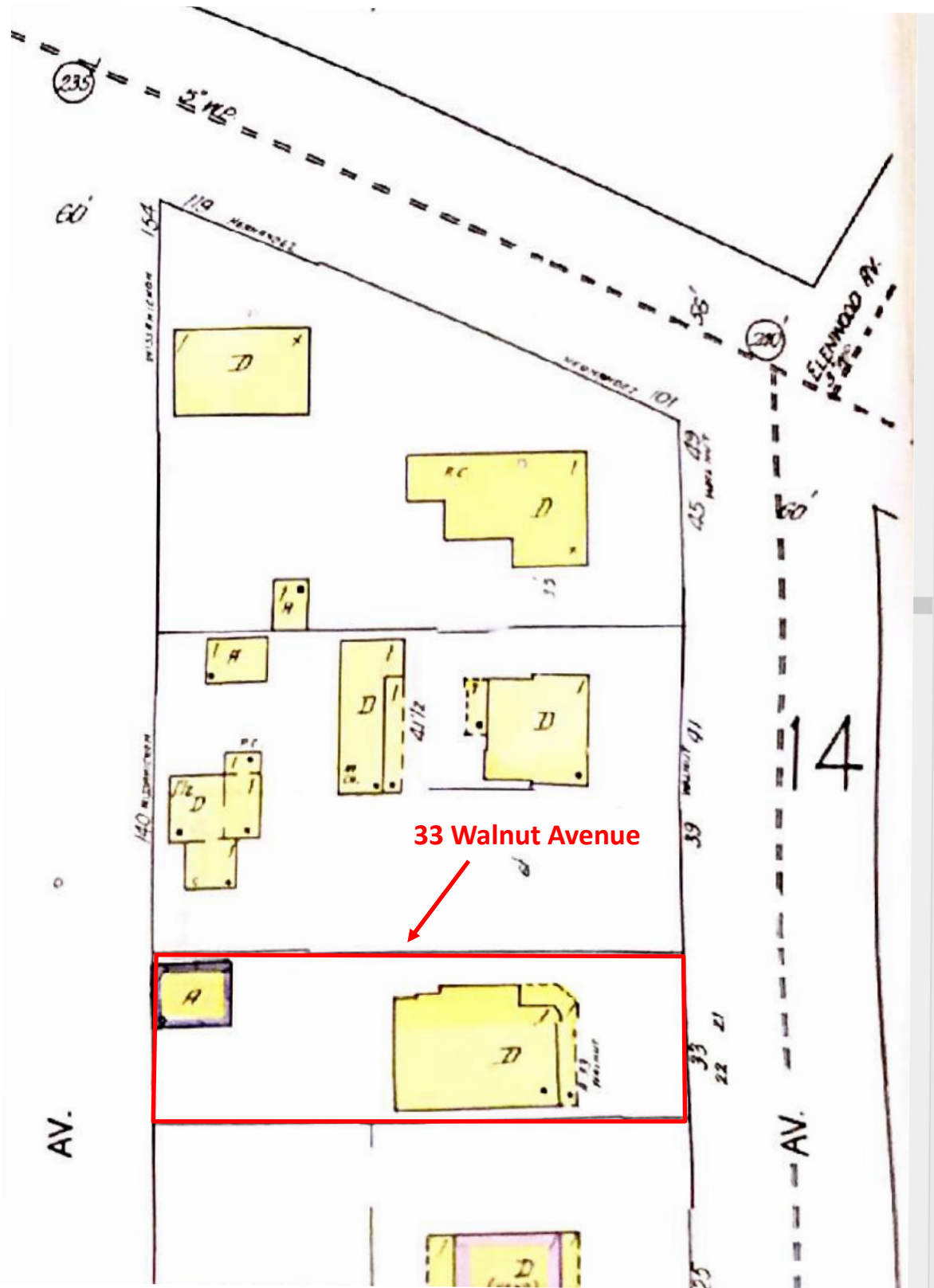
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AV.

71









**TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
AUGUST 22, 2018
110 EAST MAIN STREET
LOS GATOS, CA
3:30 P.M**

*Nancy Derham, Chair
Matthew Hudes, Vice Chair
Robert Cowan, Committee Member
Len Pacheco, Committee Member
Tom O'Donnell, Planning Commissioner*

MEETING CALLED TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS (Members of the public are welcome to address the *Committee* on any matter that is not listed on the agenda. To ensure all agenda items are heard and unless additional time is authorized by the Chair, this portion of the agenda is limited to 30 minutes and no more than three (3) minutes per speaker. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment.)

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) (*Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Unless there are separate discussion and/or actions requested by the Committee, staff, or a member of the public, it is requested that items under the Consent Calendar be acted on simultaneously. Any member of the Committee or public may request to have an item removed from the Consent Calendar for comment and action.*)

1. Approval of Minutes – July 25, 2018

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

2. 33 Walnut Avenue

Requesting comments on proposed modifications to the front porch of a pre-1941 property zoned R-1:8. APN 510-41-007.

PROPERTY OWNER: Jeffrey Siegel

APPLICANT: David V. Hernandez, Heritage Architecture

PROJECT PLANNER: Erin Walters

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

3. 25 W. Main Street

Requesting preliminary review of a proposal for exterior modifications and an addition to a contributing commercial building in the Downtown Historic Commercial District on property zoned C-2:LHP. APN 529-01-017.

PROPERTY OWNER/APPLICANT: Steve Leonardis

PROJECT PLANNER: Jocelyn Shoopman

PUBLIC HEARINGS *(Applicants and their representatives may be allotted up to a total of ten minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants and their representatives may be allotted up to a total of five minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Committee's consent at the meeting.)*

4. 16940 Roberts Road

Requesting approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-M:5-12. APN 529-18-053.

PROPERTY OWNER: Chang 2003 Family Trust

APPLICANT: Josephine Chang

PROJECT PLANNER: Jocelyn Shoopman

ADJOURNMENT

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
AUGUST 22, 2018**

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on August 22, 2018, at 3:30 p.m.

ROLL CALL

Present: Chair Nancy Derham, Vice Chair Matthew Hudes (arrived at 3:57 p.m.), Committee Member Robert Cowan, Committee Member Thomas O'Donnell, Committee Member Leonard Pacheco

Absent: None

MEETING CALLED TO ORDER AT 3:30 P.M.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – July 25, 2018

MOTION: Motion by Committee Member Leonard Pacheco to approve the consent item. Seconded by Committee Member Thomas O'Donnell.

VOTE: Motion passed 4-0-1, Vice Chair Matthew Hudes absent.

OTHER BUSINESS

2. 33 Walnut Avenue

Requesting comments on proposed modifications to the front porch of a pre-1941 property zoned R-1:8. APN 510-41-007.

PROPERTY OWNER: Jeffrey Siegel

APPLICANT: David V. Hernandez, Heritage Architecture

PROJECT PLANNER: Erin Walters

Committee Member Leonard Pacheco recused himself from this item.

Erin Walters, Associate Planner, presented the staff report.

Opened and closed Public Comment.

Committee members discussed the matter.

3. 25 W. Main Street

Requesting preliminary review of a proposal for exterior modifications and an addition to a contributing commercial building in the Downtown Historic Commercial District on property zoned C-2:LHP. APN 529-01-017.

PROPERTY OWNER/APPLICANT: Steve Leonardis

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Opened Public Comment.

Karen Delaney

- Expressed disapproval of the current mural on the side of building.

Closed Public Comment.

Committee members discussed the matter.

PUBLIC HEARINGS

4. 16940 Roberts Road

Requesting approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-M:5-12. APN 529-18-053.

PROPERTY OWNER: Chang 2003 Family Trust

APPLICANT: Josephine Chang

PROJECT PLANNER: Jocelyn Shoopman

Jocelyn Shoopman, Associate Planner, presented the staff report.

Open and closed the Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Thomas O'Donnell** to continue this matter to the September 26, 2018 Historic Preservation Committee meeting. **Seconded** by **Chair Nancy Derham**.

VOTE: **Motion passed 5-0.**

ADJOURNMENT

The meeting adjourned at 5:08 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 22, 2018 meeting as approved by the Historic Preservation Committee.

/s/ Sylvie Roussel, Administrative Technician



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

MEETING DATE: 08/22/2018

ITEM NO: 2

DATE: AUGUST 16, 2018

TO: HISTORIC PRESERVATION COMMITTEE

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PROJECT LOCATION: 33 WALNUT AVENUE. PROPERTY OWNER: JEFFREY SIEGEL. APPLICANT: DAVID V. HERNANDEZ, HERITAGE ARCHITECTURE.
REQUESTING COMMENTS ON PROPOSED MODIFICATIONS TO THE FRONT PORCH OF A PRE-1941 PROPERTY ZONED R-1:8. APN 510-41-007.

RECOMMENDATION:

Review the proposal and provide comments on the proposed modifications to the front porch.

BACKGROUND:

A. Property Details

1. Date primary structure was built: 1890
2. Town of Los Gatos Preliminary Historic Status Code: I – Historic and Intact
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? No
7. Considerations required? No

B. Comments

The applicant proposes three modifications to the front porch:

1. Expansion of the existing front porch from six feet, eight inches to 11 feet, eight inches in depth to create a more useable space. The existing decking and floor structure would be replaced in-kind due to water damage.

PREPARED BY: ERIN WALTERS
Associate Planner

BACKGROUND (Continued):

2. Raising the roof of the covered porch from six feet 10-inches to nine feet tall to accommodate the existing eight-foot, four-inch front windows and provide visibility from the house and light into the house.
3. Modify the existing six-inch by six-inch decorative wood columns and guard rail with a square wood column design and a code compliant guard rail with a modified decorative pattern.

Building permits are required for the proposed modifications to the front porch. Committee comments are requested to ensure the compatibility of the proposed modifications with the original structure and the surrounding area.

The proposed development plans show a second story addition to the existing two-story house. The proposed second story addition is associated with a proposed Accessory Dwelling Unit (ADU). New State regulations and the recent adoption of amendments to the Town's ADU Ordinance allow second story ADUs to be constructed on an existing two-story residence with a ministerial review through an ADU permit.

The applicant's request, the Bloomfield Survey, existing photos, and the proposed development plans are attached.

DISCUSSION:

A. Considerations

For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

Attachments:

1. Letter of Justification (six pages)
2. Bloomfield Survey (seven pages)
3. Photos of Existing Porch (five pages)
4. Development Plans (8 pages)

Distribution:

Cc: Jeffrey Siegel, 33 Walnut Avenue, Los Gatos, CA 95030
David V. Hernandez, Architect, Heritage Architecture, P.O. Box 8033, San Jose, CA 95155

HERITAGE ARCHITECTURE
DAVID V. HERNANDEZ, ARCHITECT

P.O. Box 8033, San Jose, CA 95155
VM: (408) 298-0998 C: (408) 772-3502

RECEIVED

AUG 09 2018

TOWN OF LOS GATOS
PLANNING DIVISION

To: Erin M. Walters, Associate Planner
Town of Los Gatos
Community Development Department
Cc: Sally Zarnowitz, Planning Manager

August 09, 2018

Job No. 2018.07

Re: HPC Hearing
The Siegel Residence Front Porch Expansion/Repair
33 Walnut Avenue, Los Gatos, CA

This HPC review packet is being submitted for discretionary review by Committee for approval of a front porch expansion and repair attached to a pre-1941 residence, not within a historic district, but whose façade is considered of historical value.

Scope of Work/Justification:

1. Remove and replace water damaged decking and repair existing floor structure as necessary.
2. Extend existing deck footprint an additional 5'-0", within Front Setback Building Envelope, primarily on the frontage side of the residence. This will allow for a best use of outdoor living and greater clear areas for furniture grouping on the porch.
3. Rebuild the roof to its existing slope in order to raise the bottom of the roof bearing beam height from 6'-10" above the residence subfloor to 9'-0". By doing so, the 8'-4" tall windows overlooking the porch will obtain a greatly improved sightline to the vista beyond and increase natural light gain into the residence. Rebuilding the roof will allow the owner to address the necessary roof coverage of the deck by way of deeper overhands as deemed necessary. Refer to interior view of porch photo attached.
4. Replace the existing partially turned 6x6 columns and 2'-3" high guardrail with new 6x6 square wood columns and pedestal, along with a new code compliant guardrail with a decorative pattern favored by the owner. Refer to photos of existing guardrail and column components.
5. Any graphics related to the future work of an ADU at the front of the residence is not to be considered for the purposes of this review. The ADU review is following a different tract for approval by staff.

Submitted by,



David V. Hernandez, Architect
Heritage Architecture
Architect of Record

Page 2 contains the owner's justification for this scope of work.
Please see attached document.

ATTACHMENT 1

Sally Zarnowitz
Los Gatos Planning Dept

Sally,

Thanks again for all your guidance in helping to develop our proposed architectural plans for adding the ADU to the upper floor facing the front street.

Our goal is to create an inviting livable space that will offer plenty of light and views that are possible from living on the second floor with sweeping views of the mountains and surrounding area. Having French doors and a walkout deck on the upper part of the front porch will create an attractive aesthetic from the street, and will bring additional light into the house and pleasant exterior views. This is also in keeping with the neighborhood where quite a few homes have this same feature including 151 Hernandez (deck faces onto Wissahickon), 7 Walnut Avenue, 381 Pennsylvania (deck is on top of the garage facing the street), 45 Glenridge (similar architectural style), 125 Tait (being built right now), and 220 Wilder are some illustrative examples. I have checked with several of my neighbors on Walnut Avenue and all are completely fine with the proposed addition as described.

At the same time, we are planning on resolving several design defects of the existing front porch which include 1) flooring is sloped away from the house making it awkward for people balancing, 2) flooring is in poor condition as a result of full exposure to rains from a lack of adequate roof protection, 3) porch roof slopes excessively down blocking views and light that would otherwise come into the tall front windows, and 4) depth is shallow limiting the usability of the porch. Unlike my prior house on Pine Avenue where the front porch was a wonderful, livable, space to enjoy the front yard as it was 11 feet deep.

Thanks again for your earlier guidance and support in helping us to complete the design approval process. We are excited about undertaking the work that will improve the aesthetics and functional use of the house.

Sincerely,

Jeffrey Siegel

Proposed Porch Design Improvements in Context of Historic Preservation for Queen Anne Style Residence at 33 Walnut Avenue

RECEIVED

AUG 16 2018

References:

- 1) **A field guide to American Houses, Published 2014 by Virginia Savage McAlester**
- 2) **The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, 2017 Revised by Anne Grimmer**
- 3) **Los Gatos Guidelines for Historic Preservation**
- 4) **Consultation with Anne Grimmer, Architectural Historian for the Technical Preservation Services Department of the United States Park Service**

TOWN OF LOS GATOS
PLANNING DIVISION

33 Walnut Avenue, built in 1890, is an example of a Queen Anne style residence with minor spindlework detailing. With a hipped roof and lower cross gables, together with a wrap around porch, the house displays multiple elements of an 1890 era Queen Anne. The house is not located in a historic district though is considered by the town of Los Gatos to be historical on account of the year that it was built.

History of the House:

While built in 1890, multiple alterations have been made to the house over the intervening years including:

- 1) Roofing material – wood shingles replaced with composite material
- 2) Addition of second story ADU toward the rear of the house in 1986
- 3) Construction of a new two car garage in 2008 replacing a historic structure that could not be adapted for todays modern lifestyle
- 4) First floor alterations including addition of 250 square feet by pushing out the rear exterior walls of the house altering both size and shape
- 5) Full interior redesign and reconstruction in 2008 including removing interior walls, changing bedroom locations and sizes, adding windows and doors, creating a great room, adding a bathroom, and changing the interior flow of the house, along with all new plumbing, electrical, and HVAC
- 6) Multiple landscape changes over time including adding a stone retaining wall and patio in the rear, with steps and gate out to the newly constructed garage

Curing the Porch Design Defects:

While many improvements have already been made over time, the one remaining and much needed alteration is the improvement of the front porch to address specific design defects that has caused safety, lighting, and sustainability issues. To be clear, this does NOT mean changing the character defining features of the porch, which include wrapping around the front and front-side of the house and the use of stylized vertical supports and detailed railing design.

The *design defects*, which include shallow depth, overly pitched flooring, low profile roofline that obscures light and interior visibility, missing roof protective overhang, and absence of a south facing weather barrier, altogether negatively impacts the sustainability, safety, and functional use of the front section of the house. Weather exposure to the front of the house, and a dark front interior are problems that are worth solving while respecting the historical integrity of the Queen Anne style. In addition, the front steps have proven to be a safety hazard as multiple guests have now slipped and fallen when walking down the steps. This stems from the exposure of the steps to the elements, combined with their shallow foot depth and steep pitch. It is desired to extend the porch roofline to cover and protect the steps from the elements to create a safe environment. This is in keeping with the Queen Anne style of architecture as evidenced in photos in the book *A Field Guide to American Houses* page 361, image 11.

The desired porch improvements to address these existing problems include:

- 1) Deepening the porch from its current six feet to 11 feet, which is in keeping with the legal setbacks. Given the gaps in the weave style and low height of the existing railing, this will significantly improve the safety of using the porch, while allowing far more light to enter the tall front windows, and provide much needed protection from the strong west blowing winds and rains that assault the front (and side) of the house given its east (and south) facing exposure.
- 2) Slight change to the front porch railing to a tighter weave design for improved safety and stronger vertical supports with sturdier base.
- 3) Adding a transparent protective shield to the left side of the porch protecting the south exposure from wind-blasted rains during the winter months (as many other historic homes in Los Gatos currently have)
- 4) Raising the gutter eave height of the porch roofing, together with adding a porch roof overhang, as required for both lighting improvement and for protecting the front porch flooring and front siding of the house from the seasonal rains which continues to cause damage.
- 5) Reducing the existing pitch of the porch flooring to create a shallower pitched surface. Its current pitch creates a floor surface that is somewhat precarious to stand and walk on, particularly for the elderly or anyone that's tall.
- 6) Extending the porch roof over the front stairs as a safety feature. The front stairs are continually rained upon by environmental elements including water, bird droppings, and tree leaves. Altogether this has created a dangerous and slippery surface. Two guests have now slipped and at times fallen from these stairs and it's highly desired to create an environment for safe ingress/egress of the house while reducing legal liability.

A key question to answer:

The key question that arises when considering these proposed changes – is whether they constitute a *character-defining feature* change, or whether the character-defining features of the house can be preserved while making the required adaptation. To answer that question, we have turned to multiple sources, including those published, as well as consulted directly with the author of the *Department of the Interiors Standards for the Treatment of Historic Properties* – Anne Grimmer. Anne's guidance in considering and answering this question has directly informed the proposal being submitted to the Los Gatos Historic Committee.

Rehabilitation defined:

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values. Maintaining the Queen Anne style of the porch while incorporating the adaptation needed to address the design defects is the intention of this proposed project.

Guidance from Anne Grimmer:

It has been determined, after consulting in conference with the architectural historian and author of the *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* that the proposed changes to 33 Walnut will not create a 'character-defining change'. In fact, these guidelines state under Alterations – *some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure it's continued use. But it is most important that such alterations do not RADICALLY change, obscure, or destroy character-defining spaces, materials, features, or finishes.*

Anne noted that the porch related issues stem directly from what she calls a 'design defect', which can be *intelligently addressed* while preserving the character-defining features of the Queen Anne style. She gives the example of the firehouse that is down the street from her office in Washington DC, and is also cited as an example in the guidelines. The opening of the building, based on its original design, could not accommodate today's modern fire trucks, and so the opening was enlarged as an adaptation to today's needs, while preserving the building's style.

According to Anne, "the tall front windows of your house (at 33 Walnut) are indeed a character defining feature, as is the style of the wrap around porch. But it's not unprecedented to see porch rooflines that hang so low as to block light and visibility. These should be considered a design defect, not a character-defining feature of the house. Raising the roofline to cure this defect would be considered a reasonable adaptation in the same way that enlarging the opening of the fire station down the street, to accommodate today's larger fire trucks, improved the functionality while still retaining the historic nature of the building itself." For this example, Anne referenced page 150 in *Standards for Preservation & Guidelines for Preserving Historic Buildings*.

Anne views the front porch of 33 Walnut as similar to the firehouse example. She notes that making the improvements by addressing the design defects benefits the house and its livability, while preserving its true character-defining features (wrap around porch, tall front windows, detailed railing) of the Queen Anne architectural style. In other words, she sees the proposed improvements (roof height, porch depth, roof overhang, wind barrier) as an *intelligent adaptation* that would be barely discernible from the street, and not a radical change.

We look forward to hearing the historic committee's assessment of these proposed changes, as a means of intelligently addressing the design defects that have caused problems in safety, livability, and maintenance.

Respectfully...Jeffrey Siegel, homeowner of 33 Walnut Avenue

Jeffrey Siegel

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 33 Walnut

PARCEL MAP INFORMATION

Parcel # 510-41-007 Lot size: 50 front ft. x 160 ft. deep

Lot shape: Rectangle L Rectangle with small rear jog Other

Location: N S E W side of W St Ave Other

distance to cross st: 162 ft. N S E W from Hernandez

at NE NW SE SW corner of _____

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Glen Ridge Park Old Block # 3 Old lot # 8

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1890s Style Queen Anne # 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 1900 CAR, 1890 AEG

Gebhard: page # _____ illustration page # _____

33 Walnut Date c. 1894 (San)

Contributor Glen Ridge District Non-contrib _____

Earliest known Owner Resident: (Peed, 1930)

Context(s): _____

PHOTOS: Roll/frame # 032/11 Date 15-2-90



Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

ARCHITECTURAL HISTORIC
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

Name (person, building, organization, etc) _____

Addresses associated with Name 33 Walnut

Relevant dates: construction _____ birth _____ death _____ other _____

I. DIRECTORY SEARCH (City Directories, County Directories, Telephone Books, society directories, etc.)

Year	Book	Name/Classified Heading	Listing (copy entire, exactly as shown; use * for boldface)
1930	SJD	Walnut, 33	Peed, Wm W (Maybelle W) Eno occ 7 h 33W-
24/1926	r	Peed	φ

initials _____ date _____

II. BIOGRAPHICAL SEARCH, indexes & other alphabetical listings.

Mark 'X' (info or 'φ' (nothing found) at each source you try. List findings below.

- Los Gatos Library:
- City directories (name & street index)
 - Historic Collection Index (green boxes)
 - Thompson & West, 1876 (bio index)
 - Pen Pictures, 1888 (bio index)
 - Sunshine Fruit & Flowers, 1895 (bio index)
 - Guinn, 1904 (bio index)
 - Sawyer, 1922 (bio index)
 - Bruntz, Hist'y of LG, 1971 (bio index)
 - Extended index to Bruntz
 - Bio index of Munroe Frazer, 1881 (Survey box)
 - Photo collection (2 boxes)
- Los Gatos Museum (Forbes Mill):
- Death records by year
 - Funeral records (index cards to big books)
 - Photo collection
- California History Center, De Anza College:
- Biographical file
 - Photo collection
- San Jose Historical Museum:
- Great Registers (of voters)
 - Indexes
 - Photo collection
- Other sources:
- Indexes, California Historical Quarterly
 - State Library Information Index (fiche)
 - State Library-S.F. Newspaper Index (")

III. LIST ALL REFERENCES FROM ABOVE. Find them. Copy good material & attach. Or copy below if only a few words. Or explain why not relevant (as, wrong person).

33 Walnut EVALUATION Date c. 1894 (Sam)

Earliest known Contributor Stan Hansen

Owner Resident District Non-contrib _____

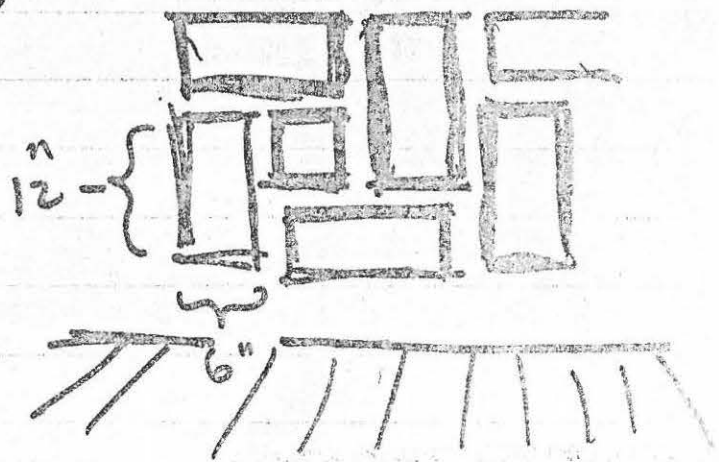
Context: (Hansen 1930)

BELL RINGERS - SEPT 15, 1984

1891 = Post-Victorian

- ① 33 WALNUT AVE. - EUNICE MONTGOMERY ^{RUTHERFORD}
(WRITER)
PURCHASED HOUSE IN 1948 FROM "GLAD" DON/JOAN
WORK ON FRONT PORCH LAST YEAR
PINEWOOD FINELS ADDED ON WALLS IN INTERIOR
GLOSSED IN BACK PORCH + FLOOR 1961
KIT CEIL LOWERED
ROOM NEXT TO KIT ADDED
LOT 30 X 130

PORCH DETAIL



Street: Walnut - 1056 WYDS House Number: 33

Construction Date: _____ Estimated 1891 Source Miss Montgomery

Style: _____

Present Owners: ^{Miss M.} Rutherford Montgomery (Eunice)

Phone: _____ Willing to work with survey committee? _____

Rental? No Yes _____ Tenants name: _____ Phone: _____

Absentee-owners mailing address: _____

Best time to contact owner: _____ Tenant: _____

History (include dates, events, and persons associated with site when known)

*Late 1890's (possibly 1891)
Carpenter Gothic style*

Montgomery's moved here in 1948

Architectural History (identify information source and year of change)

Original:

Donald [unclear] had owned home before Montgomery

Added:

*Hallway from front door eliminated to extend into [unclear] family room where fireplace has been added
Back porch and upper rooms to back of house.*

Remodeled:

*Paneling in 3 different rooms
front porch glass
floor of back porch - glassed it walls with
lowered ceiling in kitchen
tiled ceiling in several rooms*

THE AUTHOR

RUTHERFORD MONTGOMERY would rather write than do anything else in the world. Most of his fifty-three books are about animals and the wilderness he knows so well. As a boy, Mr. Montgomery would listen to the tales told by hunters, and his favorite sport then and now is going into the woodland and sitting quietly on a log, observing the children of the wild. He is a watcher, not a hunter.

Mr. Montgomery was born in North Dakota, and taught school for ten years in Wyoming and Colorado after graduating from Colorado Agricultural College. He saw service in the United States Flying Corps in World War I. Later, he was a county judge in Colorado and held state offices there. He now lives in Los Gatos, California.



Other Books by Rutherford Montgomery

Troopers Three	Call of the West
Broken Fang	Carcajou*
Gray Wolf*	Husky*
White Mountaineer	Kildee House
McGonigle's Lake	Wapiti
Midnight*	Big Brownie
Iceblink	Ghost Town Adventure*

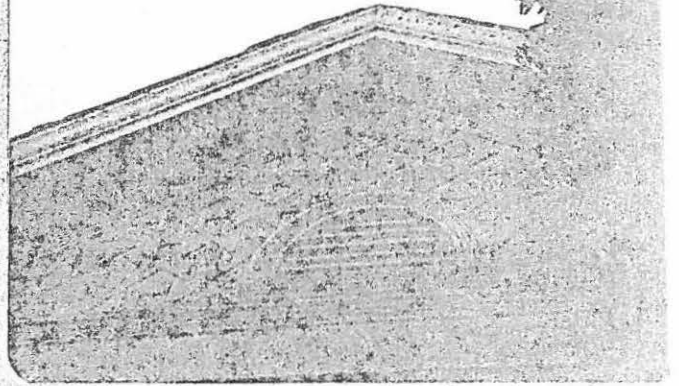
*Available from Scholastic Book Services

YELLOW EYES

By RUTHERFORD MONTGOMERY

Illustrated by Farrell Collett

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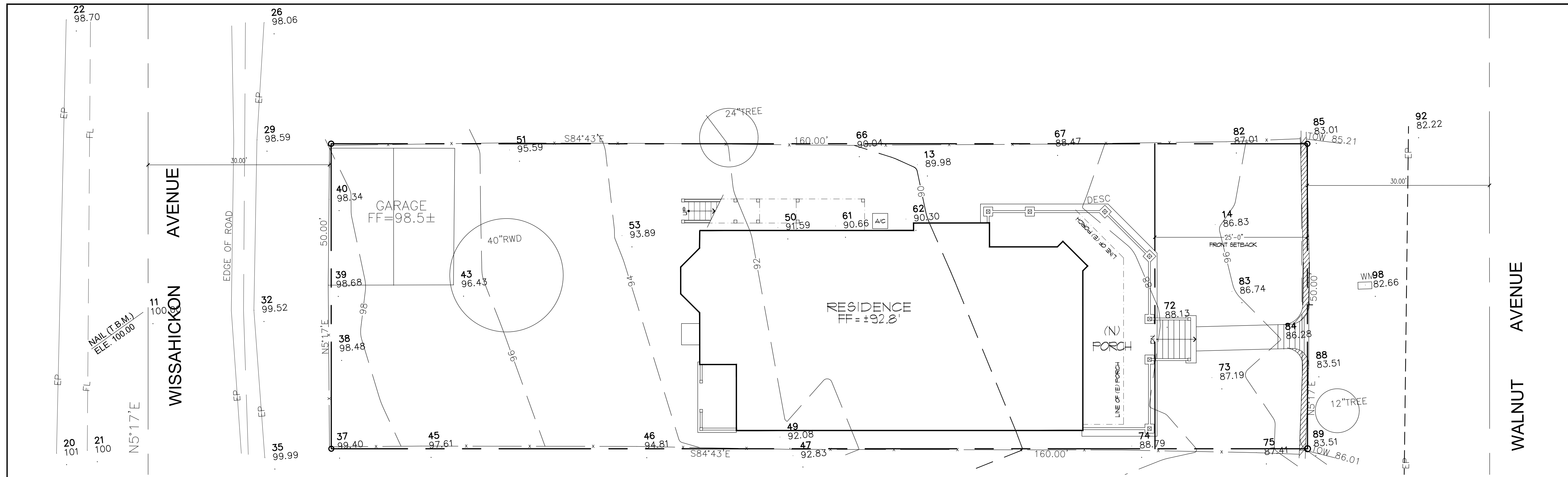
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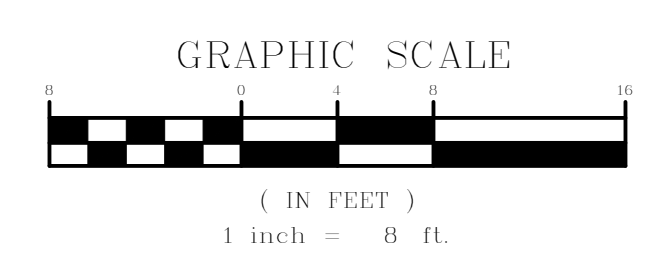
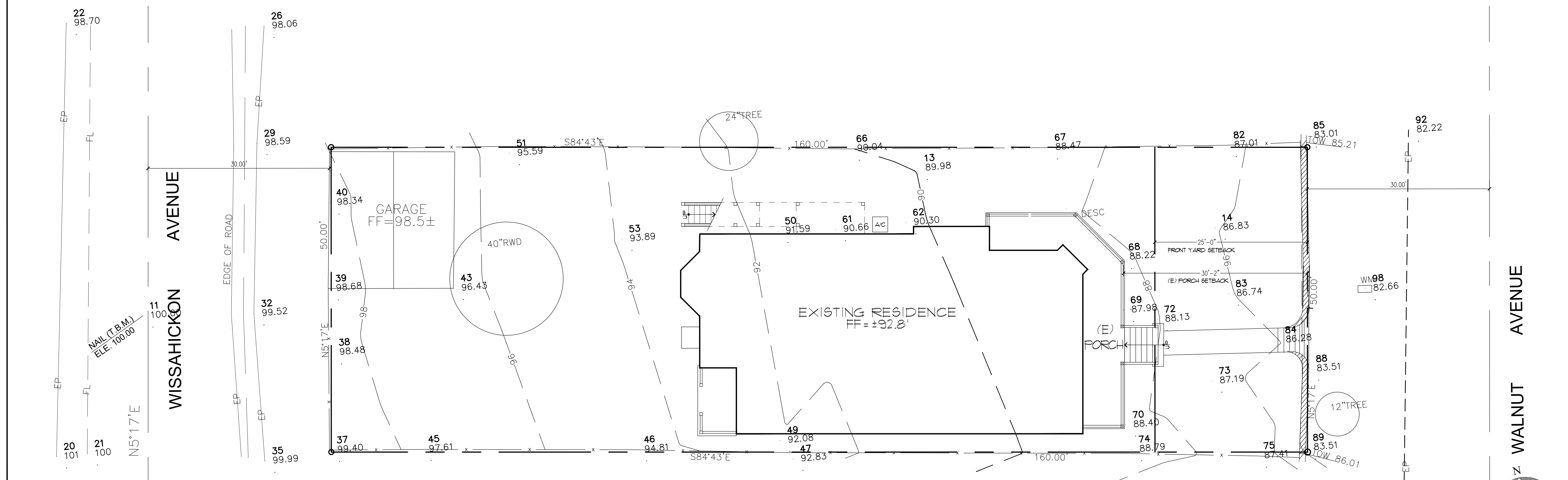








PROPOSED SITE PLAN



EXISTING SITE PLAN

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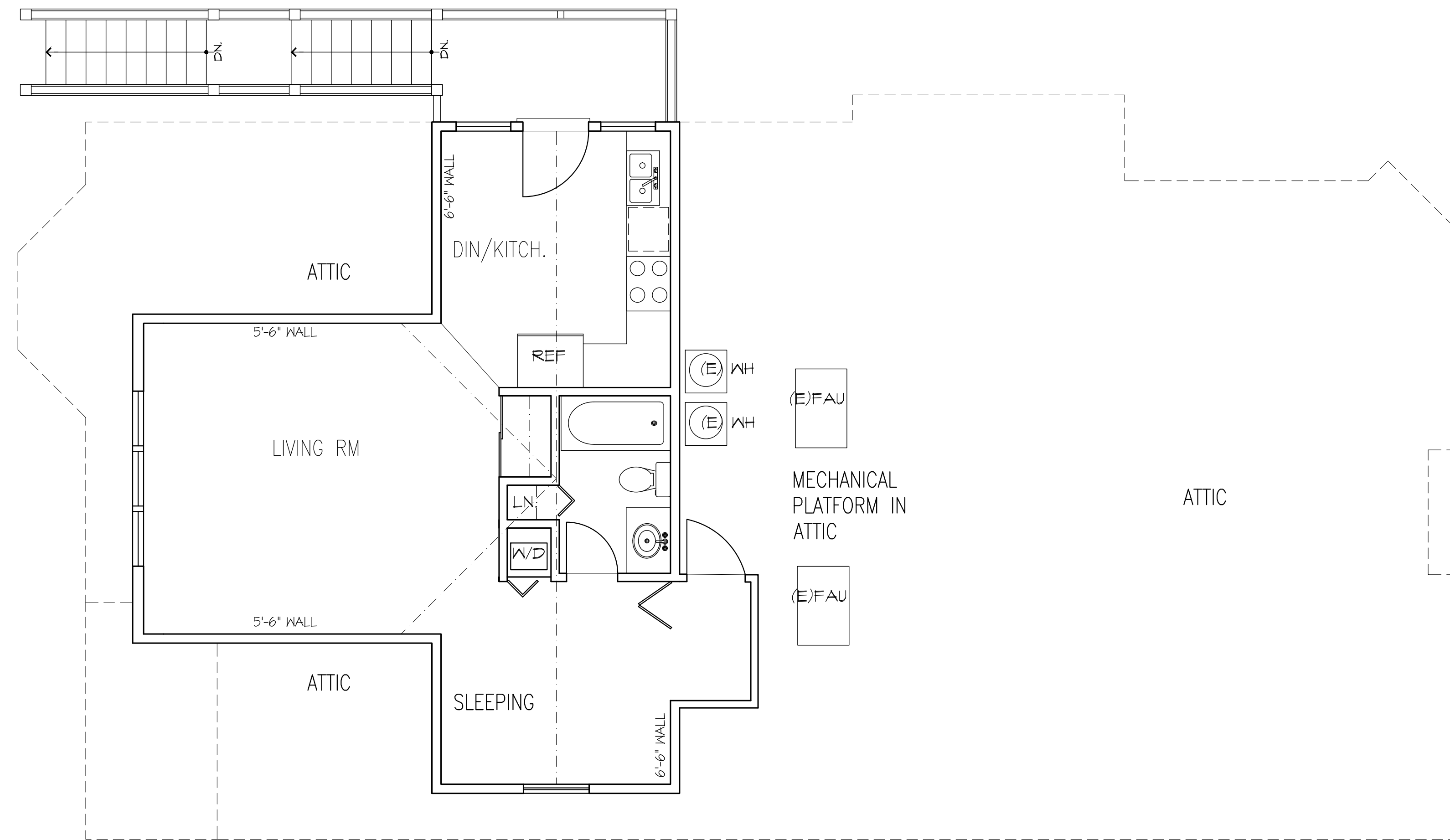


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 P.O. BOX 8033, San Jose, California 95155
 C: (408) 772-3502 VM: (408) 298-0998
 E-mail: dvhernandez@pacbell.net

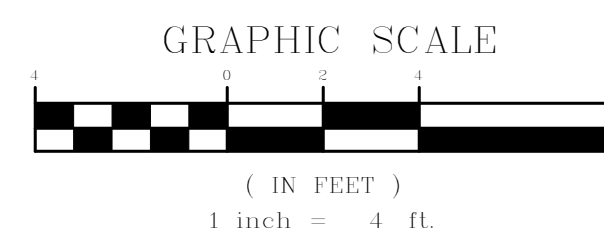
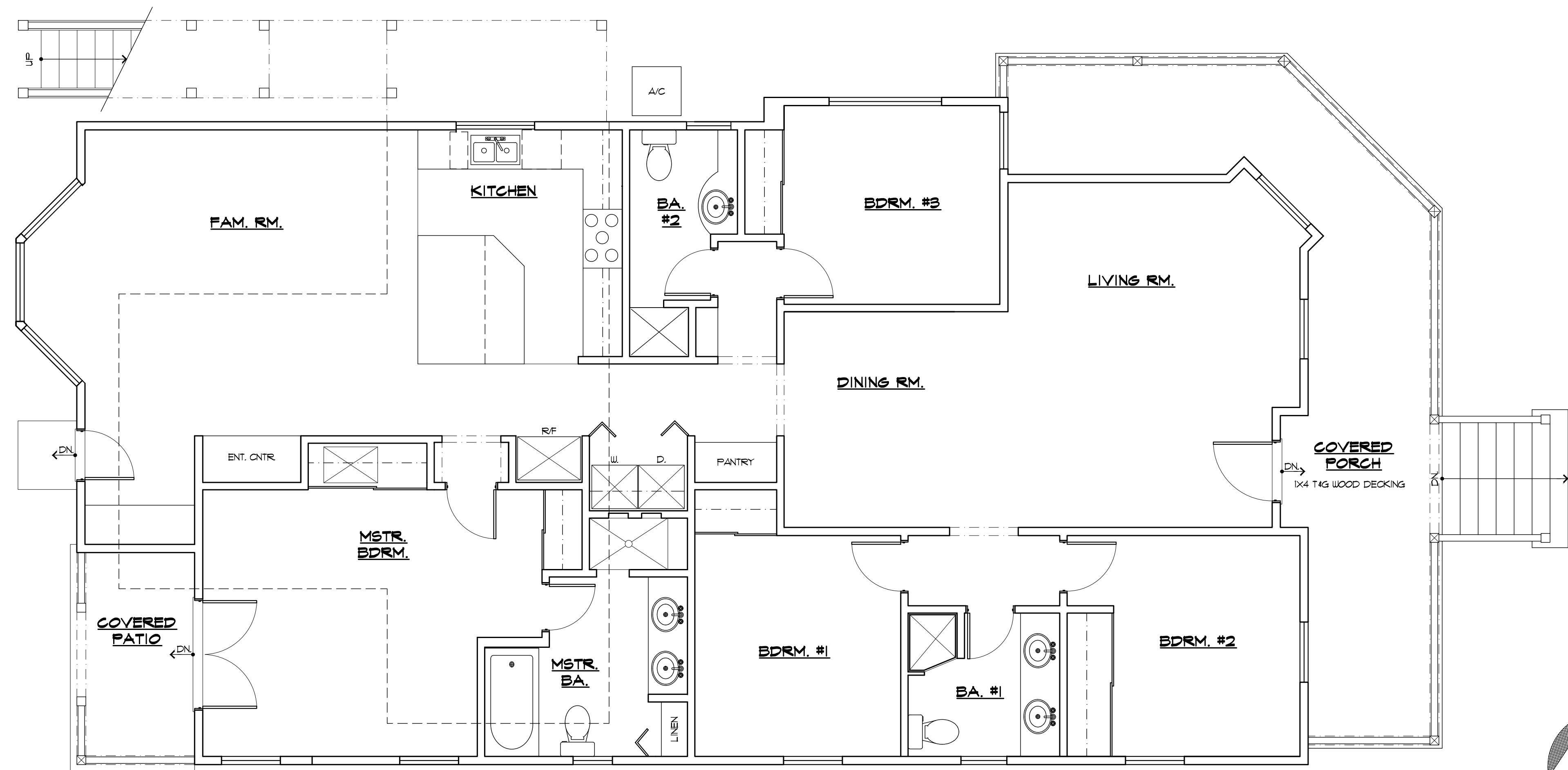
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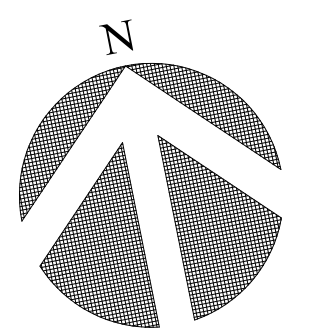
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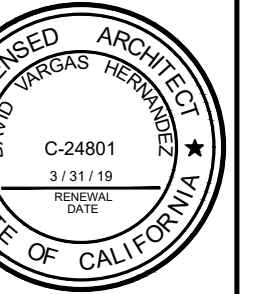
EXISTING UPPER FLOOR (ADU) PLAN / DEMOLITION PLAN



EXISTING GROUND FLOOR PLAN / DEMOLITION PLAN



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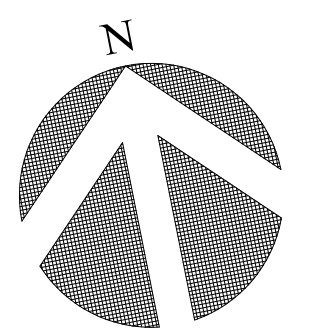
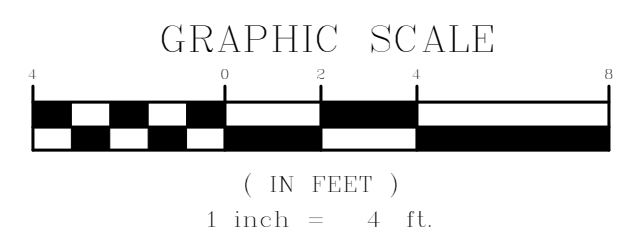
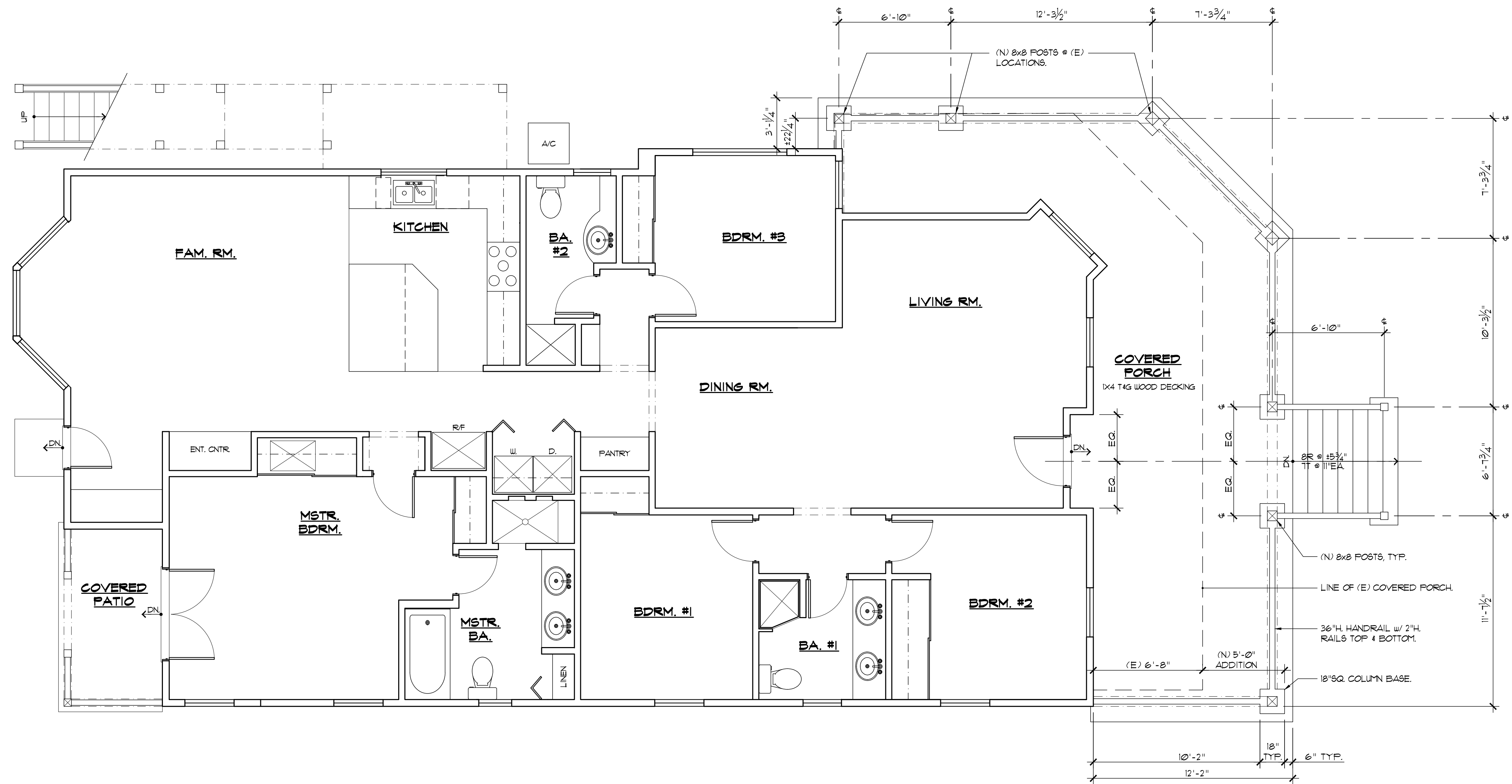


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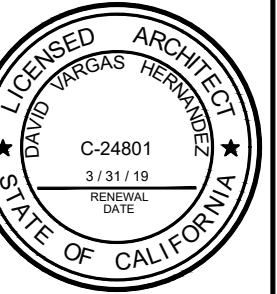
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NEW GROUND FLOOR PLAN

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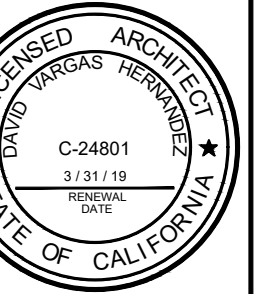


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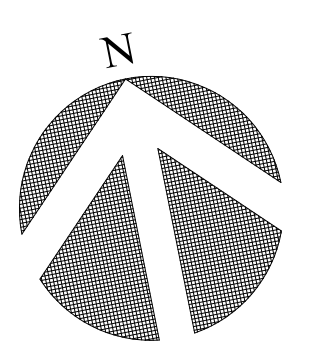
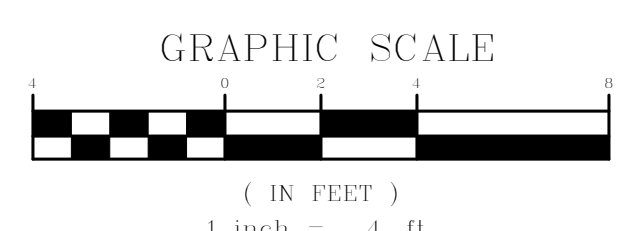
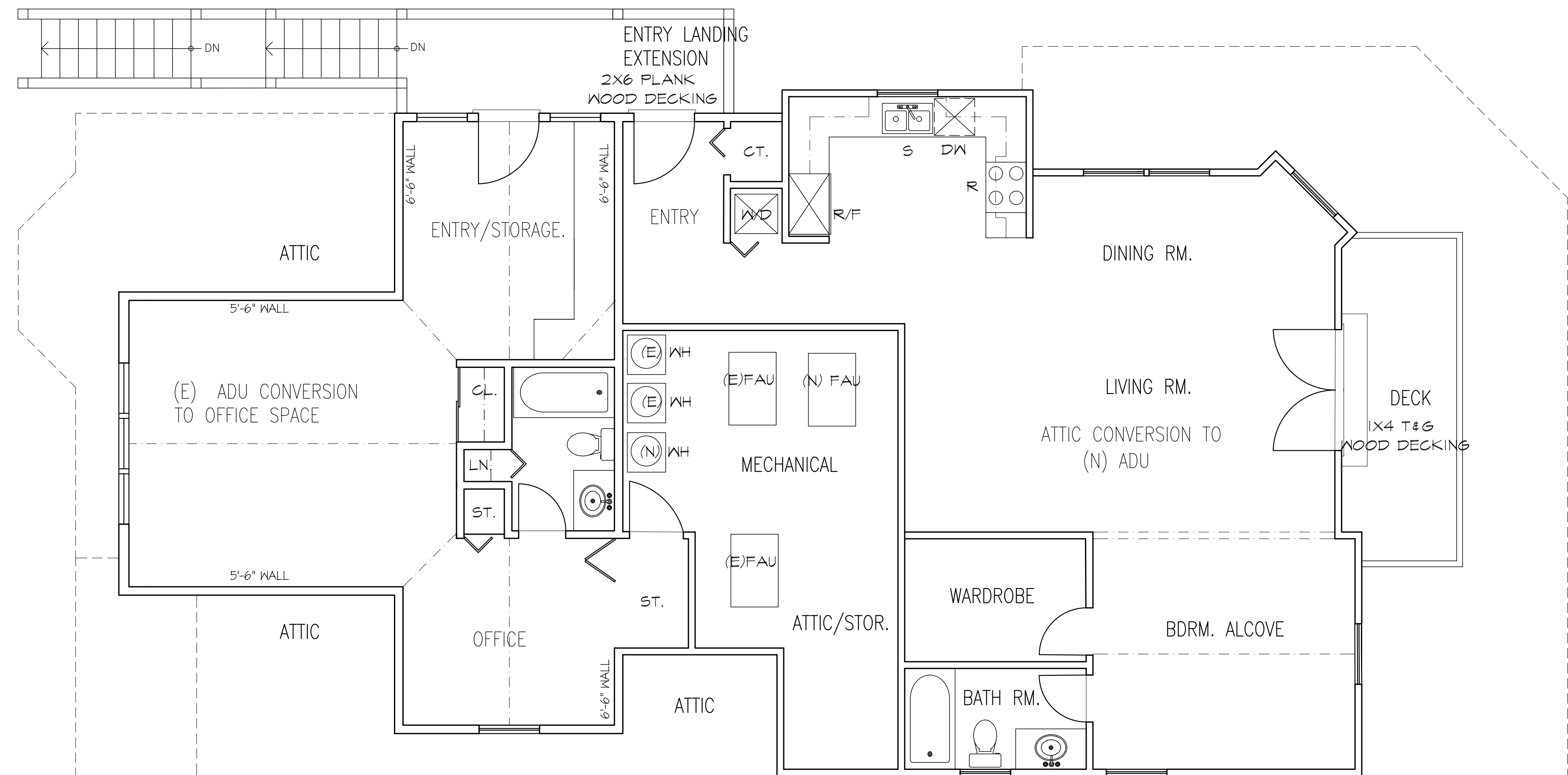


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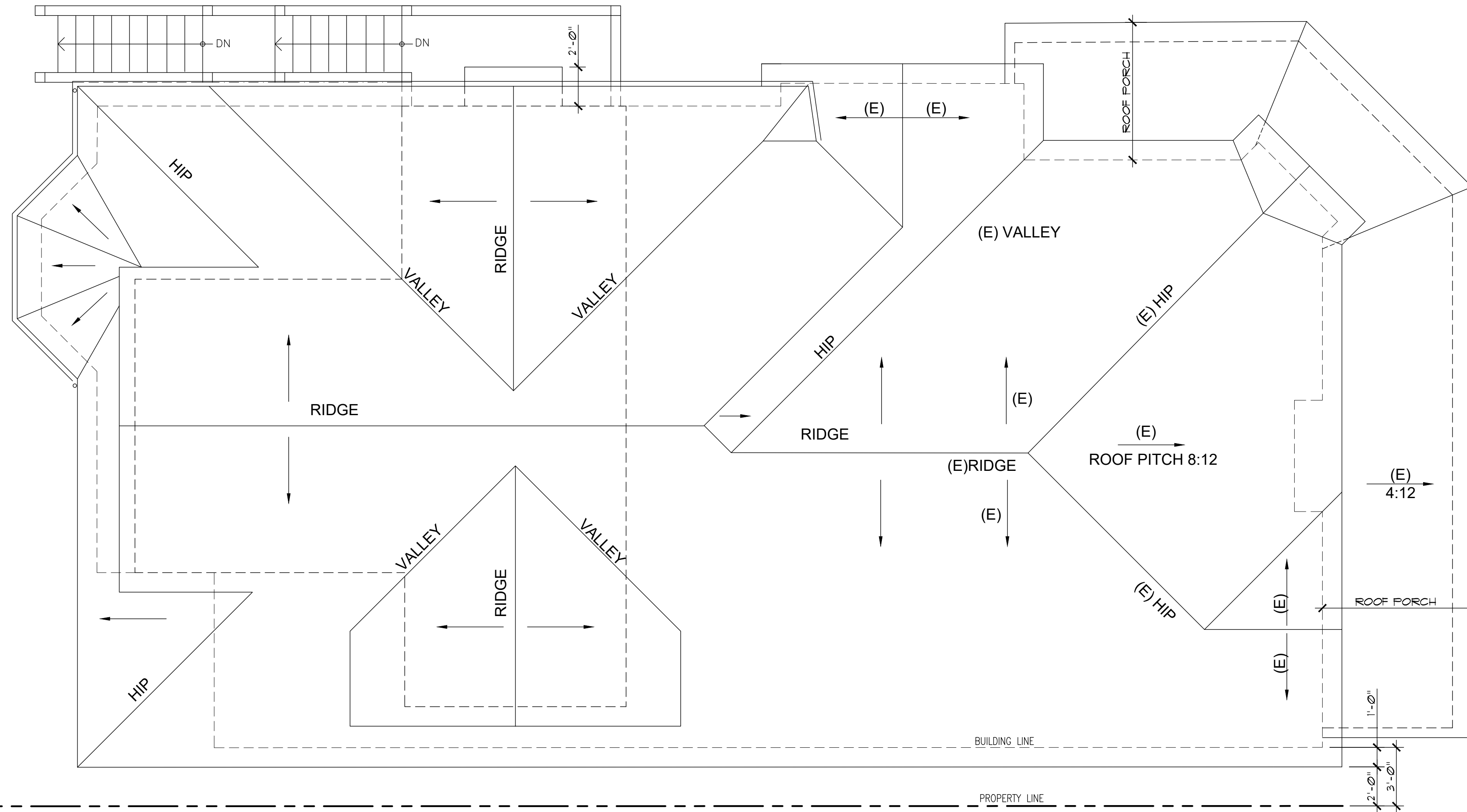
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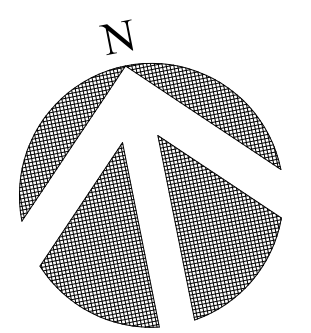
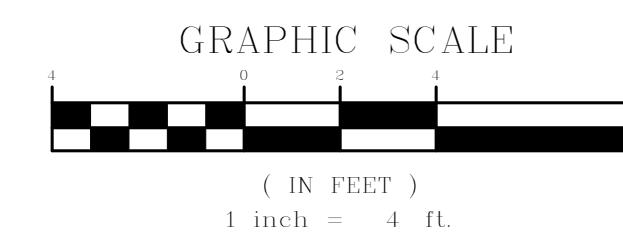
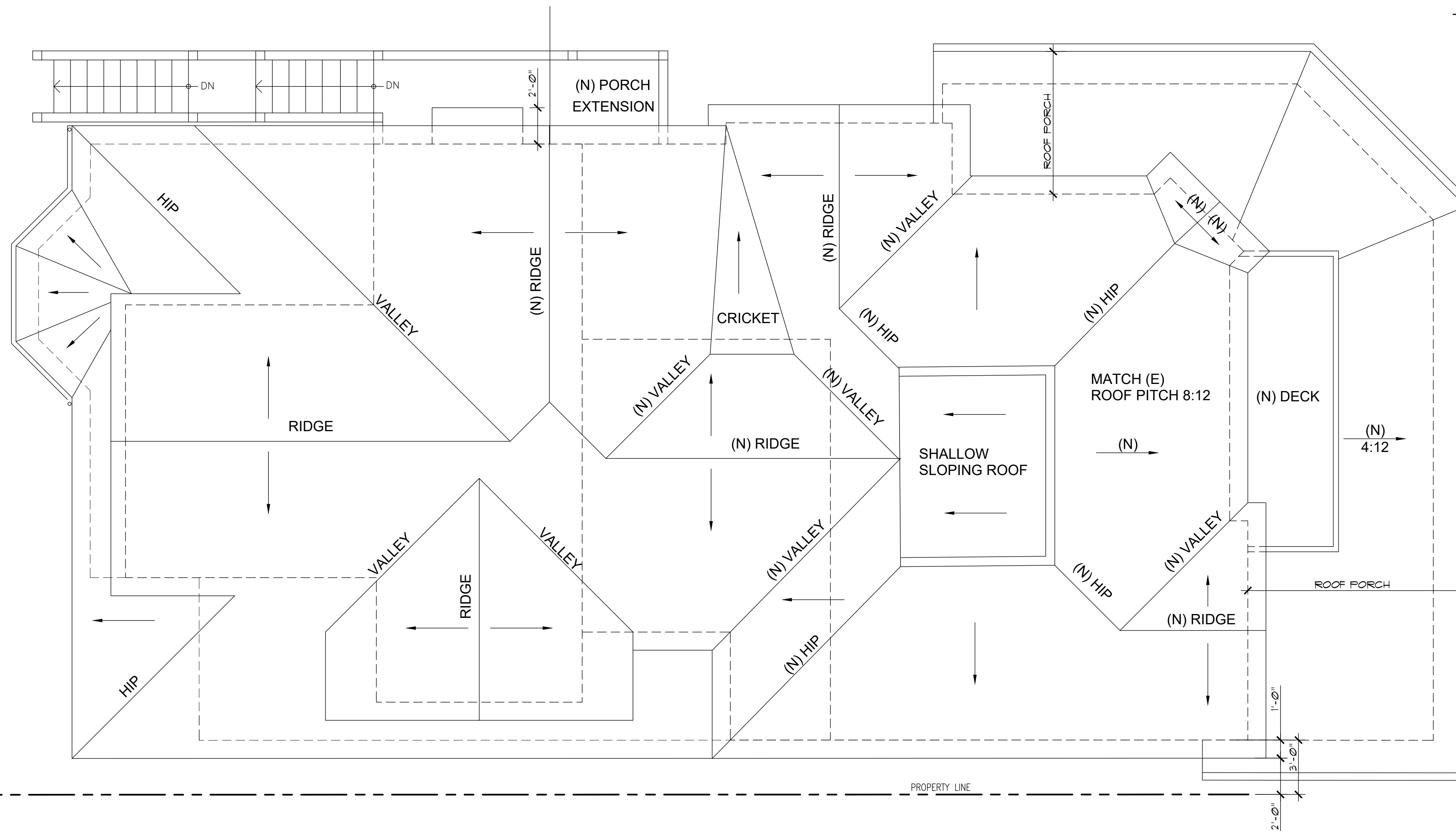
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REMODELED UPPER FLOOR AND NEW (ADU) PLAN

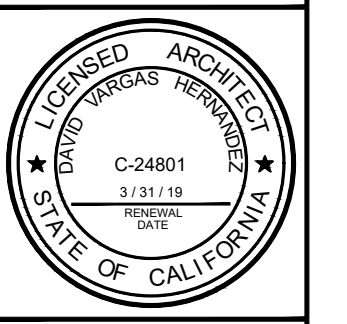


EXISTING ROOF PLAN



NEW ROOF PLAN

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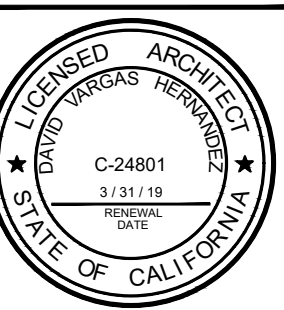
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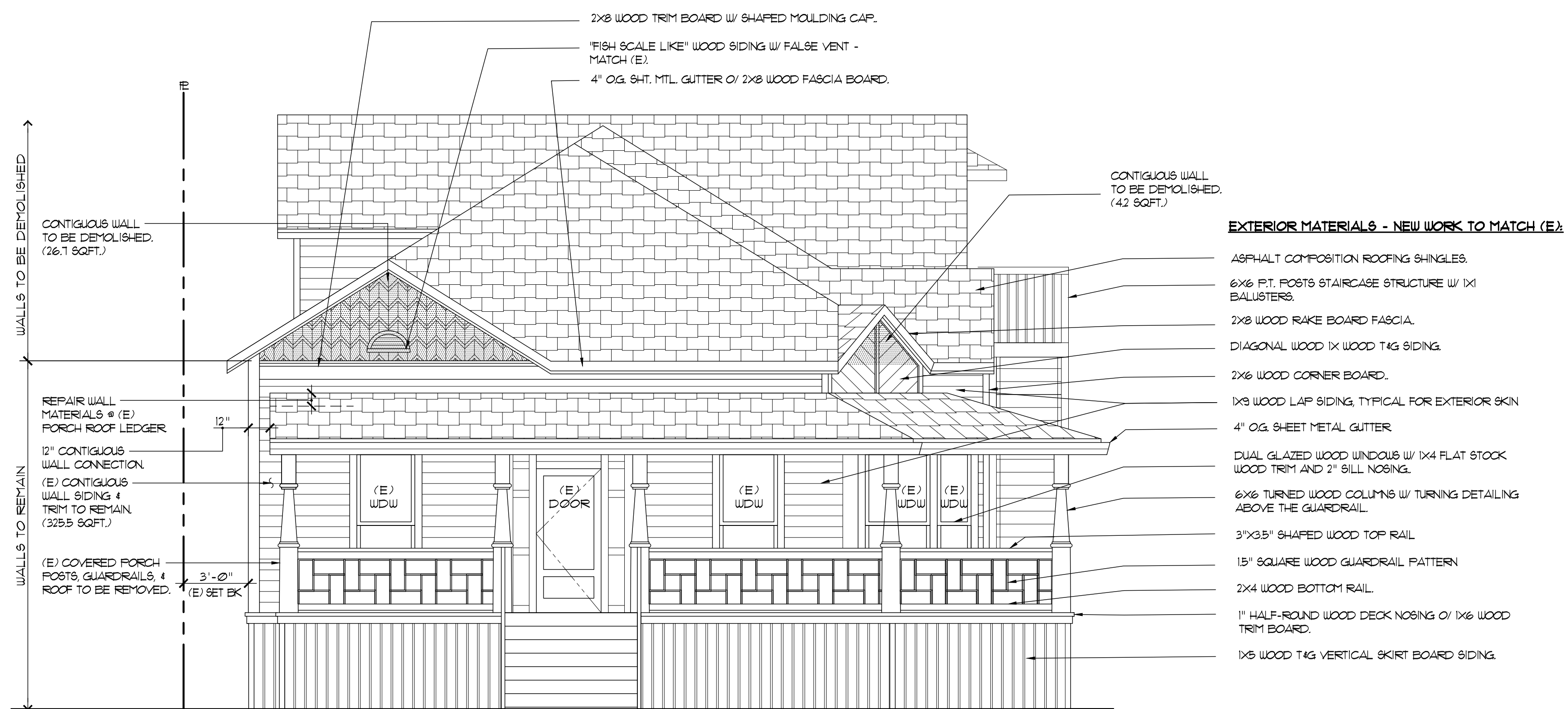
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EXISTING WALL SURFACE AREA - FRONT ELEVATION

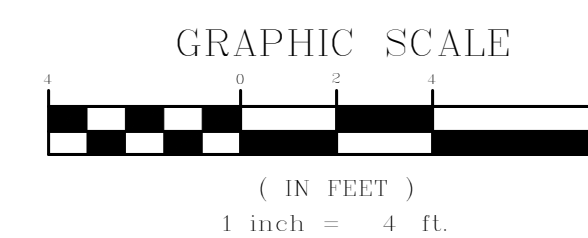
	CONTIGUOUS 4 TOTAL WALL SURFACES	WALL TO BE REMOVED	CONTIGUOUS 4 TOTAL WALL SURFACES TO REMAIN
FRONT	325.5 SQFT. (100%)	30.9 SQFT. (9.5%)	294.6 SQFT. (90.5%)



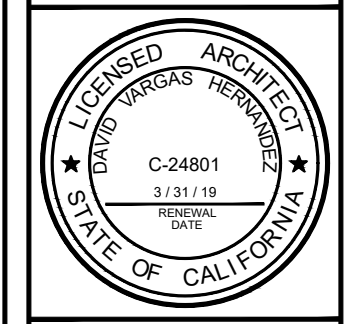
EXISTING EAST ELEVATION
 1/4" = 1' - 0"



EXISTING NORTH ELEVATION
 1/4" = 1' - 0"



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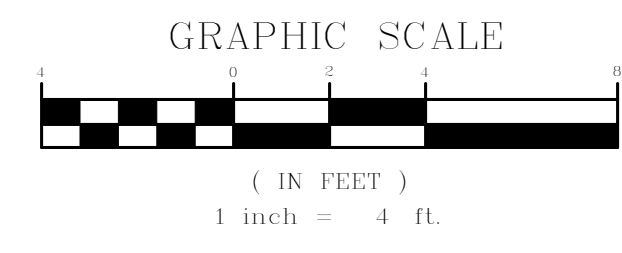
A4.2

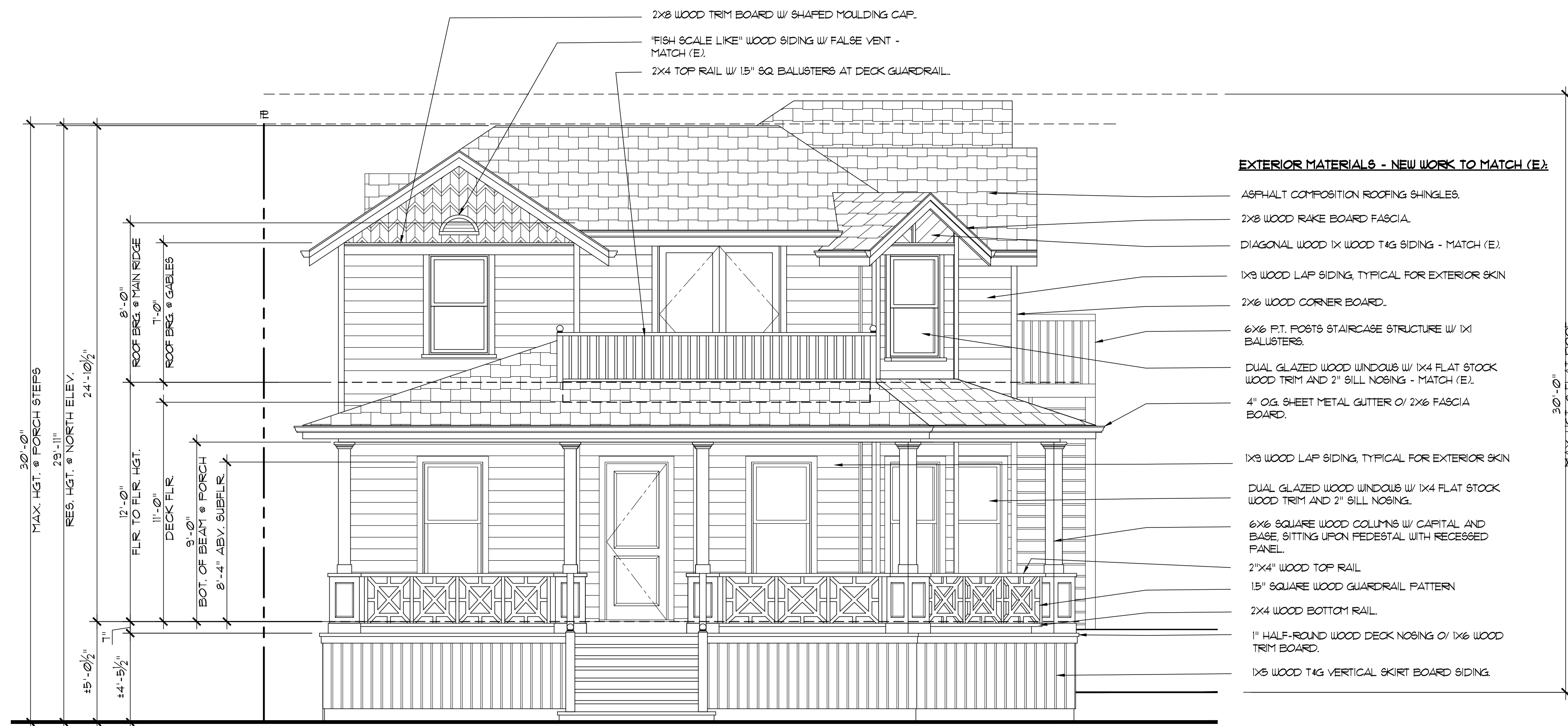


EXISTING WEST ELEVATION
 1/4" = 1' - 0"



EXISTING SOUTH ELEVATION
 1/4" = 1' - 0"





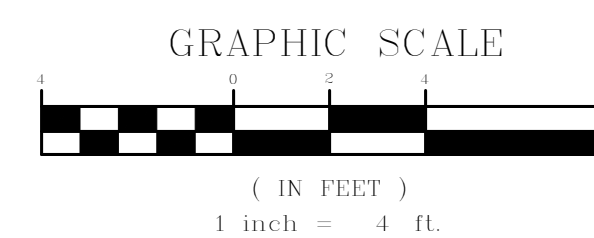
NEW EAST ELEVATION

1/4" = 1' -0"



NEW NORTH ELEVATION

1/4" = 1' -0"



REVISIONS	BY



HERITAGE ARCHITECTURE
 DAVID V. HERNANDEZ, ARCHITECT
 P.O. BOX 8033, San Jose, California 95155
 C: (408) 772-3502 VM: (408) 298-0998
 E-mail: dvhernandez@pacbell.net

SIEGEL RESIDENCE REMODEL/ADDITION
 33 WALNUT AVE. LOS GATOS, CA

DRAWN: DB/DVH
 SCALE: 1/4" = 1'-0"
 JOB NO. 2010.01
 DATE: 08/08/2010

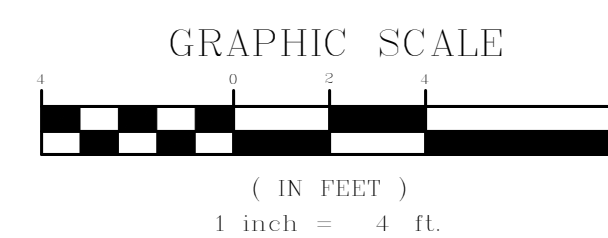
A4.1



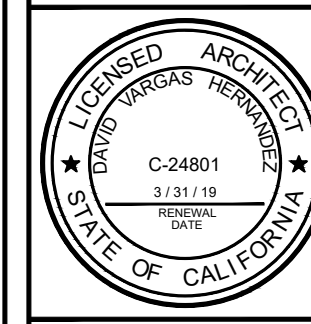
NEW WEST ELEVATION
 1/4" = 1' - 0"



NEW SOUTH ELEVATION
 1/4" = 1' - 0"



REVISIONS	BY
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DRAWN: DB/DVH
 SCALE: 1/4" = 1'-0"
 JOB NO. 2010.01
 DATE: 08/08/2010

A4.2



**TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
MAY 15, 2019
110 EAST MAIN STREET
LOS GATOS, CA
4:00 PM**

*Matthew Hudes, Chair
Robert Cowan, Vice Chair
Tom O'Donnell, Planning Commissioner
Nancy Derham, Committee Member
Len Pacheco, Committee Member*

MEETING CALLED TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS (Members of the public are welcome to address the *Committee* on any matter that is not listed on the agenda. To ensure all agenda items are heard and unless additional time is authorized by the Chair, this portion of the agenda is limited to 30 minutes and no more than three (3) minutes per speaker. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment.)

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) (*Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Unless there are separate discussion and/or actions requested by the Committee, staff, or a member of the public, it is requested that items under the Consent Calendar be acted on simultaneously. Any member of the Committee or public may request to have an item removed from the Consent Calendar for comment and action.*)

1. Approval of Minutes – April 24, 2019
2. 62 Ellenwood Avenue
Historic Resources Inventory Removal

Requesting continuance to June 26, 2019 for approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:12. APN 510-20-068.

PROPERTY OWNER: Lisa and Case Swenson

APPLICANT: Kurt Simrock

PROJECT PLANNER: Azhar Khan

Continued from April 24, 2019

PUBLIC HEARINGS *(Applicants and their representatives may be allotted up to a total of ten minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants and their representatives may be allotted up to a total of five minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Committee's consent at the meeting)*

3. 407 University Avenue
Historic Resources Inventory Removal

Requesting approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1P. APN 529-07-041.
PROPERTY OWNER/APPLICANT: Ravi Todi and Sudha Hisaria
PROJECT PLANNER: Sally Zarnowitz

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

4. 33 Walnut Avenue
Preliminary Review

Requesting preliminary review of a proposal for exterior alterations to a pre-1941 single-family residence on property zoned R-1:8. APN 510-41-007.
PROPERTY OWNER: Jeffrey Siegel
APPLICANT: David V. Hernandez
PROJECT PLANNER: Erin Walters

5. 268 Los Gatos Boulevard
Preliminary Review

Requesting preliminary review of a proposal for exterior alterations to a pre-1941 single-family residence on property zoned R-1:D. APN 532-36-022.
PROPERTY OWNER: Werner J Wiechmann
APPLICANT: Firoz Pradhan
PROJECT PLANNER: Azhar Khan

ADJOURNMENT

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]



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

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
MAY 15, 2019**

The Historic Preservation Committee of the Town of Los Gatos conducted a Special Meeting on May 15, 2019, at 4:00 p.m.

ROLL CALL

Present: Vice Chair Robert Cowan, Committee Member Nancy Derham, Committee Member Thomas O'Donnell

Absent: Leonard Pacheco, Matthew Hudes

MEETING CALLED TO ORDER AT 4:00 PM

VERBAL COMMUNICATIONS

Jefferey Siegel – Presented a copy of his letter to Town Council promoting adoption of the Mills Act.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – April 24, 2019
2. 62 Ellenwood Avenue -- Historic Resource Inventory Removal

MOTION: **Motion by Committee Member Thomas O'Donnell to approve the consent calendar. Seconded by Committee Member Nancy Derham.**

VOTE: **Motion passed unanimously. 3-0-2, Committee Member Leonard Pacheco and Chair Matthew Hudes absent.**

PUBLIC HEARINGS

3. 407 University Avenue
Historic Resources Inventory Removal

Requesting approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1P. APN 529-07-041.

PROPERTY OWNER/APPLICANT: Ravi Todi and Sudha Hisaria

PROJECT PLANNER: Sally Zarnowitz

Sally Zarnowitz, Planning Manager, presented the staff report.

PAGE 2 OF 3
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF
MAY 15, 2019

Owner presented the reasons for his request.

Opened and closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Thomas O'Donnell** to approve the request to remove from the Historic Resources Inventory. **Seconded by Committee Member Nancy Derham.**

VOTE: **Motion passed unanimously. 3-0-2, Committee Member Leonard Pacheco and Chair Matthew Hudes** absent.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

4. 33 Walnut Avenue
Preliminary Review

Requesting preliminary review of a proposal for exterior alterations to a pre-1941 single-family residence on property zoned R-1:8. APN 510-41-007.

PROPERTY OWNER: Jeffrey Siegel

APPLICANT: David V. Hernandez

PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Nancy Derham** to recommend approval of the proposal. **Seconded by Vice Chair Robert Cowan.**

VOTE: **Motion passed unanimously. 3-0-2, Committee Member Leonard Pacheco and Chair Matthew Hudes** absent.

PAGE 3 OF 3
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING OF
MAY 15, 2019

5. 268 Los Gatos Boulevard
Preliminary Review

Requesting preliminary review of a proposal for exterior alterations to a pre-1941 single-family residence on property zoned R-1:D. APN 532-36-022.
PROPERTY OWNER: Werner J Wiechmann
APPLICANT: Firoz Pradhan
PROJECT PLANNER: Azhar Khan

Azhar Khan, Assistant Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Nancy Derham** to recommend for approval of the proposal. **Seconded by Committee Member Thomas O'Donnell.**

VOTE: **Motion passed unanimously. 3-0-2, Committee Member Leonard Pacheco and Chair Matthew Hudes** absent.

ADJOURNMENT

The meeting adjourned at 4:56 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 15, 2019 meeting as approved by the Historic Preservation Committee.

/s/ Jocelyn Fong, Administrative Assistant

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

MEETING DATE: 05/15/2019

ITEM NO: 4

DATE: MAY 9, 2019

TO: HISTORIC PRESERVATION COMMITTEE

FROM: JOEL PAULSON, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PROJECT LOCATION: 33 WALNUT AVENUE. PROPERTY OWNER: JEFFREY SIEGEL. APPLICANT: DAVID V. HERNANDEZ, HERITAGE ARCHITECTURE.
REQUESTING PRELIMINARY REVIEW ON PROPOSED EXTERIOR ALTERATIONS TO A PRE-1941 PROPERTY ZONED R-1:8. APN 510-41-007.

RECOMMENDATION:

Review the proposal and provide comments on the proposed exterior alterations.

BACKGROUND:

A. Property Details

1. Date primary structure was built: 1890
2. Town of Los Gatos Preliminary Historic Status Code: I – Historic and Intact
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? No
7. Considerations required? No

B. Comments

Previous Review

On August 22, 2018 the Historic Preservation Committee reviewed and approved modifications to the front porch as described below:

PREPARED BY: ERIN WALTERS
Associate Planner

BACKGROUND (continued):

1. Raising the roof of the covered porch from six feet 10-inches to nine feet tall to accommodate the existing eight-foot, four-inch front windows and provide visibility from the house and light into the house.
2. Modify the existing six-inch by six-inch decorative wood columns and guard rail with a square wood column design and a code compliant guard rail with a modified decorative pattern.

Second Story- Accessory Dwelling Unit (ADU)

The development plans show a second story addition to the existing two-story house. The proposed second story addition is associated with an approved Accessory Dwelling Unit (ADU). New State regulations and the recent adoption of amendments to the Town's ADU Ordinance allow second story ADUs to be constructed on an existing two-story residence with a ministerial review through an ADU permit.

Current Proposal

The applicant proposes the following first story and second story exterior modifications to the structure:

1. First Floor
 - a. Replace the existing front door with a new beveled glass front door (east elevation);
 - b. Add a transom window above front door (east elevation);
 - c. Replace one double hung window with three taller double hung bedroom windows (south elevation);
 - d. Add a single double hung window to the master bathroom (south elevation);
 - e. Replace two double hung master bedroom windows with two taller double hung windows (south elevation);
 - f. Replace master bathroom and bedroom double hung windows with taller double hung windows (south elevation);
 - g. Add a transom window above the existing master bedroom french doors (west elevation); and
 - h. Add new French living room doors (north elevation).
2. Second Story Rear (non- ADU living area)
 - a. Add a second story covered patio (north elevation);
 - b. Add french doors to proposed covered patio (north elevation);
 - c. Add one double hung bathroom window (south elevation); and
 - d. Enlarge a portion of the south elevation to accommodate an expanded closet (south elevation).

BACKGROUND (continued):

The applicant has provided a scope of work and a letter of justification in Attachment 1.

The applicant's proposed scope of work includes a proposed new carport along Wissahickon Avenue (Attachment 1). The Historic Preservation Committee does not review accessory structures and staff has not yet reviewed the proposed carport to determine if the proposed location, height, or size meet the Town's Zoning Code.

Building permits are required for the proposed modifications. Per the applicant the proposed project does not result in a technical demolition. Committee comments are requested to ensure the compatibility of the proposed modifications with the original structure and the surrounding area.

The applicant's request, the Bloomfield Survey, existing photos, and the proposed development plans are attached.

DISCUSSION:

A. Considerations

For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

CONCLUSION:

The proposal is being referred to the Committee for its input and recommendation on whether the proposed alterations are compatible with the original structure and the surrounding neighborhood.

Should the HPC find merit in the request, the proposal could be approved by the Community Development Director and processed with a Building Permit, and the project would not return to the HPC.

Attachments:

1. Scope of Work/Letter of Justification
2. Bloomfield Survey
3. Photos of Existing Porch
4. Development Plans

PAGE 4 OF 4
SUBJECT: 33 WALNUT AVENUE
MAY 9, 2019

Distribution:

Cc: Jeffrey Siegel, 33 Walnut Avenue, Los Gatos, CA 95030
David V. Hernandez, Architect, Heritage Architecture, P.O. Box 8033, San Jose, CA 95155

RECEIVED

MAY 08 2019

TOWN OF LOS GATOS
PLANNING DIVISION

Addendum to the Renovation of 33 Walnut Avenue

(starting on page 6)

(Original) Proposed Porch Design Improvements in Context of Historic Preservation for Queen Anne Style Residence at 33 Walnut Avenue

References:

- 1) A field guide to American Houses, Published 2014 by Virginia Savage McAlester**
- 2) The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, 2017 Revised by Anne Grimmer**
- 3) Los Gatos Guidelines for Historic Preservation**
- 4) Consultation with Anne Grimmer, Architectural Historian for the Technical Preservation Services Department of the United States Park Service**

33 Walnut Avenue, built in 1890, is an example of a Queen Anne style residence with minor spindlework detailing. With a hipped roof and lower cross gables, together with a wrap around porch, the house displays multiple elements of an 1890 era Queen Anne. The house is not located in a historic district though is considered by the town of Los Gatos to be historical on account of the year that it was built.

History of the House:

While built in 1890, multiple alterations have been made to the house over the intervening years including:

- 1) Roofing material – wood shingles replaced with composite material
- 2) Addition of second story ADU toward the rear of the house in 1986
- 3) Construction of a new two car garage in 2008 replacing a historic structure that could not be adapted for today's modern lifestyle
- 4) First floor alterations including addition of 250 square feet by pushing out the rear exterior walls of the house altering both size and shape
- 5) Full interior redesign and reconstruction in 2008 including removing interior walls, changing bedroom locations and sizes, adding windows and doors, creating a great room, adding a bathroom, and changing the interior flow of the house, along with all new plumbing, electrical, and HVAC
- 6) Multiple landscape changes over time including adding a stone retaining wall and patio in the rear, with steps and gate out to the newly constructed garage

Curing the Porch Design Defects:

While many improvements have already been made over time, the one remaining and much needed alteration is the improvement of the front porch to address specific design defects that has caused safety, lighting, and sustainability issues. To be clear, this does NOT mean changing the character defining features of the porch, which include wrapping around the front and front-side of the house and the use of stylized vertical supports and detailed railing design.

The *design defects*, which include shallow depth, pitched flooring, low profile roofline that obscures light and interior visibility, missing roof overhang, and absence of a south facing weather barrier, altogether negatively impact the sustainability, safety, and functional use of the front section of the house. Weather exposure to the front of the house, and a dark front interior are problems that are worth solving while respecting the historical integrity of the Queen Anne style. In addition, the front steps have proven to be a safety hazard as multiple guests have now slipped and fallen when walking down the steps. This stems from the exposure of the steps to the elements, combined with their shallow foot depth and steep pitch. It is desired to extend the porch roofline to cover and protect the steps from the elements to create a safe environment. This is in keeping with the Queen Anne style of architecture as evidenced in photos in the book *A Field Guide to American Houses* page 361, image 11.

The desired porch improvements to address these existing problems include:

- 1) Deepening the porch from its current six feet to 11 feet, which is in keeping with the legal setbacks. Given the gaps in the weave style and low height of the existing railing, this will significantly improve the safety of using the porch, while allowing far more light to enter the tall front windows, and provide much needed protection from the strong west blowing winds and rains that assault the front (and side) of the house given its east (and south) facing exposure.
- 2) Slight change to the front porch railing to a tighter weave design that is in step with current safety standards and stronger vertical supports.
- 3) Adding a transparent protective shield to the left side of the porch protecting the south exposure from wind-blasted rains during the winter months (as many other historic homes in Los Gatos currently have)
- 4) Raising the lip height of the porch roofing, together with adding a porch roof overhang, as required for both lighting improvement and for protecting the front porch flooring and front siding of the house from the seasonal rains which continues to cause damage.
- 5) Changing the pitch of the porch flooring to create a level surface. Its current pitch creates a unbalanced floor surface which is somewhat precarious to stand and walk on, particularly for the elderly or anyone that's tall.
- 6) Extending the porch roof over the front stairs as a key safety feature. The front stairs are continually rained upon by environmental elements including water, bird droppings, and tree leaves. Altogether this has created a dangerous and slippery surface. Numerous guests have now slipped and at times fallen from these stairs and it's highly desired to create an environment for safe use of the house while reducing legal liability.

A key question to answer:

The key question that arises when considering these proposed changes – is whether they constitute a *character-defining feature* change, or whether the character-defining features of the house can be preserved while making the required adaptation. To answer that question, we have turned to multiple sources, including those published, as well as consulted directly with the author of the *Department of the Interiors Standards for the Treatment of Historic Properties* – Anne Grimmer. Anne’s guidance in considering and answering this question has directly informed the proposal being submitted to the Los Gatos Historic Committee.

Rehabilitation defined:

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values. Maintaining the Queen Anne style of the porch while incorporating the adaptation needed to address the design defects is the intention of this proposed project.

Guidance from Anne Grimmer:

It has been determined, after consulting in person with the architectural historian and author of the *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* that the proposed changes to 33 Walnut will not create a ‘character-defining change’. In fact, these guidelines state under Alterations – *some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure it’s continued use. But it is most important that such alterations do not RADICALLY change, obscure, or destroy character-defining spaces, materials, features, or finishes.*

Anne noted that the porch related issues stem directly from what she calls a ‘design defect’, which can be *intelligently addressed* while preserving the character-defining features of the Queen Anne style. She gives the example of the firehouse that is down the street from her office in Washington DC, and is also cited as an example in the guidelines. The opening of the building, based on its original design, could not accommodate today’s modern fire trucks, and so the opening was enlarged as an adaptation to today’s needs, while preserving the building’s style.

According to Anne, “the tall front windows of your house (at 33 Walnut) are indeed a character defining feature, as is the style of the wrap around porch. But it’s not unprecedented to see porch rooflines that hang so low as to block light and visibility. These should be considered a design defect, not a character-defining feature of the house. Raising the roofline to cure this defect would be considered a reasonable adaptation in the same way that enlarging the opening of the fire station down the street (from her office in Washington DC), to accommodate today’s larger fire trucks, improved the functionality while still retaining the historic nature of the building itself.” For this example, Anne referenced page 150 in *Standards for Preservation & Guidelines for Preserving Historic Buildings*.

Anne views the front porch of 33 Walnut as similar to the firehouse example. She notes that making the improvements by addressing the design defects benefits the house and its livability, while preserving its true character-defining features (wrap around porch, tall front windows, detailed railing) of the Queen Anne architectural style. In other words, she sees the proposed improvements (roof height, porch depth, roof overhang, wind barrier) as an *intelligent adaptation* that would be barely discernible from the street, and not a radical change.

We look forward to hearing the historic committee's assessment of these proposed changes, as a means of intelligently addressing the design defects that have caused problems in safety, livability, and maintenance of 33 Walnut Avenue. With these proposed changes, we believe that the house value is improved while preserving its historical integrity and character.

Respectfully...Jeffrey Siegel, homeowner of 33 Walnut Avenue

Addendum to Historic Preservation project for 33 Walnut Avenue: – Rehabilitation of historic home to accommodate dark interior spaces (exacerbated by high fencing) and today's modern world (EV) requirements

In this second phase of renovation design, we are looking to make improvements to the livability aspects of the house, while maintaining its historical character with the following renovation work proposed:

1. **Front Door** – we are looking to replace the existing front door with a similar door but replacing the plain glass with a beveled glass look or other minor style change to maintain the natural lighting and increase privacy, plus adding a small transom window above the door for bringing in added natural light.
2. **First floor Natural Light** - To address the dark interior spaces and embrace the views of the surrounding mountains - particularly in the south facing bedrooms and bathrooms - we are looking to:
 - a) replace one 'atypical' single short window with three taller windows to the (Southeast Corner) front bedroom's south side of the house view (facing a high fence) that also makes this particular room's windows height consistent with other windows in the house
 - b) add a second window to the master bathroom (rear south corner of the house facing a high fence)
 - c) increasing the tallness of the master bathroom and bedroom windows all for the purpose of better natural lighting that is largely blocked by a high fence.
 - d) adding a transom window above the existing rear-facing master bedroom French doors.
 - e) Adding French doors to the north side of the house as walk out to the side of the wrap around porch.

While **these enhancements will NOT be visible from the front street** (Walnut Avenue) they will greatly enhance the livability of the home.

3. **Second floor Bedroom Natural Light** - To address the dark interior of the upstairs rear bedroom, we are looking to add glass French doors with a covered walk-out deck by the rear corner of the house that faces to the North. The covered deck would be supported by four wooden slats that provide structural stability and spread out the roof load.

This rear corner upstairs bedroom change is also not visible from the front of the house. The newly built upper siding (above the French doors) will use matching materials/design to the home's existing decorative upper siding design to maintain historical character throughout. The neighbor whose backyard this deck faces (25 Walnut Avenue) would not be affected as the existing exterior stairs and landing currently overlooks their two buildings rental property from this vantage point. Plus, there is no loss of privacy as it's in the farthest rear corner of their lot with trees in-between. One small window would also be added to the upstairs bedroom facing to the South (which has the mountain views) that joins an existing window nearby. This window would be facing the north brick wall of the neighbor's house which has a single, small window and an unused side yard containing an abandoned, empty swimming pool.

4. **Second floor bedroom closet** – To address the minimal amount of closet space in the existing rear upper bedroom, we are looking to push out a small wall area that is currently inset from the adjoining exterior walls. This slight push out would leave the wall still inset but to a lesser degree.
5. **EV Vehicles** - To address the emerging adoption of EV vehicles, which is going mainstream over the next several years, we are looking to add a tastefully designed carport (with three open sides) as an extension of the existing garage. This would allow for chargeable covered parking off-street for a third car.

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Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
 LOS GATOS RESEARCH

File address 33 Walnut

PARCEL MAP INFORMATION

Parcel # 510-41-007 Lot size: 50 front ft. x 160 ft. deep

Lot shape: Rectangle L Rectangle with small rear jog Other

Location: N S E W side of W St Ave Other

distance to cross st: 162 ft. N S E W from Hernandez

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Glen Ridge Park Old Block # 3 Old lot # 8

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1890s Style Queen Anne # 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

PHOTOS: Roll/frame # 032/11 Date 15-2-90

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation Recognition

District Name

Previous Survey 1900 CAR 1890AEG

Gebhard: page # illustration page #

33 Walnut
 EVALUATION
 Date c. 1894 (San)
 Contributor
 District Non-contrib
 Earliest known Owner Resident (Peed, 1930)
 Context(s):

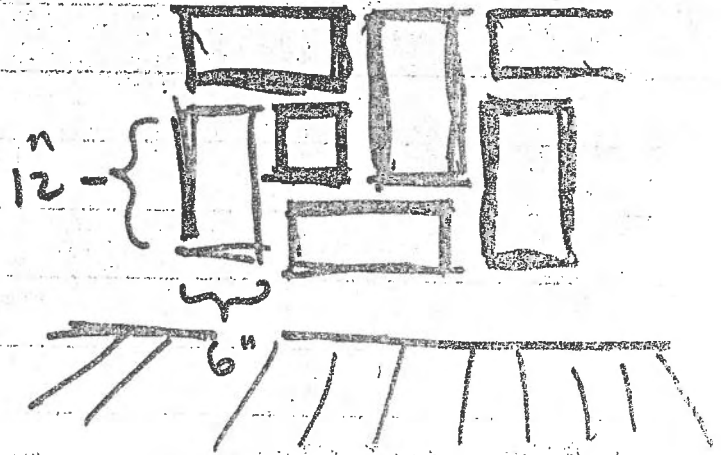


BELL RINGER - SEPT 15, 1984

1891 = Post-Victorian

- ① 33 WALNUT AVE. - EUNICE MONTGOMERY RUTHERFORD (WRITER)
PURCHASED HOUSE IN 1948 FROM "GLAD" DON/JOAN
WORK ON FRONT PORCH LAST YEAR
PULWOOD PANELS ADDED ON WALLS IN INTERIOR
GLOSSED IN BACK PORCH + FLOOR 1961
KIT CEIL LOWERED
ROOM NEXT TO KIT ADDED
LOT 50 X 130

PORCH DETAIL



Street: Walnut - Los Gatos House Number: 53
 Construction Date: _____ Estimated 1891 Source W.C. Montgomery
 Style: _____
 Present Owners: ^{M. & M.} Rutherford Montgomery (Eunice)
 Phone: _____ Willing to work with survey committee? _____
 Rental? No Yes _____ Tenants name: _____ Phone: _____
 Absentee-owners mailing address: _____
 Best time to contact owner: _____ Tenant: _____

History (include dates, events, and persons associated with site when known)

Late 1880s (possibly 1891)
 Carpenter Gothic style

Montgomerys moved here in 1948

Architectural History (identify information source and year of change)

Original:

Donald M. Jones had owned home before Montgomerys

Added:

Hallway from front door eliminated to extend into family room where fireplace had been with
 Back porch and upper rooms to back of house

Remodeled:

Paneling in 3 different rooms
 front porch steps
 floor of back porch - glassed it walls with
 lowered ceiling in kitchen
 tiled ceilings in several rooms

THE AUTHOR

RUTHERFORD MONTGOMERY would rather write than do anything else in the world. Most of his fifty-three books are about animals and the wilderness he knows so well. As a boy, Mr. Montgomery would listen to the tales told by hunters, and his favorite sport then and now is going into the woodland and sitting quietly on a log, observing the children of the wild. He is a watcher, not a hunter.

Mr. Montgomery was born in North Dakota, and taught school for ten years in Wyoming and Colorado after graduating from Colorado Agricultural College. He saw service in the United States Flying Corps in World War I. Later, he was a county judge in Colorado and held state offices there. He now lives in Los Gatos, California.

★ ★ ★

Other Books by Rutherford Montgomery

Troopers Three	Call of the West
Broken Fang	Carcajou*
Gray Wolf*	Husky*
White Mountaineer	Kildee House
McGonigle's Lake	Wapiti
Midnight*	Big Brownie
Iceblink	Ghost Town Adventure*

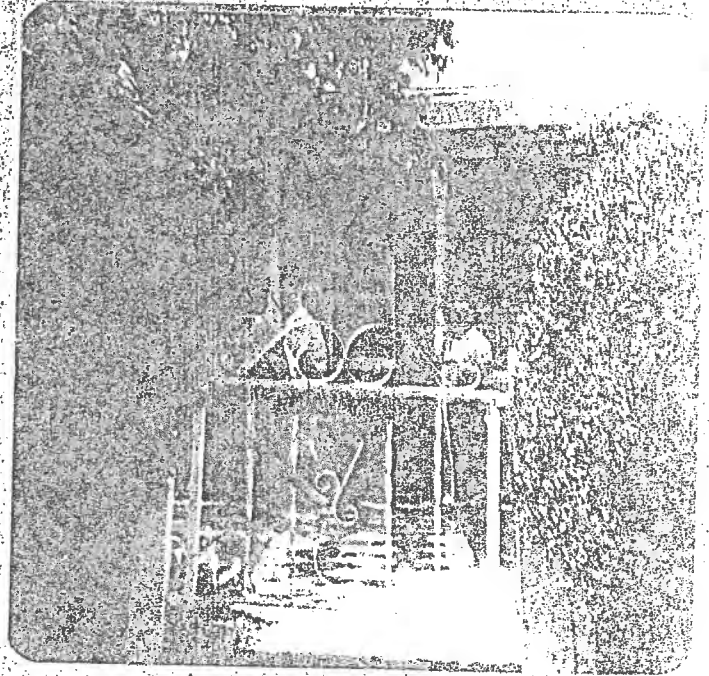
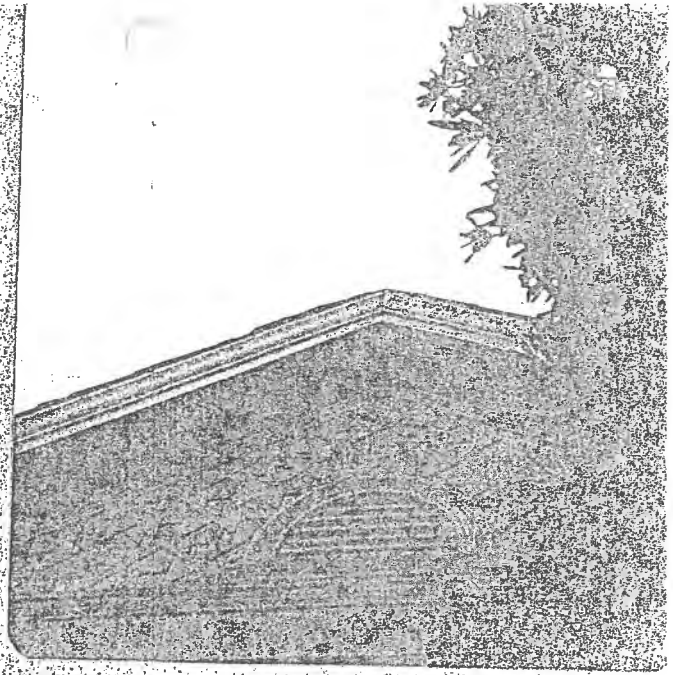
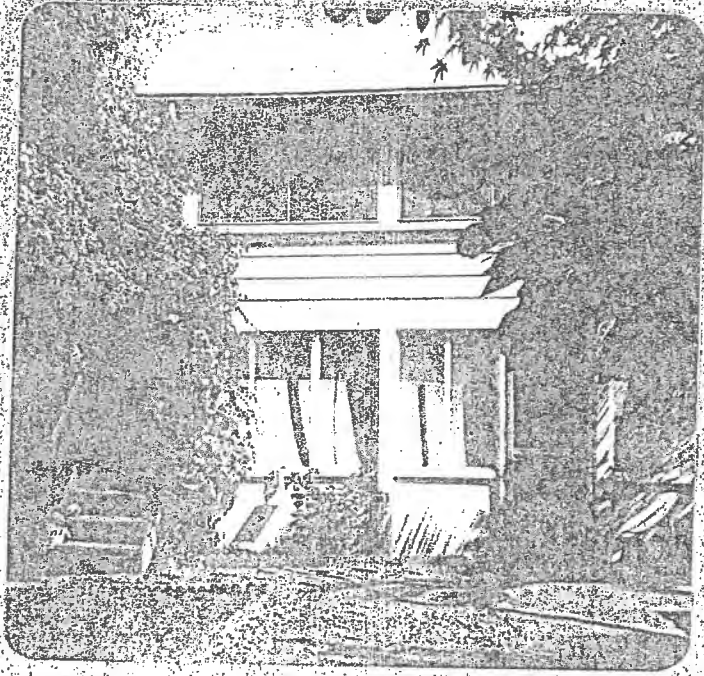
*Available from Scholastic Book Services

YELLOW EYES

By RUTHERFORD MONTGOMERY

Illustrated by Farrell Collett

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**TOWN OF LOS GATOS
PLANNING DIVISION**

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GENERAL NOTES

EXAMINATION OF SITE
 THE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS AND THE STRUCTURES TO DETERMINE THE EXISTING CONDITIONS. NO EXTRA COMPENSATION WILL BE ALLOWED FOR THE CONTRACTOR'S FAILURE TO DISCOVER CONDITIONS THAT AFFECT THE WORK.

LIMITATION OF THE WORK
 THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITHIN THESE LIMITS.

DEMOLITION WORK
 DEMOLISH AND REMOVE ALL ITEMS SHOWN ON THE SITE PLAN SURVEY & DEMOLITION PLAN. THE OWNER SHALL NOTIFY THE CONTRACTOR OF ALL ITEMS TO BE SALVAGED PRIOR TO COMMENCING THE DEMOLITION.

MEASUREMENTS
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS IN THE FIELD PRIOR TO COMMENCING THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES AT (408) 772-3502. ALL DIMENSIONS ARE GIVEN TO THE FACE OF STUDS UNLESS OTHERWISE NOTED. DO NOT SCALE THE DRAWINGS - ALL DIMENSIONS SHALL TAKE PRECEDENCE. CALL THE ARCHITECT WITH QUESTIONS.

RULES AND REGULATIONS
 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND SHALL BE PER INDUSTRY STANDARDS. SEE BUILDING CODE DATA ON THIS SHEET FOR FURTHER INFORMATION.

OWNERSHIP OF DRAWINGS
 THESE DRAWINGS ARE THE PROPERTY OF HERITAGE ARCHITECTURE - DAVID V. HERNANDEZ, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.

ADDITIONAL INFORMATION
 SEE SITE PLAN, FLOOR PLANS, MECHANICAL & ELECTRICAL PLANS, CIVIL, LANDSCAPE, ENERGY COMPLIANCE, ETC. FOR ADDITIONAL INFORMATION AND NOTES. SEE GENERAL NOTES AND INSTRUCTIONS ON SHEETS FOR FURTHER INFORMATION.

DEFERRAL OF SUBMITTAL ITEMS
 THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. (CBC 106.31.2)

FRONT YARD LANDSCAPING
 PRIOR TO THE FINAL INSPECTION, ALL LANDSCAPING IN THE FRONT YARD SHALL BE MAINTAINED OR NEW LANDSCAPING INSTALLED, SHALL BE INSTALLED AS REQUIRED BY THE PLANNING DIVISION.

PLANNING DATA

PROJECT ADDRESS: 33 WALNUT AVE, LOS GATOS, CA 95030
APN: 950-41-007
ZONING DISTRICT: R-18 LOW DENSITY RESIDENTIAL
PLU ZONE: STATE MANDATED LRA (MFLRA)
LOT AREA: 8,000 SQ. FT. (0.18 ACRES)
MAXIMUM BUILDING COVERAGE: 40% (3,200) = 3,200 SQ. FT.
MAXIMUM FLOOR AREA RATIO (FAR): 35 - (8,000-5,175) / 21 = 0.376
MAXIMUM FLOOR AREA RATIO (FAR) ADU: 0.376 x 8,000 = 3,008 SQ. FT.
MAXIMUM DETACHED GARAGE FAR: 0.426 x 8,000 = 3,408 SQ. FT.
MAXIMUM DETACHED GARAGE FAR: 0.291 x 8,000 = 2,328 SQ. FT.

REQ. PARKING SPACES: 2
(E) PARKING SPACES: 2 (COVERED) + 2 (UNCOVERED)
(N) PARKING SPACES: 2 (COVERED) + 2 (UNCOVERED)
MAX. HGT. LIMIT: 30'-0"
(E) BUILDING HGT.: 25'-3"
(N) BUILDING HGT.: 25'-6 1/2"

SETBACKS (FIRST STORY):
 - FRONT (WALNUT AVE): 25'-0"
 - FRONT (MILLSBOROUGH AVE): 25'-0"
 - SIDES: 5'-0"

(E) RESIDENCE FLOOR AREA:
 - GROUND FLOOR: 1,951.18 SQ. FT.
 - UPPER FLOOR REAR YARD (ADU): 978.81 SQ. FT.
 - TOTAL (E) RESIDENCE AREA: 2,930.00 SQ. FT. (36.6%)

(E) RESIDENCE BUILDING COVERAGE:
 - RESIDENCE FOOTPRINT: 1,951.18 SQ. FT.
 - COVERED ENTRY PORCH: 306.08 SQ. FT.
 - COVERED REAR PORCH: 52.36 SQ. FT.
 - SIDE-YARD ADU STAIRS: 152.29 SQ. FT.
 - FRONT ENTRY PORCH STAIRS: 43.71 SQ. FT.
 - (E) DETACHED GARAGE (18'-8" X 21'-9"): 421.75 SQ. FT.
 - TOTAL (E) BUILDING COVERAGE: 2,933.37 SQ. FT. (36.43%)

(N) RESIDENCE FLOOR AREA:
 - GROUND FLOOR: 1,951.18 SQ. FT.
 - UPPER FLOOR (ADU CONVERSION TO OFFICE): 978.81 SQ. FT.
 - UPPER FLOOR (GROW STORAGE CLOSET): 41.06 SQ. FT.
 - UPPER FLOOR ADDITION (NEW ADU): 796.51 SQ. FT.
 - TOTAL (N) RESIDENCE AREA: 3,777.56 SQ. FT. (47.2%)
 - NEW ADU FLOOR AREA: 796.51 SQ. FT.

(N) RESIDENCE BUILDING COVERAGE:
 - RESIDENCE FOOTPRINT: 1,951.18 SQ. FT.
 - (N) COVERED ENTRY PORCH: 487.01 SQ. FT.
 - COVERED REAR PORCH: 52.36 SQ. FT.
 - SIDE-YARD ADU STAIRS: 156.40 SQ. FT.
 - (N) FRONT ENTRY PORCH STAIRS: 59.10 SQ. FT.
 - (E) DETACHED GARAGE (18'-8" X 21'-9"): 421.75 SQ. FT.
 - TOTAL (N) BUILDING COVERAGE: 3,339.80 SQ. FT. (39.2%)

SCOPE OF WORK

- REBUILD AND ENLARGE (E) ENTRY PORCH. SALVAGE COLUMNS AND MODIFY GUARDRAIL PATTERN.
- REMODEL AND CONVERT (E) ADU AT REAR OF 2ND FLOOR TO NEW OFFICE SPACE AS PART OF THE MAIN RESIDENCE FLOOR AREA AND GROW THE STORAGE CLOSET PER PLAN.
- ADD A COVERED DECK OFF THE (E) REAR ADU TO OFFICE CONVERSION. COVER A PORTION OF THE (E) ATTIC AT THE FRONT OF THE RESIDENCE TO A NEW UPPER FLOOR ACCESSORY DWELLING UNIT (ADU).
- ADD A ROOF COVER TO THE ENTRY DECK OF THE (E) ADU CONVERSION TO OFFICE AND THE NEW ADU.
- CONVERT REMAINING ATTIC SPACE TO A MECHANICAL/STORAGE AREA SUCH THAT THE FLOOR AREA WILL NOT COUNT TOWARD THE FAR.

ABBREVIATIONS

Ø	DIAMETER	(O4)	OVERHEAD
APF.	ABOVE FINISH FLOOR	O4.	OVERHANG
BRG. PL.	BEARING PLATE	P + S	POLE AND SHELF
CL	CENTERLINE	R	RADIUS
C.O.	CLEAN-CUT	R/F	REFRIGERATOR/FREEZER
CKTP.	COOKTOP	S	SINK
°	DEGREE	S.B.	SETBACK
D	DRYER	S.D.	STORM DRAIN
D.H.	DOUBLE HEADER	S.D.D.	SEE STRUCTURAL DIAGS.
D.O.	DOUBLE OVEN	ST	STOVE
DN	DOWN	SQ	SQUARE FEET
DS	DOWNSPOUT	T.B.D.	TO BE DETERMINED
DW	DISHWASHER	T.O. FL.	TOP OF FLOOR
(E)	EXISTING	T.O. SLAB	TOP OF SLAB
F	FURNACE	T.O. SUBPLR	TOP OF SUBFLOOR
F.S.S.	FACE OF STUD	T.O. WALL	TOP OF WALL
G.S.H.	GALVANIZED SHEET METL.	T.P.H.	TOILET PAPER HOLDER
J.T.	JOINT TRENCH	V.F.	VERY IN FIELD
M.C.	MEDICINE CABINET	W	WASHER
(N)	NEW	WH	WINDOW HEAD
N.T.S.	NOT TO SCALE	WH	WATER HEATER

BUILDING CODE DATA

OCCUPANCY: R-3: SINGLE FAMILY RESIDENCE
 U: DETACHED GARAGE.

CONSTRUCTION TYPE: V-B

BUILDING CODES: ALL APPLICABLE ADOPTED ORDINANCES FOR THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, AND THE STATE OF CALIFORNIA BUILDING STANDARDS CODE (TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS), 2016 CALIFORNIA BUILDING CODE (T-24 PART 2), 2016 CALIFORNIA RESIDENTIAL BUILDING CODE (T-24 PART 2B), 2016 CALIFORNIA ELECTRICAL CODE (T-24 PART 3), 2016 CALIFORNIA MECHANICAL CODE (T-24 PART 4), 2016 CALIFORNIA PLUMBING CODE (T-24 PART 5), 2016 CALIFORNIA ENERGY CODE (T-24 PART 6), 2016 CALIFORNIA FIRE CODE (T-24 PART 9), 2016 CALIFORNIA GREEN BUILDING CODE (T-24 PART 11)

PROJECT CONTACT LIST

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STRUCTURAL ENGINEER: ROCA 3 ENGINEERING
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 MILPITAS, CA 95035
 T: (408) 831-1335
 E: ROCA3@YMAIL.COM

TITLE 24: FRI ENERGY CONSULTING, LLC
 21 HARRISON AVE, STE 210
 CAMPBELL, CA 95008
 T: (408) 866-1620

GENERAL CONTRACTOR: T.B.D.

SHEET INDEX

ARCHITECTURAL

T	TITLE SHEET / GENERAL NOTES / PLANNING/BUILDING DATA /
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A12	PROPOSED SITE PLAN
A21	EXISTING GROUND FLOOR & UPPER FLOOR ADU FLOOR PLANS
A22	PROPOSED GROUND FLOOR PLAN
A23	PROPOSED UPPER FLOOR ADU PLAN
A24	EXISTING & PROPOSED FLOOR AREA DIAGRAMS
A31	EXISTING & PROPOSED ROOF PLANS
A41	EXISTING EXTERIOR ELEVATIONS
A42	EXISTING EXTERIOR ELEVATIONS
A43	EXISTING EXTERIOR ELEVATION WALL DEMOLITION TABULATIONS
A44	PROPOSED EXTERIOR ELEVATIONS
A45	PROPOSED EXTERIOR ELEVATIONS
A51	EXISTING BUILDING SECTIONS
A52	PROPOSED BUILDING SECTIONS



FRONT ELEVATION

THE SIEGEL RESIDENCE REMODEL/ADDITION

33 WALNUT AVENUE LOS GATOS, CALIFORNIA

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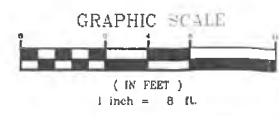
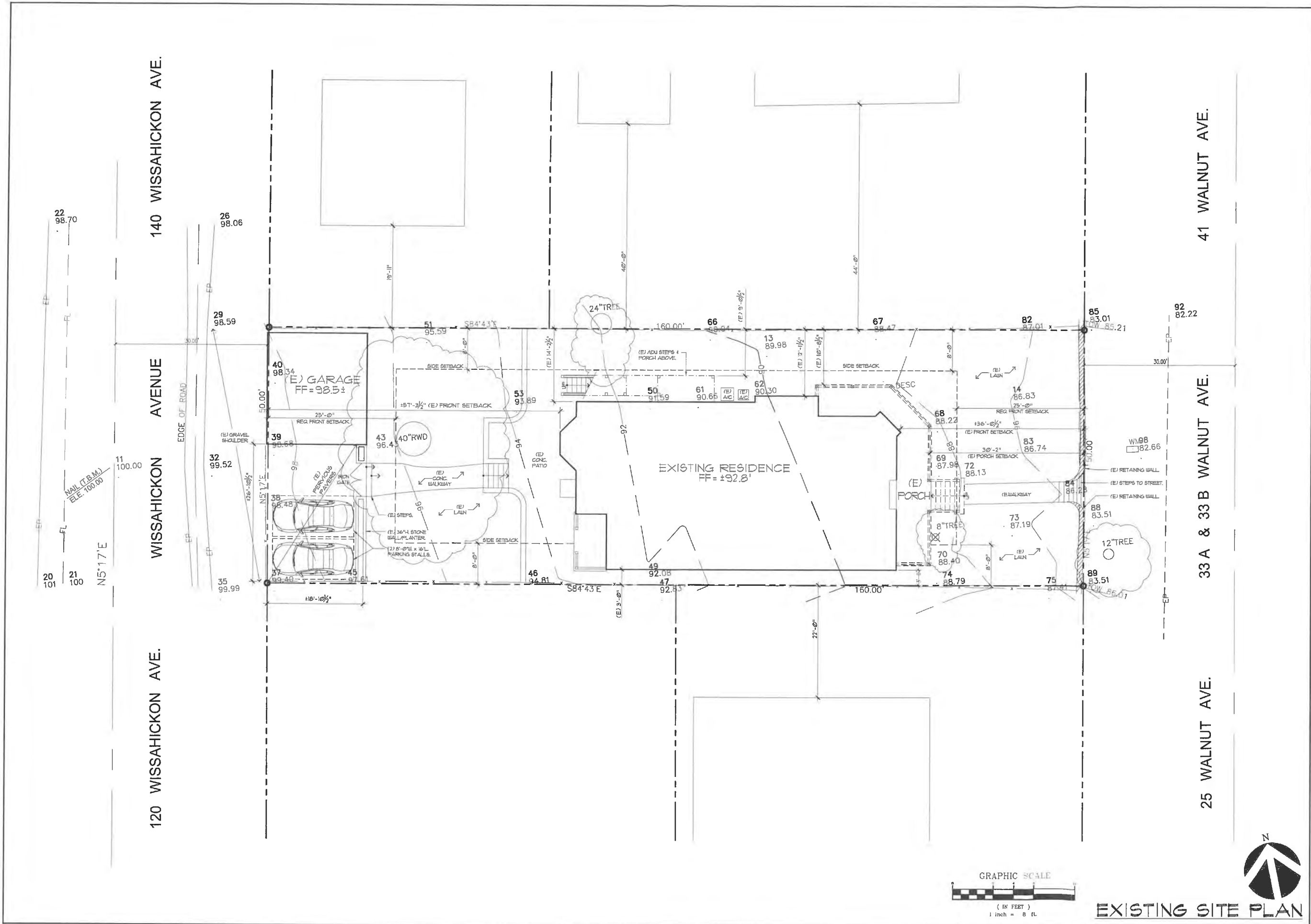
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SIEGEL RESIDENCE REMODEL/ADDITION
 33 WALNUT AVE, LOS GATOS, CA

DRAWN: DB/DVH
 SCALE: NO SCALE
 JOB NO: 2018.071
 DATE: 05/08/2018

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EXISTING SITE PLAN

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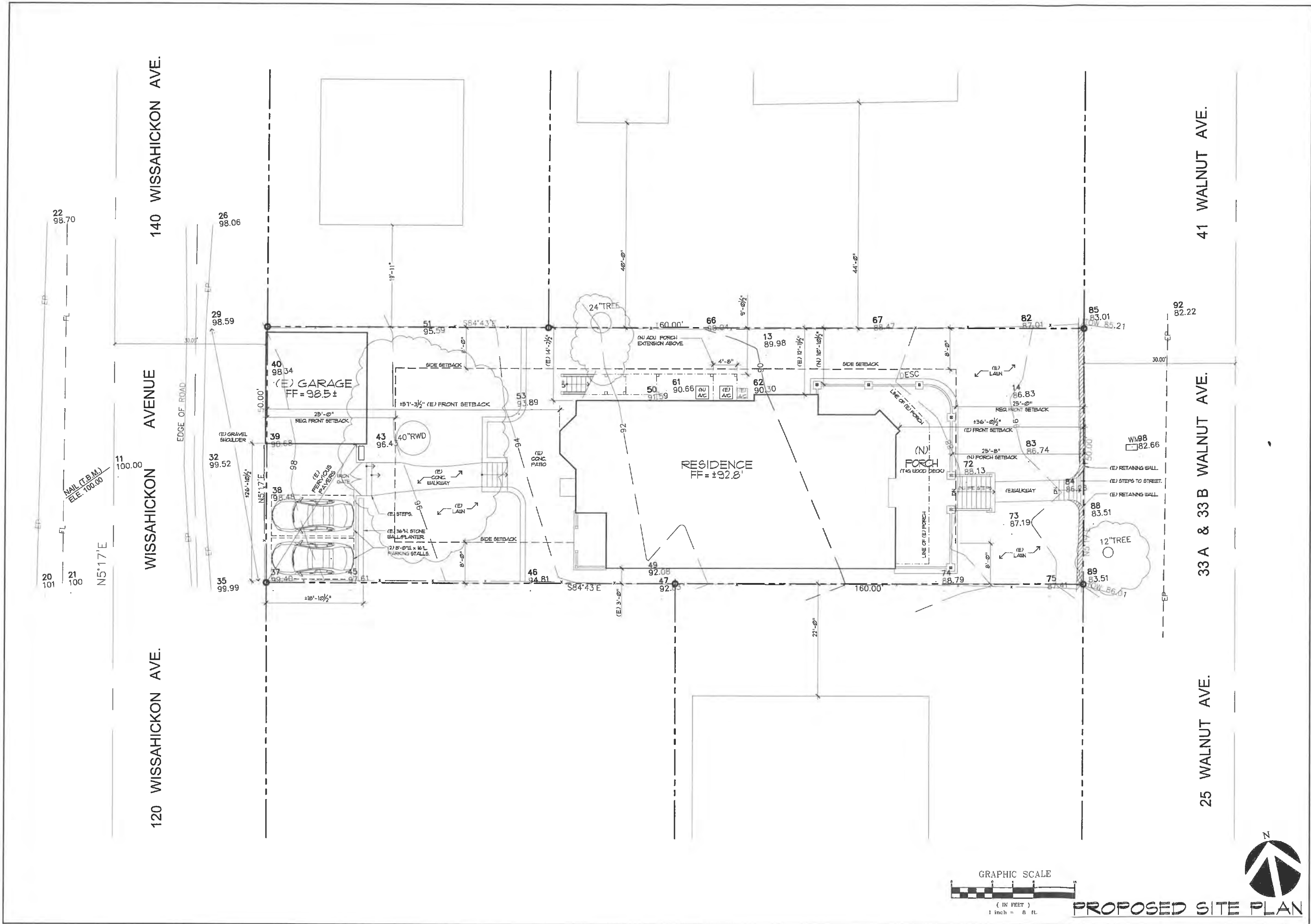


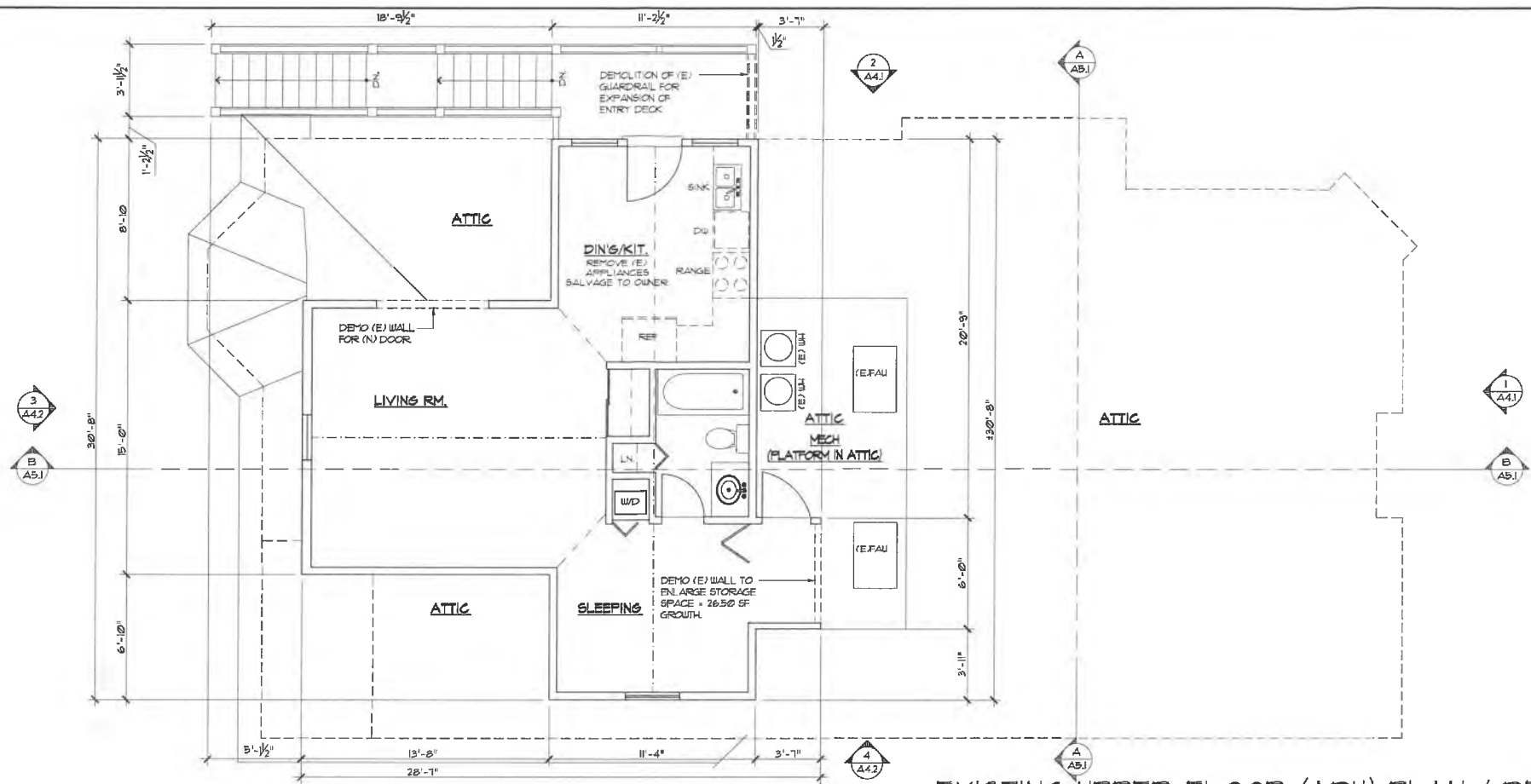
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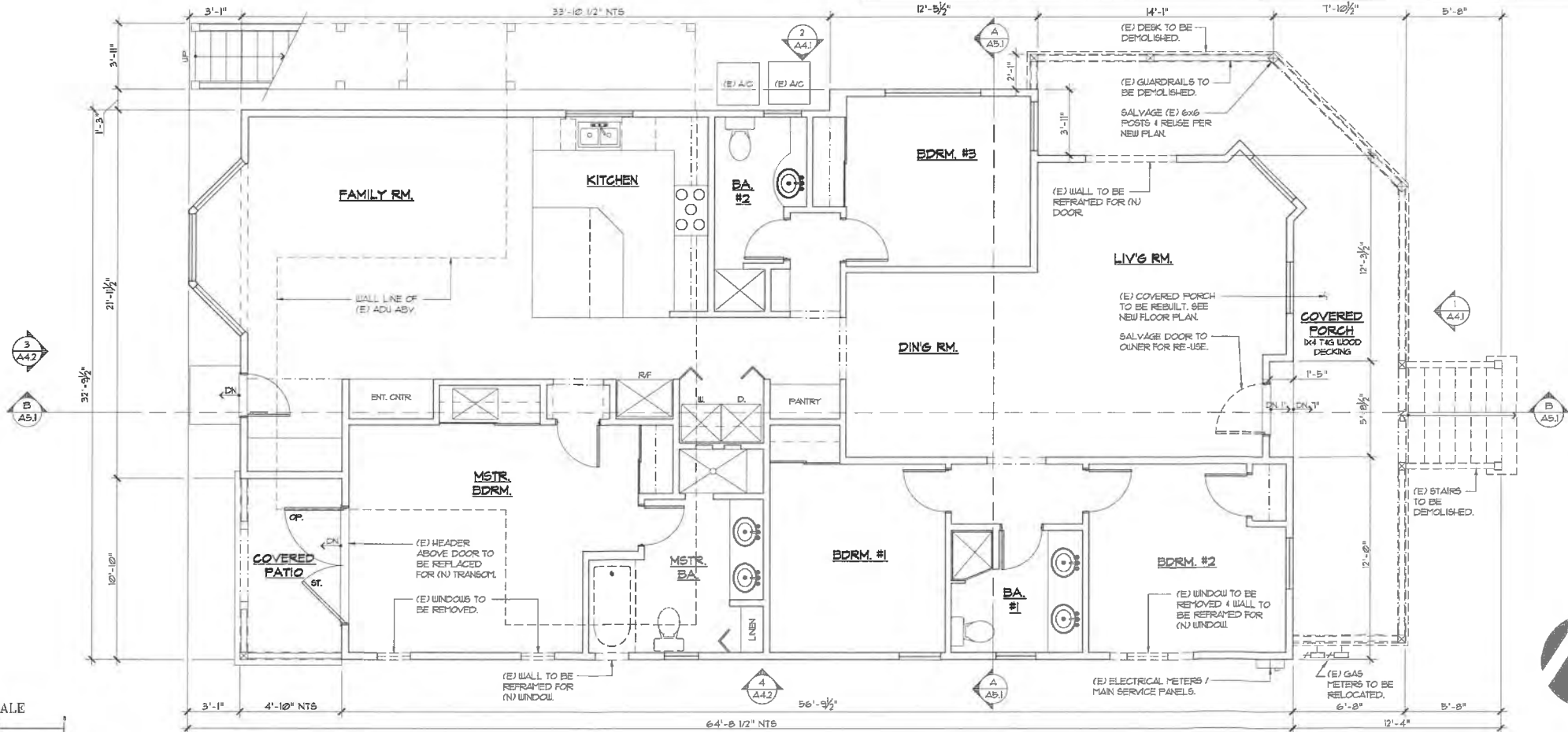
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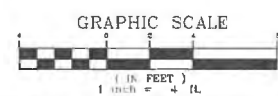




EXISTING UPPER FLOOR (ADU) PLAN / DEMOLITION PLAN



EXISTING GROUND FLOOR PLAN / DEMOLITION PLAN



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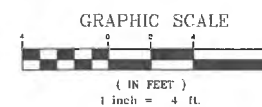
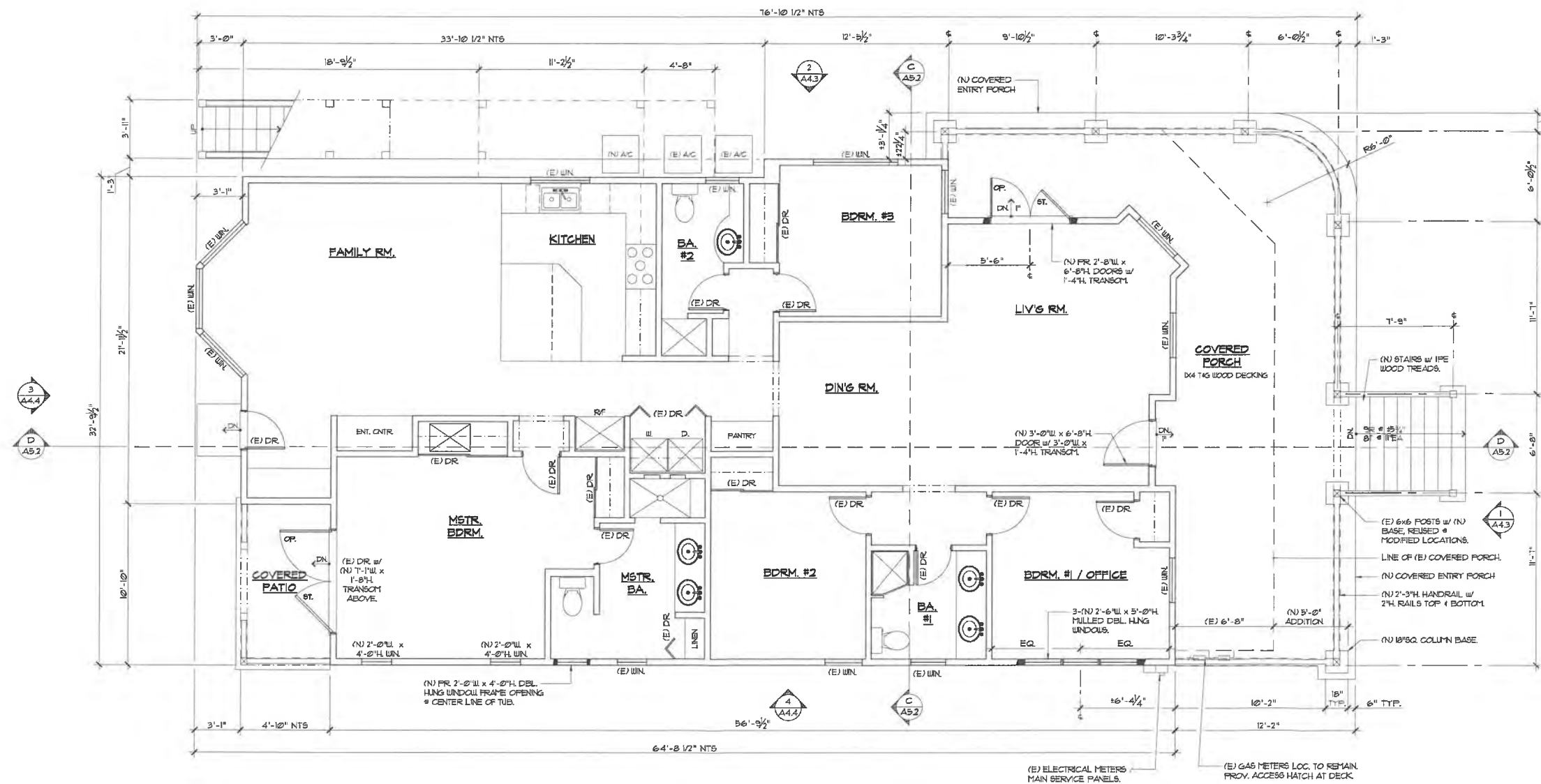


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 SCALE: 1/4" = 1'-0"
 JOB NO. 201001
 DATE: 05/08/2019

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NEW GROUND FLOOR PLAN

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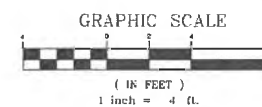
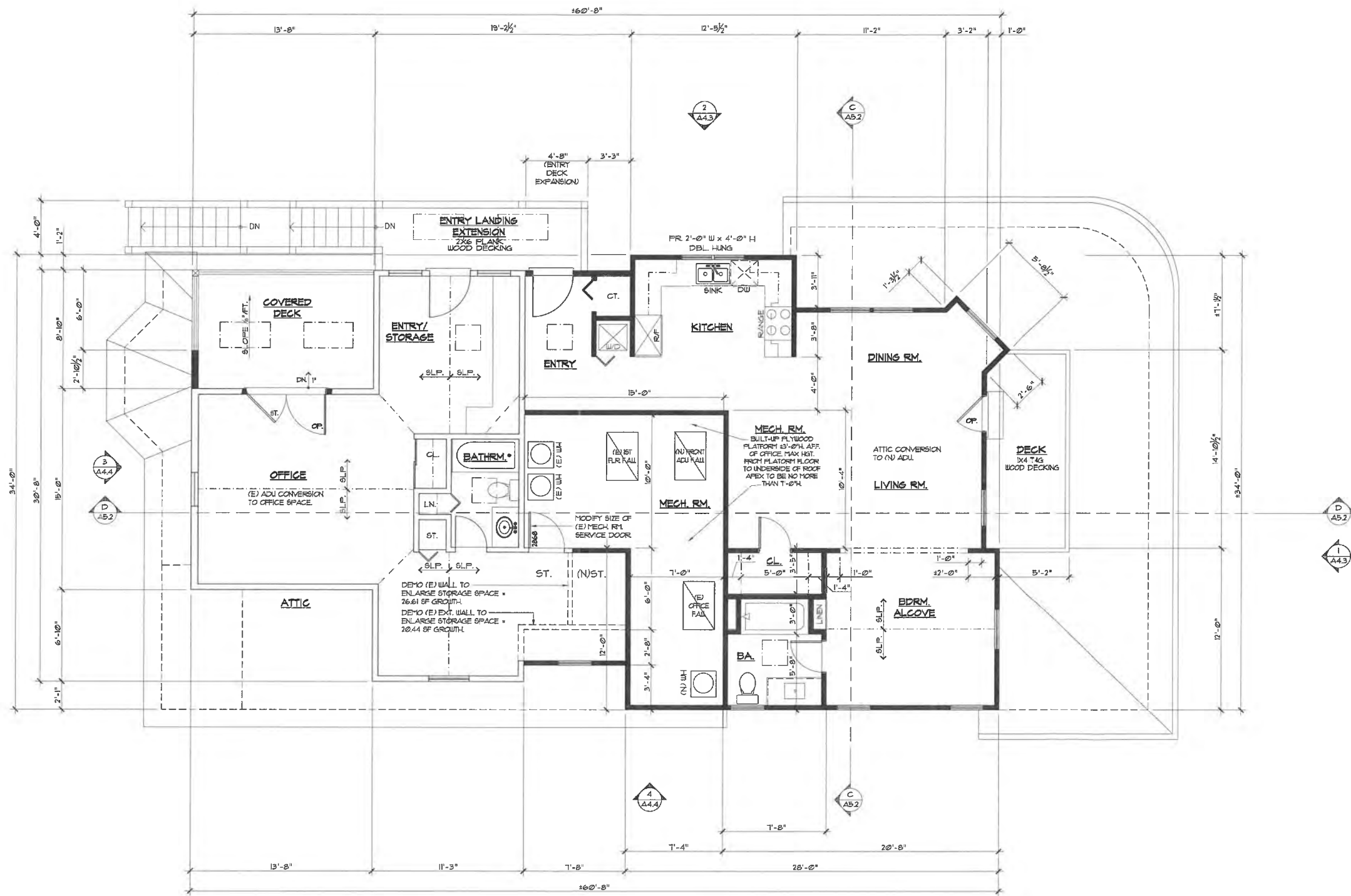


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SIEGEL RESIDENCE REMODEL/ADDITION
 33 WALNUT AVE. LOS GATOS, CA

DRAWN: DB/DVH
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 JOB NO. 2010.01
 DATE: 05/08/2010

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REMODELED UPPER FLOOR AND NEW (ADU) PLAN

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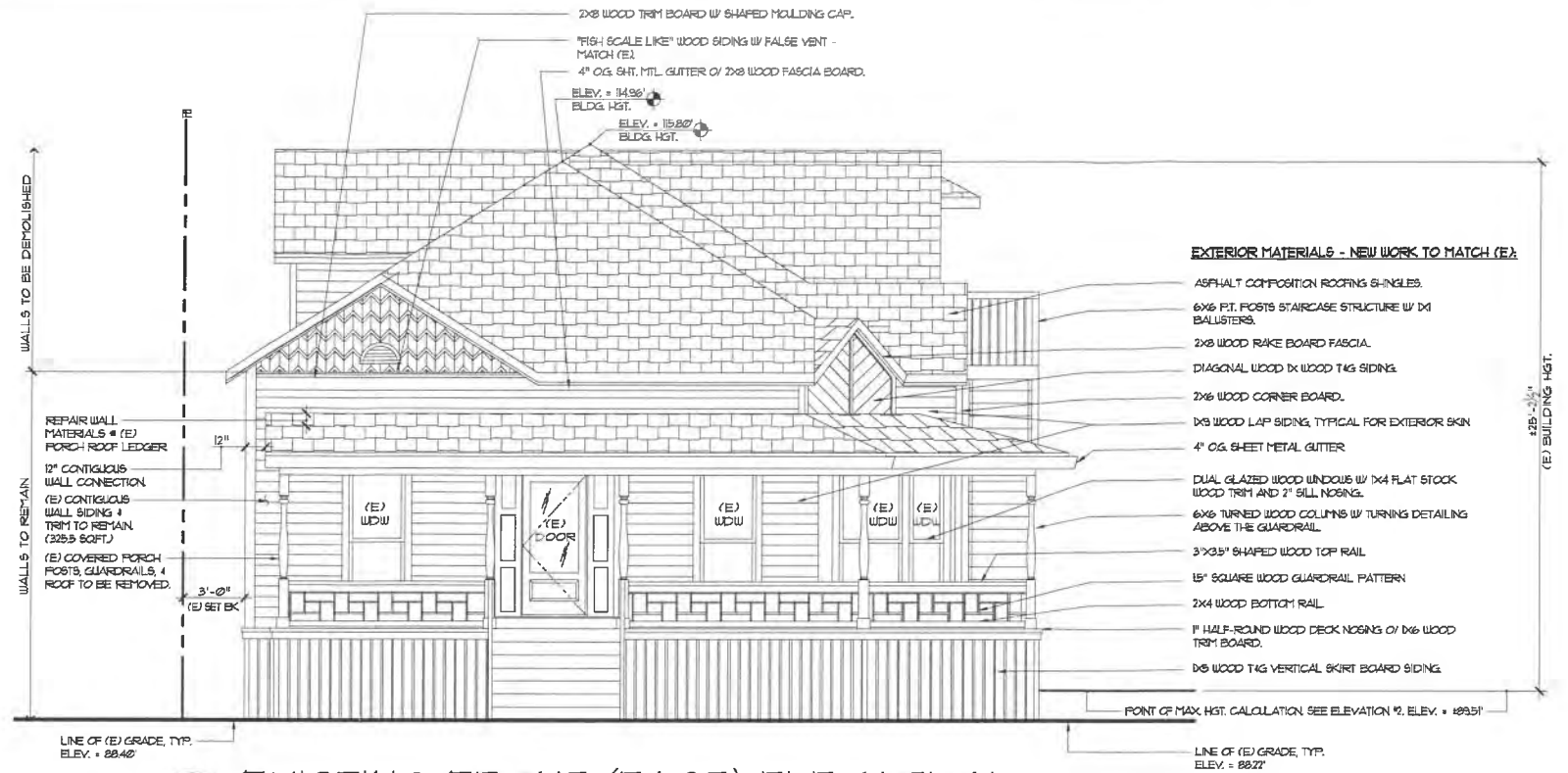


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SIEGEL RESIDENCE REMODEL/ADDITION
33 WALNUT AVE. LOS GATOS, CA

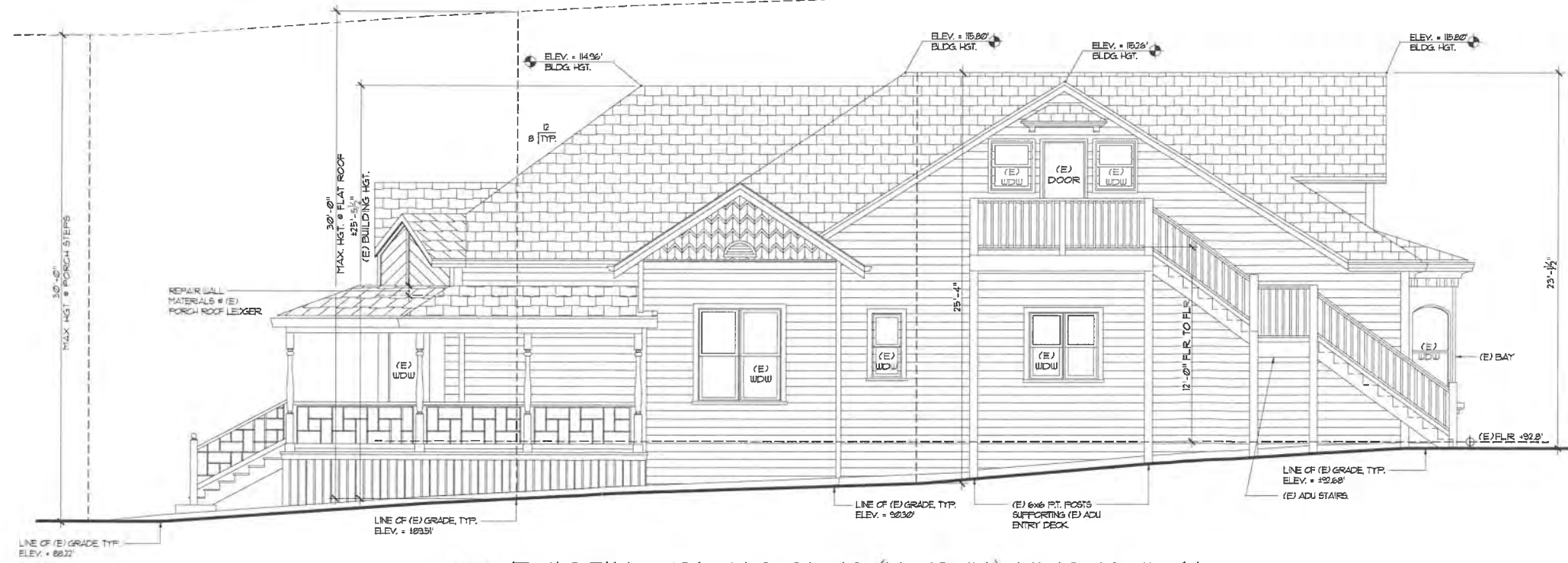
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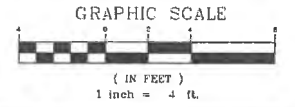


1 EXISTING FRONT (EAST) ELEVATION
(WALNUT AVE.)

- EXTERIOR MATERIALS - NEW WORK TO MATCH (E2)**
- ASPHALT COMPOSITION ROOFING SHINGLES.
 - 6x6 P.T. POSTS STAIRCASE STRUCTURE W/ D4 BALUSTERS.
 - 2x8 WOOD RAKE BOARD FASCIA.
 - DIAGONAL WOOD 1x WOOD T&G SIDING.
 - 2x6 WOOD CORNER BOARD.
 - D4 WOOD LAP SIDING, TYPICAL FOR EXTERIOR SKIN.
 - 4\"/>



2 EXISTING RIGHT-SIDE (NORTH) ELEVATION
(REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)



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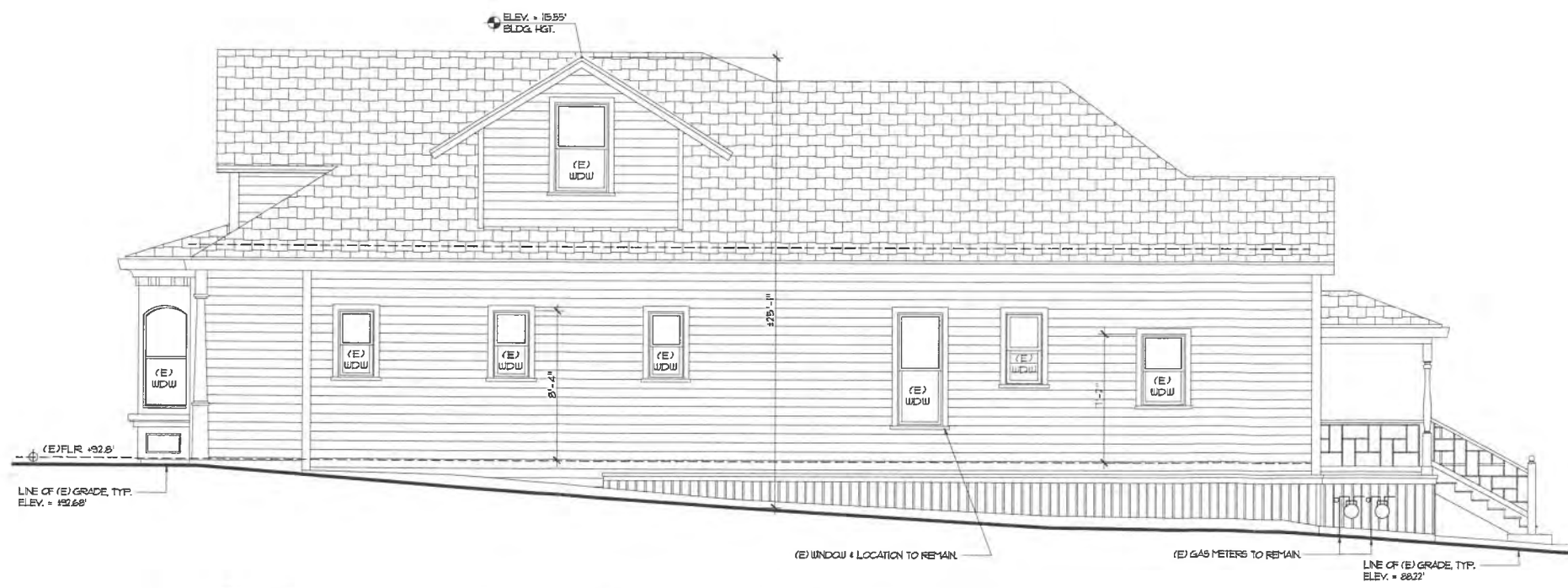
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 33 WALNUT AVE. LOS GATOS, CA

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 JOB NO. 201801
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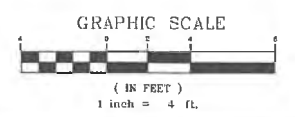
A4.1



3 EXISTING REAR (WEST) ELEVATION
 (WISSAHICKON AVE.) (REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)



4 EXISTING LEFT-SIDE (SOUTH) ELEVATION
 (REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)



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SIEGEL RESIDENCE REMODEL/ADDITION
 33 WALNUT AVE. LOS GATOS, CA

DRAWN: DB/DVH
 SCALE: 1/4" = 1'-0"
 JOB NO. 201801
 DATE: 05/08/19

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SIEGEL RESIDENCE REMODEL/ADDITION
 33 WALNUT AVE. LOS GATOS, CA

DRAWN: DE/DVH
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 JOB NO: 2018.071
 DATE: 02/08/19

A4.3



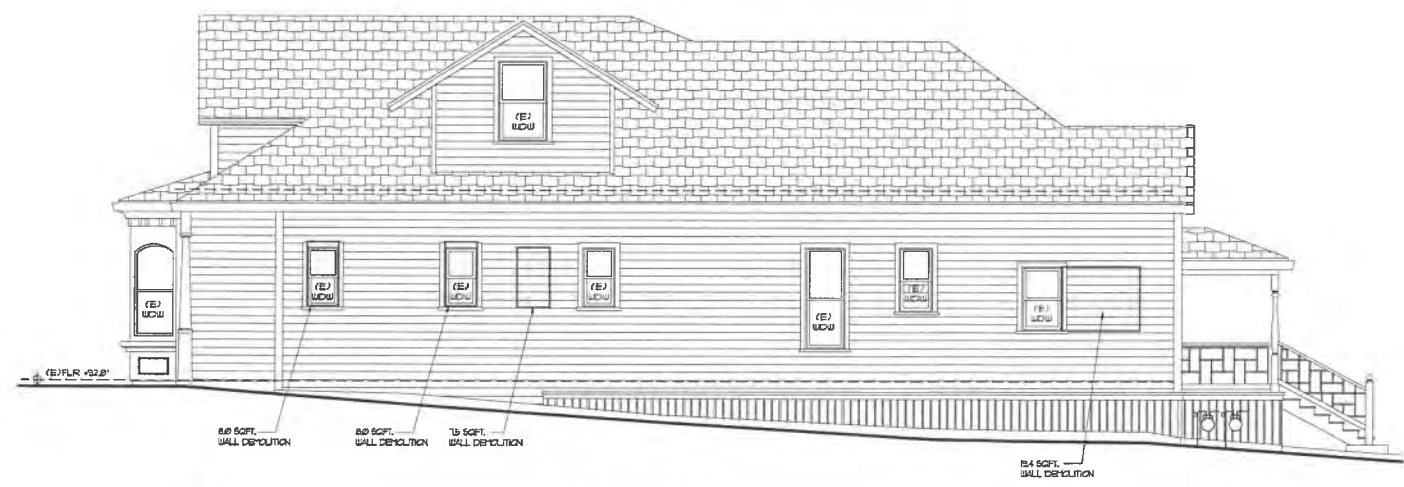
1 EXISTING FRONT (EAST) ELEVATION
 (WALNUT AVE.)



2 EXISTING RIGHT-SIDE (NORTH) ELEVATION
 (REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)



3 EXISTING REAR (WEST) ELEVATION
 (MISSAHICKON AVE.) (REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)

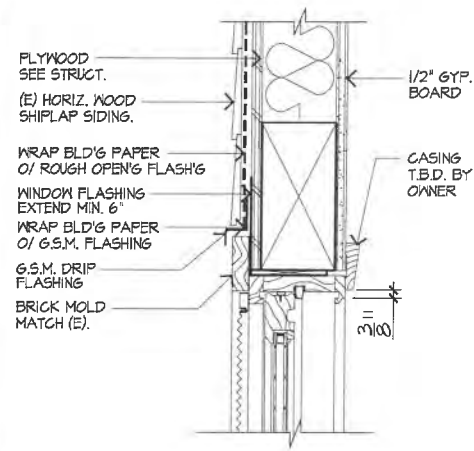


4 EXISTING LEFT-SIDE (SOUTH) ELEVATION
 (REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)

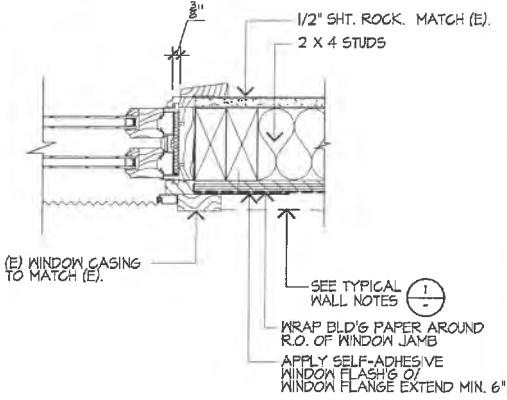
EXISTING WALL SURFACE AREA

	TOTAL WALL SURFACES*	WALL TO BE REMOVED	WALL SURFACES TO REMAIN
FRONT	325.5 SQFT. (100%)	37.7 SQFT. (11.6%)	287.8 SQFT. (88.4%)
RIGHT-SIDE	954.6 SQFT. (100%)	120.0 SQFT. (12.5%)	834.6 SQFT. (87.5%)
REAR	438.2 SQFT. (100%)	14.2 SQFT. (3.2%)	424.0 SQFT. (96.8%)
LEFT-SIDE	875.3 SQFT. (100%)	42.9 SQFT. (4.9%)	832.4 SQFT. (95.1%)

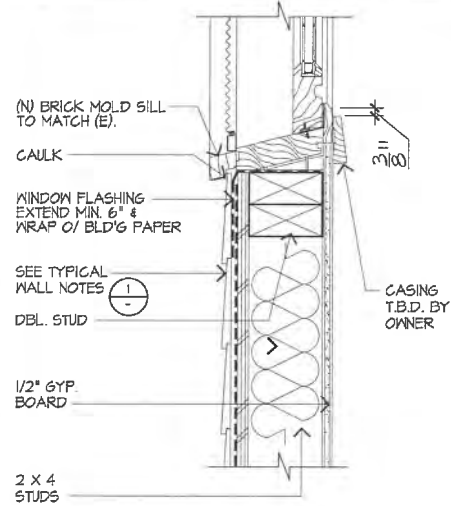
*WALL SURFACES MINUS WINDOWS, DOORS, & VENTS.



1 EXT. WINDOW HEAD - DBL. HUNG
SCALE: 3" = 1'-0" (KOLBE WOOD)



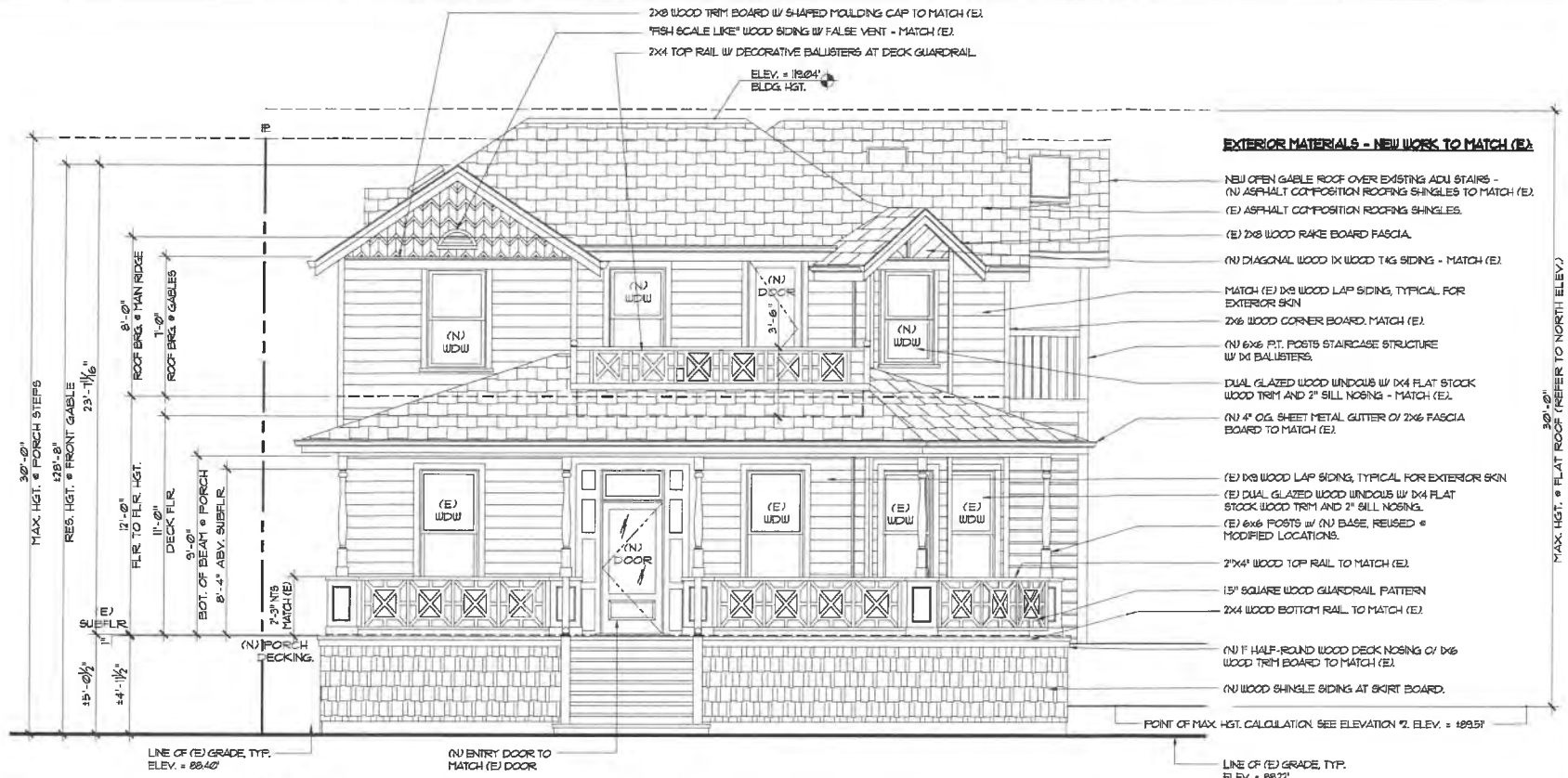
2 EXT. WINDOW JAMB - DBL. HUNG
SCALE: 3" = 1'-0" (KOLBE WOOD)



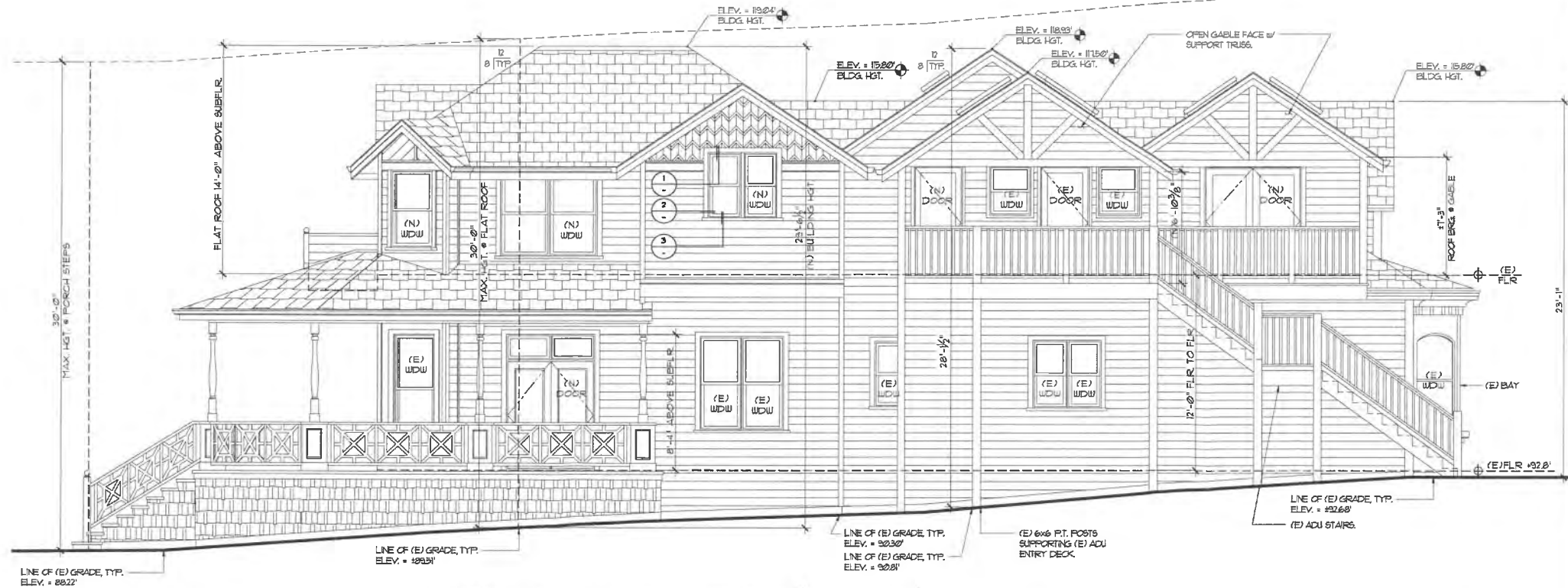
3 EXT. WINDOW SILL - DBL. HUNG
SCALE: 3" = 1'-0" (KOLBE WOOD)



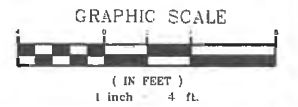
EXISTING WINDOW PHOTO



1 NEW FRONT (EAST) ELEVATION
(WALNUT AVE.)



2 NEW RIGHT-SIDE (NORTH) ELEVATION
(REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)



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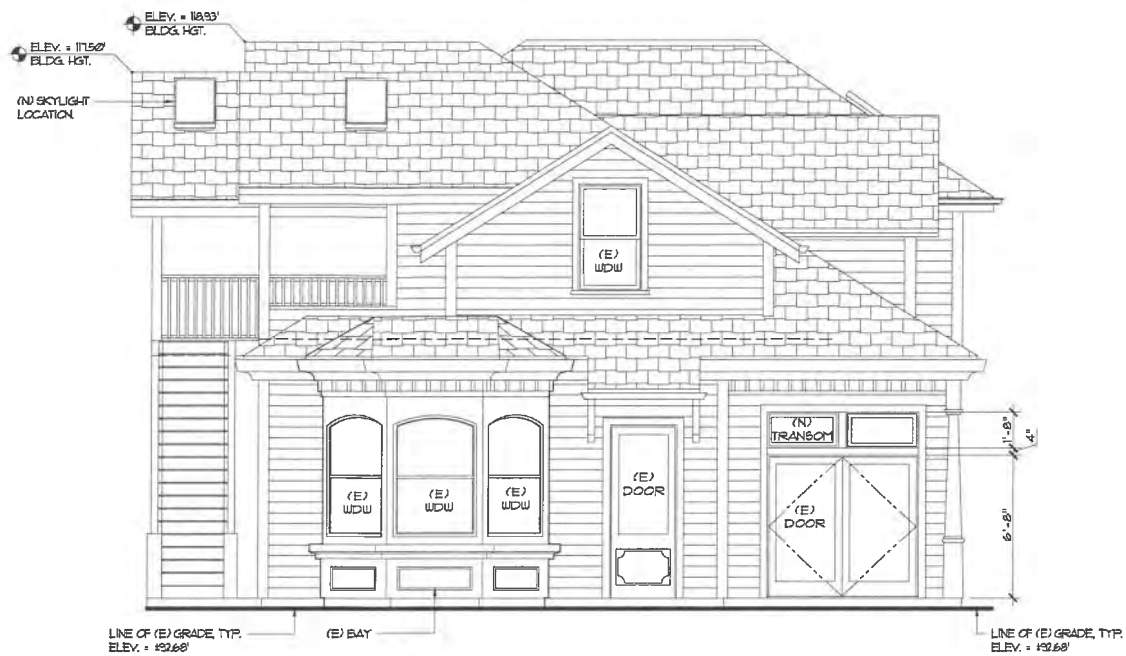


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C: (408) 775-3102 YAK: (408) 298-0998
E-mail: dvhernandez@herarch.com

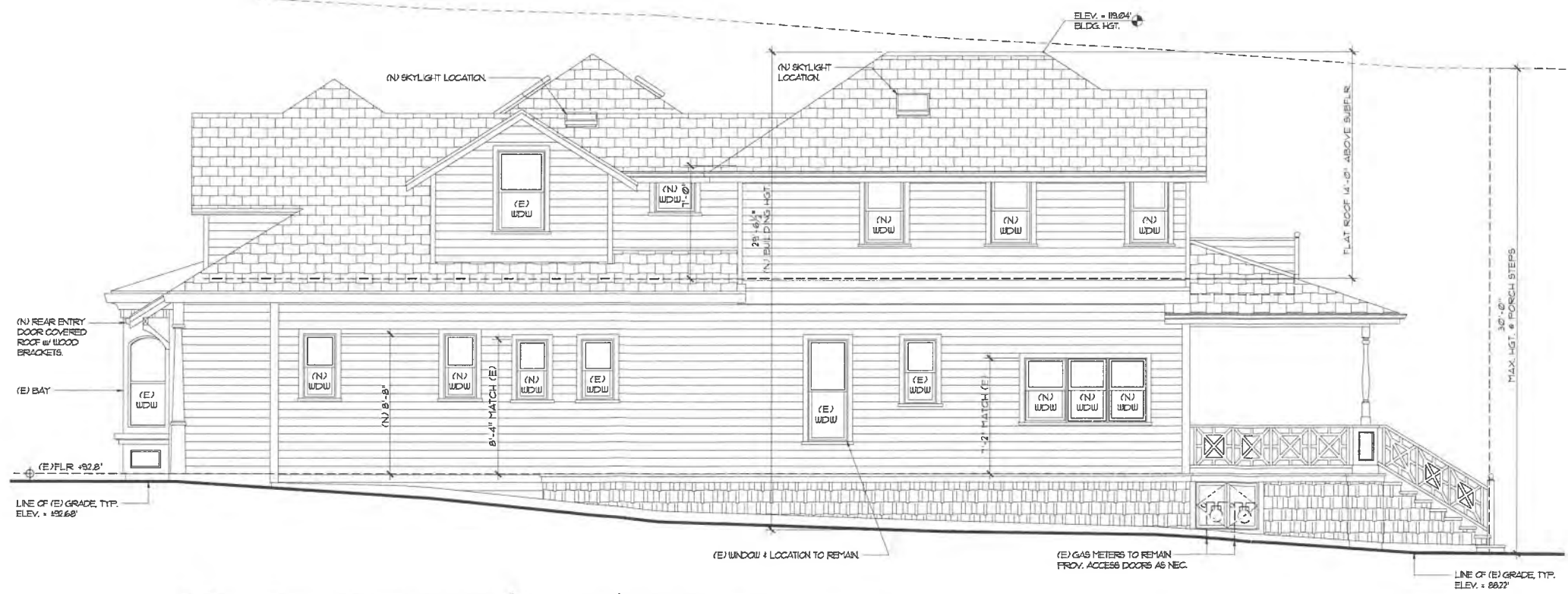
SIEGEL RESIDENCE REMODEL/ADDITION
33 WALNUT AVE. LOS GATOS, CA

DRAIN: DB/DVH
SCALE: 1/4" = 1'-0"
JOB NO. 201801
DATE: 05/08/2015

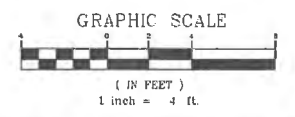
A4.4



3 NEW REAR (WEST) ELEVATION
 (WISSAHICKON AVE.) (REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)



4 NEW LEFT-SIDE (SOUTH) ELEVATION
 (REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)



REVISIONS	BY
△	
△	
△	
△	
△	



HERITAGE ARCHITECTURE
 DAVID V. HERNANDEZ, ARCHITECT
 P.O. BOX 8033, San Jose, California 95155
 C: (408) 772-3502 FAX: (408) 298-4998
 E-mail: davidhernandez@pacbell.net

SIEGEL RESIDENCE REMODEL/ADDITION
 33 WALNUT AVE. LOS GATOS, CA

DRAWN: DB/DVH
 SCALE: 1/4" = 1'-0"
 JOB NO. 201801
 DATE: 05/08/2018

A4.5

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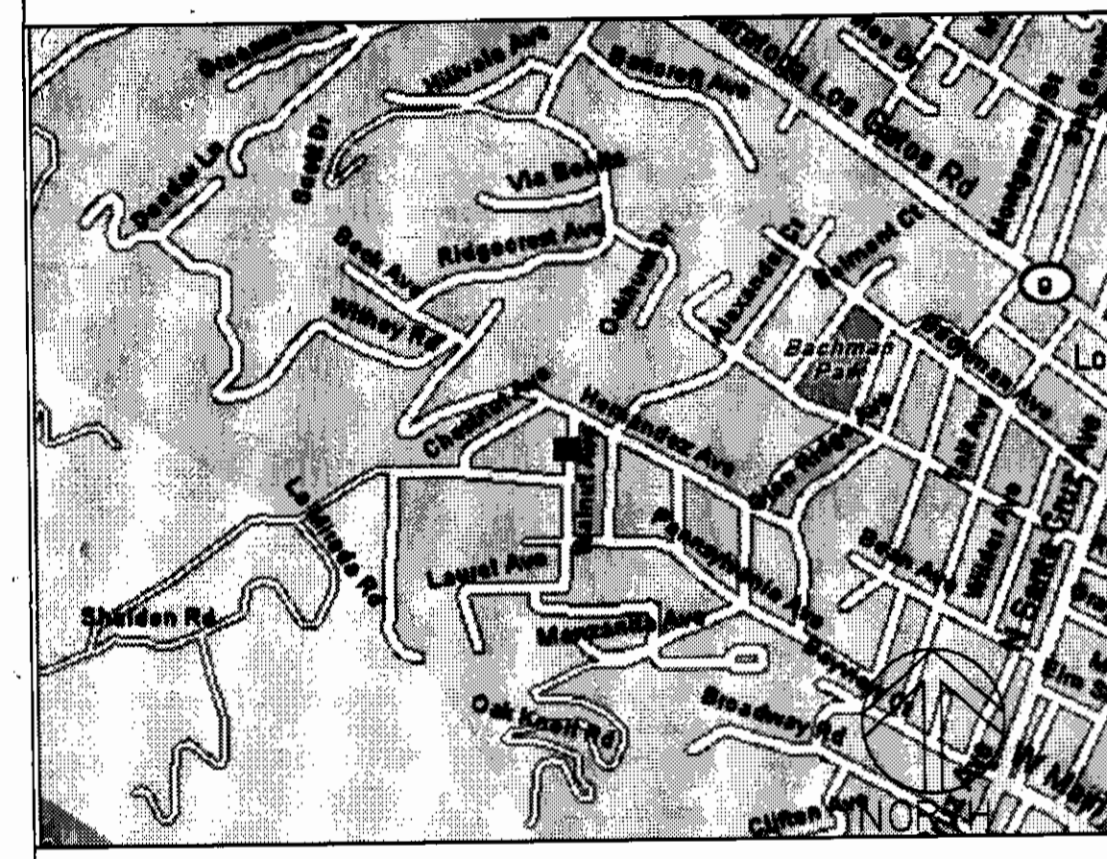


REMODELING AND ADDITION

33 WALNUT AVE
LOS GATOES, CA



VICINITY MAP | CODES AND REGULATIONS | PROJECT DATA | ABBREVIATIONS | GENERAL NOTES



USE THE FOLLOWING CODES AND REGULATIONS WITH LATEST AMENDMENTS AND SUPPLEMENTS:
1. CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, 2001
A. 2001 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24 C.C.R.
B. 2001 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, C.C.R.
2. 2001 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
3. STRUCTURAL AND SEISMIC REQUIREMENTS: PART 2, TITLE 24 C.C.R.
3. FIRE SAFETY (STATE FIRE MARSHALL):
A. 2001 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
B. 1990 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS
C. NFPA 72, NATIONAL FIRE ALARM, 1996 EDITION.
4. ELECTRICAL REQUIREMENTS:
2001 CALIFORNIA ELECTRICAL CODE (CEC), PART 4, TITLE 24 C.C.R.
5. MECHANICAL REQUIREMENTS:
2001 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
6. PLUMBING REQUIREMENTS:
2001 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
7. CONSTRUCTION SAFETY (CAL-OSHA) COR TITLE 8
8. RULES AND REGULATIONS OF THE LOCAL TELEPHONE COMPANY
9. RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANIES
PACIFIC GAS AND ELECTRIC
MUNICIPAL UTILITY DISTRICT
SANITARY DISTRICT

PROJECT DATA
MAIN LEVEL 1,200 S.F.
NEW ADDITION at MAIN FLOOR 400 S.F.
TOTAL MAIN LEVEL 1,600 S.F.
UPSTAIRS 490 S.F.
NEW ADDITION TO UPSTAIRS 60 S.F.
TOTAL AREA 550 S.F.
TOTAL LIVING AREA 2,115 S.F.
GARAGE 470 S.F.
TOTAL BUILDING AREAS: 2,585 S.F.
ASSESSOR'S PARCEL NUMBER: 510-41-007
LOT SIZE: 8,000 SQ. FT.
OCCUPANCY GROUP R3/U1
NO FIRE SPRINKLER

Table of abbreviations including A.C., A.D., A.F.F., ALUM., ARCH., ASPH., BK., BLDG., BLKG., BM., B.O., BOT., B.U., B.S., CAB., CEM., CER., CLG., CLKG., CLR., CHNL., COL., CONC., CONN., CONSTR., CON., CONTR., CORR., CTRK., CMU., C.T., CTR., C.W., DBL., DEPT., DET., DIA., DIM., DN., D.O., DR., DS., EA., E.J., ELEV., ELEC., ENCL., E.P., EQ., EQPT., EX., EXPO., EXP., EXT., F.D., FDN., F.E., F.E.C., F.F., F.G., FIN., FLUR., F.O.C., F.O.F., F.O.M., F.O.S., FH, F.R., FRFP, FT., FTG., FUR., GA., GALV., G. CONC., G.L., G. Lam., GR., GSM., GYP., H., H.B., H.C., HDOP, HDWD, HDWR., H.M., HORIZ., HR., HGT., I.D., IN., INCL., INSUL., INT., JAN., J.T., KIT., L.T., L.V.L., MAT., MAX., M.B., M.D., MECH., MEMB., MH., MTL., MFR., MIN., MISC., MTD, MUL., MULL., (N), N.I.C., NO., NOM., N.T.S., O., O.A., O.C., O.D., O.H., O.P.D., OBS., OPNG., OPP., PERF., PKG., PL., P. LAM., PLAS., PLYWD., PR., PT., P.TN., QTY., Q.T., RAD., R.D., R.DIM., REBAR, REF., REINF., REOD., RM., R.O., RWD., S.C., S.C.D., S.C.O.C., SCHED., SECT., S.E.D., SHT., SIM., SMT., SM., S.M.D., SQ., S.S.D., SPEC., STA., STD., STL., STOR., STRUC., SUSP., SYM., SYS., T.C., T.G., T.G.B., T.HK., T.O.C., T.O.S., T.S., T.W., TYP., UNF., U.O.N., VER., V.I.F., VERT., VEST., V.T., W/, W.C., W.D., W/O, W.P., W.S.P., WT., YD.

GENERAL NOTES
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCEMENT OF THE WORK AND SHALL REPORT DISCREPANCIES OR INCONSISTENCIES TO THE ARCHITECT FOR CLARIFICATION.
2. ALL DIMENSIONS ARE FACE OF FINISH UNLESS OTHERWISE NOTED.
3. DO NOT SCALE DRAWINGS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ERRORS DUE TO DISCREPANCY OR AMBIGUITY IN THE DRAWINGS OR SPECIFICATIONS AFTER START OF CONSTRUCTION.
4. ALL FINISHES SHALL CONFORM TO CHAPTER 8 OF THE UNIFORM BUILDING CODE.
5. ALL CONSTRUCTION SHALL CONFORM TO 2001 UNIFORM BUILDING CODE, CALIFORNIA BUILDING CODE AND ALL LOCAL CODES, ORDINANCES AND AMERICAN DISABILITY ACT.
6. ALL MATERIAL SHALL BE INSTALLED AS PER THEIR MANUFACTURERS RECOMMENDATIONS.
Demolition Work:
Prior to the removal of any interior OR exterior wall coverings please read and review the Town's demolition policy attached!

SCOPE OF WORK
REMODEL AND ADD TO EXISTING MAIN LEVEL.
REMODEL EXISTING UPSTAIRS.
DEMOLISH EXISTING DETACHED GARAGE, AND BUILD A NEW GARAGE ON THE SAME LOCATION.

SYMBOLS table with grid line numbers, detail numbers, wall section numbers, interior or exterior elevation numbers, room names, door marks, and project orientation symbols.

MATERIAL INDICATIONS table showing patterns for SOIL, AGGREGATE, SAND/MORTAR/PLASTER, MASONRY - ELEVATION, MASONRY - PLAN, CONCRETE, METAL, WOOD-FINISH, WOOD-FRAMING, PLYWOOD, GYPSUM BOARD, INSULATION-RIGID, INSULATION-BATT, and ACOUSTIC TILE OR PANEL.

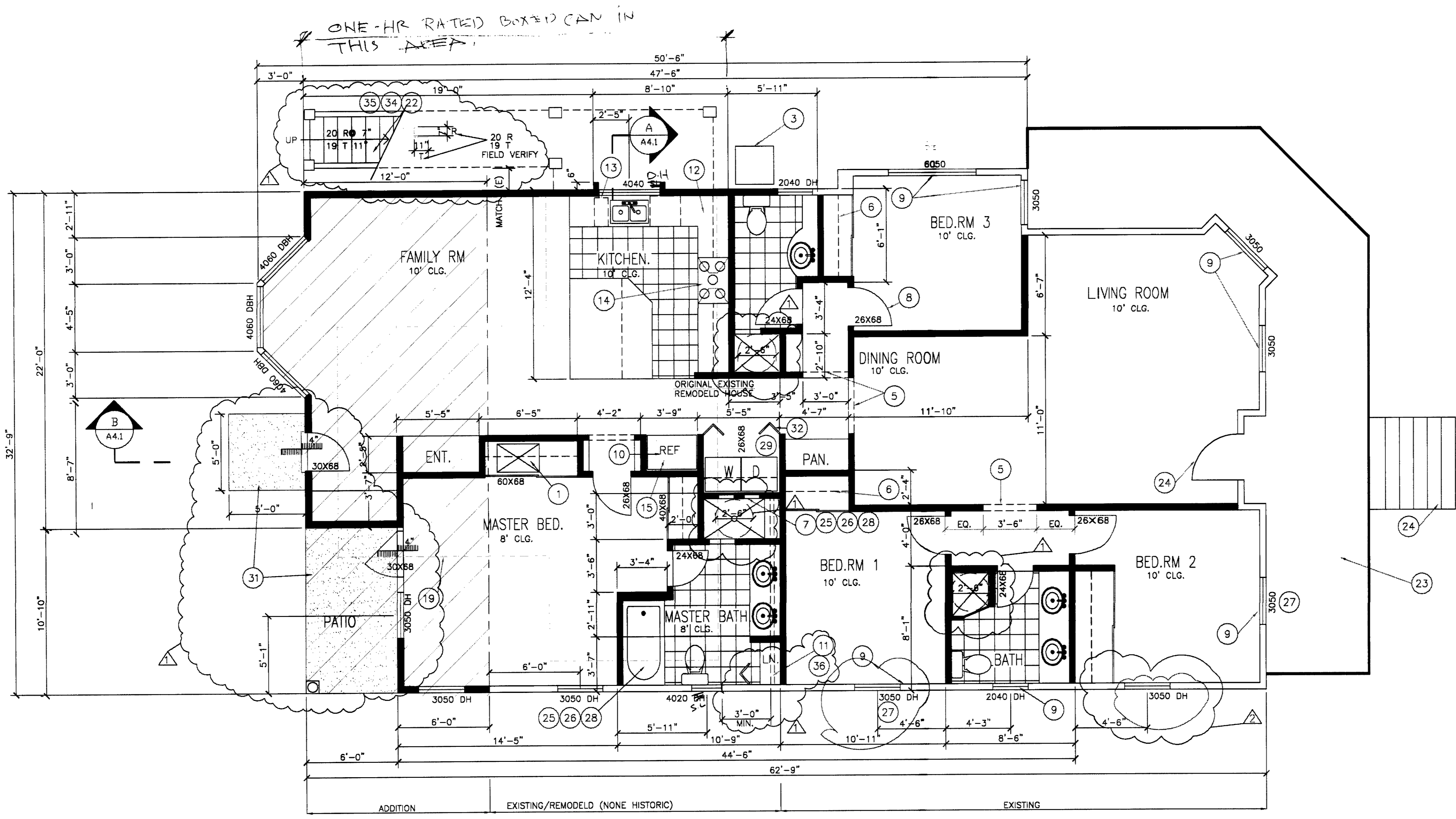
WALL INDICATIONS table showing symbols for NEW WALL, EXISTING WALL, NEW FIRE RATED WALL, EXISTING FIRE RATED WALL, NEW DEMISING WALL, EXISTING DEMISING WALL, CEILING INDICATIONS (SUSPENDED CEILING GRID, WALL TYPES ABUTTING CEILING, WALL TYPE PENETRATING CEILING), ACCESS DOOR, SUPPLY AIR DIFFUSER, RETURN AIR GRILLE, EXHAUST AIR GRILLE, HEPA FILTER, LIGHT FIXTURE, LIGHT FIXTURE, LIGHT FIXTURE, LIGHT FIXTURE.

ABBREVIATIONS table listing various materials and components such as Asphalt Concrete, Area Drain, Adjustable, Above Finished Floor, Aluminum, Approximate, Architectural, Asphalt, At, Backing, Board, Building, Blocking, Beam, Bottom of, Bottom, Built-Up, Both Sides, Cabinet, Cement, Ceramic, Center Line, Ceiling, Caulking, Clear, Channel, Column, Concrete, Connection, Construction, Continuous, Contractor, Corrugated, Counter, Countertop, Concrete Masonry Unit, Center, Curtain Wall, Double, Department, Detail, Diameter, Dimension, Down, Door Opening, Door, Down Spout, Each, Expansion Joint, Elevation, Electrical, Enclosure, Electrical Panelboard, Equal, Equipment, Existing, Exposed, Expansion, Exterior, Floor Drain, Foundation, Fire Extinguisher, Fire Extinguisher Cab, Finished Floor, Fixed Glass, Finish, Fluorescent, Face of Concrete, Face of Finish, Face of Masonry, Face of Studs, Fire Hydrant, Fire Resistant, Fireproof, Foot or Feet, Footing, Furring, Gauge, Galvanized, Gunite Concrete, Glass, Glue Lam Beam, Grade, Galvanized Sheet Metal, Gypsum, High, Height, Hose Bibb, Hollow Core, Handicapped, Hardwood, Hardware, Hollow Metal, Horizontal, Hour, Height, Inside Diameter, inch or inches, Include, Insulation, Interior, Janitor, Joint, Kitchen, Light Level, Material, Maximum, Machine Bolt, Medium, Mechanical, Membrane, Manhole, Metal, Manufacturer, Minimum, Miscellaneous, Mounted, Mullion, New, Nat. in Contract, Number, NOM., Not to Scale, Overall, On Center, Outside Diameter, Opposite Hand, Overflow Drain, Obscure, Opening, Opposite, Perforated, Parking, Plate, Plastic Laminate, Plaster, Plywood, Point, Portion, Quantity, Quarry Tile, Radius, Roof Drain, Reinforcing Bar, Reference, Reinforced, Required, Room, Rough Opening, Redwood, Solid Core, Seat Cover Dispenser, Seal, Sealant, Schedule, Section, See Electrical Drawings, Sheet, Similar, SMT, MET, Sheet Metal, Small, See Mechanical Drawings, SQ., INSUL, Sound Insulation, Specification, Square, See Structural Drawings, Stainless Steel, Station, Standard, Steel, Storage, Structural, Suspended, Symmetrical, System, Top of Curb, Tongue & Groove, Textured Gypsum Board, Thick, Top of Concrete, Top of Slab, Tube Steel, Top of Wall, Typical, Unfinished, Unless Otherwise Note, Verify, Verify in Field, Vertical, Vestibule, Vinyl Tile, With, Water Closet, Window, Wood, Without, Waterproof, Wet Stand Pipe, Weight, Yard.

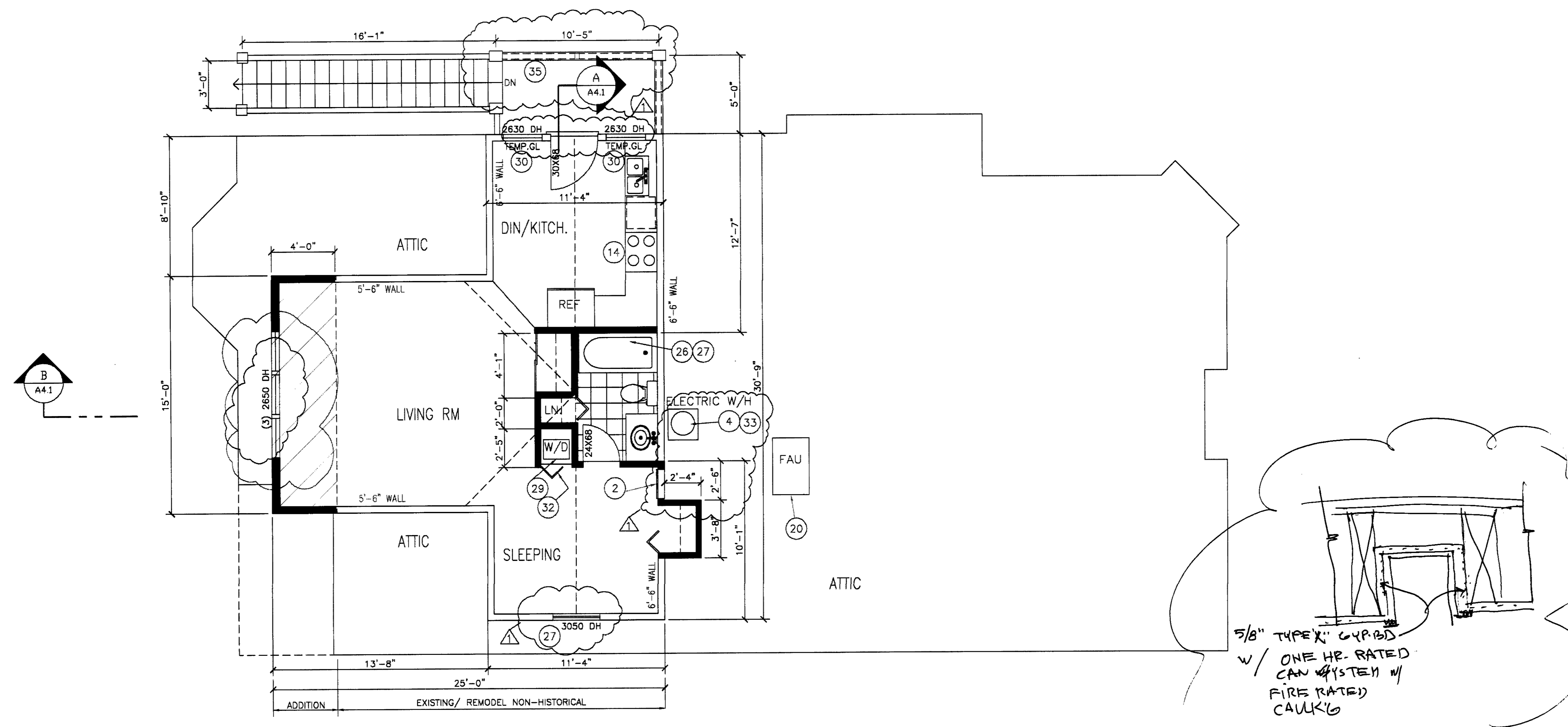
TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION
March 5, 2007
E. Gary Schick, 213 Buon Avenue, Los Gatos, CA 95030
RR: 33 Walnut Avenue
Requesting an interpretation on whether or not the work proposed in a pre-1941 single family residence qualifies as a demolition.
PROPERTY OWNERS: Melissa Oveysi
APPLICANT: E. Gary Schick
On February 27, 2007, the Los Gatos Historic Preservation Committee considered the above referenced request and found that the rear of the house was an addition which is unsympathetic to the architectural style of the original house. Therefore, the removal of this addition would not be classified as a demolition pursuant to Town Code.
Your next step is to file for the required applications or permits. If you have any questions on this matter, please contact Associate Planner Sandy Batty at 354-6873.
Sincerely,
Melissa Oveysi, Director of Community Development
BNT:SLB:mdo
cc: Melissa Oveysi, 14380 Lenny Lane, San Jose, CA 95124
N:\DEV\B\03007\wsl\slb\33.doc
Incorporated August 10, 1887

CONTACTS
DESIGN: MICHAEL ABRISHAMCAR, CAD EXCHANGE INC., 3101 BORGATA WAY, EL DORADO HILLS, CA 95762, 916-205-4775
STRUCTURAL: CHRIS TSE & ASSOCIATES, 544 Dudley Avenue, #7, San Jose, CA 95128, 408-247-4746
SHEET INDEX
ARCHITECTURAL: A0 COVER SHEET, A1.1 SITE PLAN AND GARAGE PLAN, A2.1 FLOOR PLANS, A2.2 ELECTRICAL PLANS, A3.1 EXTERIOR ELEVATIONS, A4.1 SECTIONS AND ROOF PLAN, A5.1 DETAILS, A6.1 EXISTING FLOOR PLAN, A6.2 PHOTO OF EXISTING ELEVATIONS
TITLE 24: T24 RESIDENT
STRUCTURAL: S-0. GENERAL NOTES AND TYPICAL DETAILS, S-1. FOUNDATION PLAN, S-2. SECOND FLOOR FRAMING PLAN, S-3. ROOF FRAMING PLAN, S-4. FLOOR FRAMING DETAILS, S-5. FLOOR FRAMING DETAILS, S-6. ROOF FRAMING DETAILS, S-7. MISCELLANEOUS DETAILS, S-8. GARAGE FOUNDATION AND ROOF FRAMING PLAN
REVISIONS: NO. DATE ITEM
SCALE: AS NOTED
DATE: 4/21/2007
DRAWN BY:
CHECKED:
ISSUE:
DRAWING TITLE: COVER SHEET
SHEET NO. A0
OF SHEETS
RECEIVED AUG 29 2007 TOWN OF LOS GATOS

REMODELING AND ADDITION FOR MR. OVEYSI 33 WALNUT AV. LOS GATOS, CA.



REMODELED MAIN LEVEL
1/4" = 1' - 0"



REMODELED UP STAIRS
1/4" = 1' - 0"

GENERAL NOTES

- A REFER TO 'EN' SHEETS FOR CERTIFICATE OF COMPLIANCE AND INSULATION VALUES.
- B ALL DIAGONAL WALLS TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
- C WINDOW 'HEAD' HEIGHTS MATCH EXISTING - DOOR HEIGHTS AS NOTED ON PLANS. ALIGN ADJACENT WINDOW HEADER HEIGHT WITH THE FINISH FLOOR.
- D INSTALL APPROVED BACKWATER VALVE ON DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12-INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE. PER TOWN ORDINANCE 6.50.025 AND CPC 216.4.

KEY NOTES

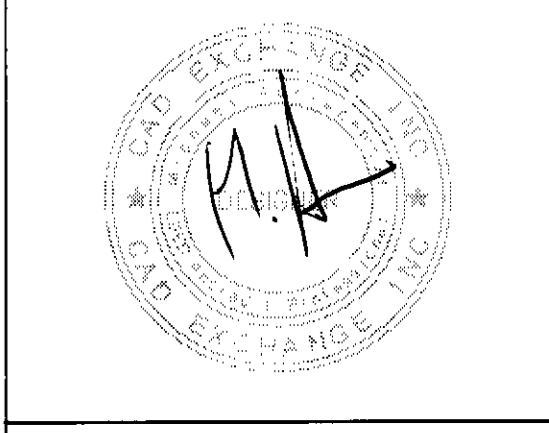
- 1 22"x30" FLOOR ACCESS
- 2 ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22"
- 3 A/C CONDENSER ON 30" x 30" MIN PRECAST CONCRETE PAD, 3" MINIMUM ABOVE GRADE. VERIFY LOCATION WITH BUILDER.
- 4 ELECTRIC WATER HEATER - SEE 7/A5.1
- 5 ARCHED OPENING ABOVE
- 6 SHELVES AND POLE SEE DETAIL 12/A10.2
- 7 SHOWER NITCH
- 8 VERIFY ALL DOOR HEIGHTS WITH BUILDER. TYPICAL
- 9 NEW WINDOWS TO MATCH EXISTING. FIELD VERIFY THE SIZE. TYPICAL
- 10 WALL MOUNTED UPPER CABINET ABOVE REFRIGERATOR
- 11 DRYER VENT DUCT SHALL BE OF SMOOTH METAL EXTENDING TO EXTERIOR WITH BACKWATER VALVE PER 1102 AND UMC. MAXIMUM 14' LENGTH WITH (2) TWO 90 DEGREE ELBOWS UNLESS VENT CALCS ARE PROVIDED-
- 12 COUNTER WITH CABINET ABOVE
- 13 TRASH COMPACTOR
- 14 SLIDE-IN (GAS) ELECTRIC) RANGE WITH HOOD, LIGHT, EXHAUST FAN ABOVE
- 15 REFRIGERATOR
- 16 DISHWASHER
- 17 LINE OF RIDGE ABOVE
- 18 SHOWER SEE 13/A5.1 FOR DETAIL
- 19 LINE OF FLOOR ABOVE
- 20 FAU IN ATTIC ABOVE. PROVIDE UNOBSTRUCTED PASSAGEWAY WHICH IS LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. PROVIDE 30" HIGH x 30" WIDE PASSAGEWAY WITH 2" WIDE FLYWOOD FLOORING WITH 30"x20" PLATFORM AT SERVICE SIDE OF THE EQUIPMENT. MAX 20'-0" FROM ACCESS POINT TO FAU.
- 21 STAIRS TO MATCH EXISTING
- 22 REPLACE STEPS TO MATCH EXISTING.
- 23 NEW WOOD PORCH TO MATCH EXISTING
- 24 EXISTING DOOR TO REMAIN, REPAIR AND PAINT AS REQUIRED
- 25 SHOWERS AND TUB/SHOWERS COMBINATIONS - PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER MOISTURE-RESISTANT GYPSUM BOARD TO A HEIGHT OF 70" MINIMUM ABOVE DRAIN INLET. SHOWER HEAD +84". (TEMPERED GLASS ENCLOSURE)
- 26 PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUB/SHOWER COMBINATION.
- 27 EMERGENCY EGRESS: ONE SASH IN EA SLEEPING AREA SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES. EGRESS WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES AND THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. EGRESS WINDOWS SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- 28 FIBERGLASS SHOWER WITH INTEGRAL SURROUND 70" MINIMUM ABOVE DRAIN. SHOWER HEAD +84". CURTAIN ROD AT +80" (OBSCURED TEMPERED GLASS ENCLOSURE, ANODIZED ALUMINUM FRAME)
- 29 WASHER DRAIN PAN AT SECOND FLOOR ONLY. DRAIN TO EXTERIOR.
- 30 TEMPERED SAFETY GLASS.
- 31 CONCRETE STOOP - SLOPE AWAY FROM BUILDING
- 32 LOUVERED BI-FOLD DOOR
- 33 PRESSURE RELIEVE VALVE SHALL BE DRAIN TO OUT SIDE AT WATER HEATER PER CPC SECTION 608.5
- 34 HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS. HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND BE SMOOTH WITH NO SHARP EDGES/CORNERS. (UMC 1005.9.6.6) - SEE DETAIL 16/A5.1
- 35 GAIRD RAIL AT OPEN SIDE OF STAIR-SEE DETAIL 16/A5.1 AND 20/A4.1
- 36 TERMINATION OF ALL ENVIRONMENTAL AIR DUCT SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENING TO THE BUILDING (E.G. DRYERS, BATH, AND UTILITY FANS MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENINGS, SKYLIGHTS OR ATTIC VENTS. CMC SECTION 504.5

CAD EXCHANGE INC
CAD Services for the A/E/C Community
3101 BORGATA WAY
EL DERADO HILLS, CA 95762
(916) 205-4775

Ovisco, Incorporated
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License # 480652 B/C36/H/C
408-298-2223

CHRIS TSE & ASSOCIATES
544 Duddy Avenue, #7
San Jose, CA 95128
408-247-4745

DRAWING STATUS	PLAN CHECK	05/21/07
	BACK CHECK	07/25/07
	CONSTRUCTION	08/20/07



REMODELING AND ADDITION FOR MR. OVEYSSI
33 WALNUT AV. LOS GATOS, CA.

REVISIONS

NO.	DATE	ITEM

PLAN REVIEW APPROVAL
AUG 30 2007
TOWN OF LOS GATOS BUILDING DIVISION

SCALE AS NOTED
DATE: 4/21/2007

DRAWN BY:
CHECKED:
ISSUE:

DRAWING TITLE
FLOOR PLANS

SHEET NO.

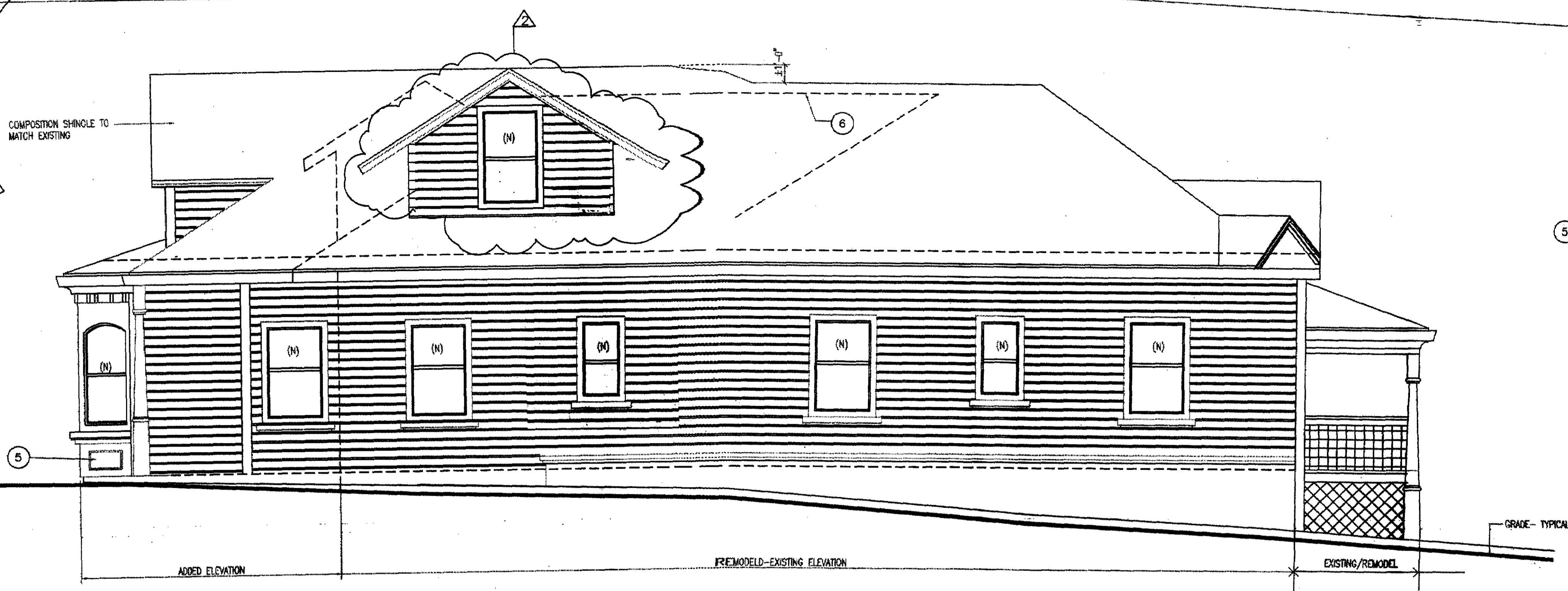
A2.1
OF SHEETS

LEGEND

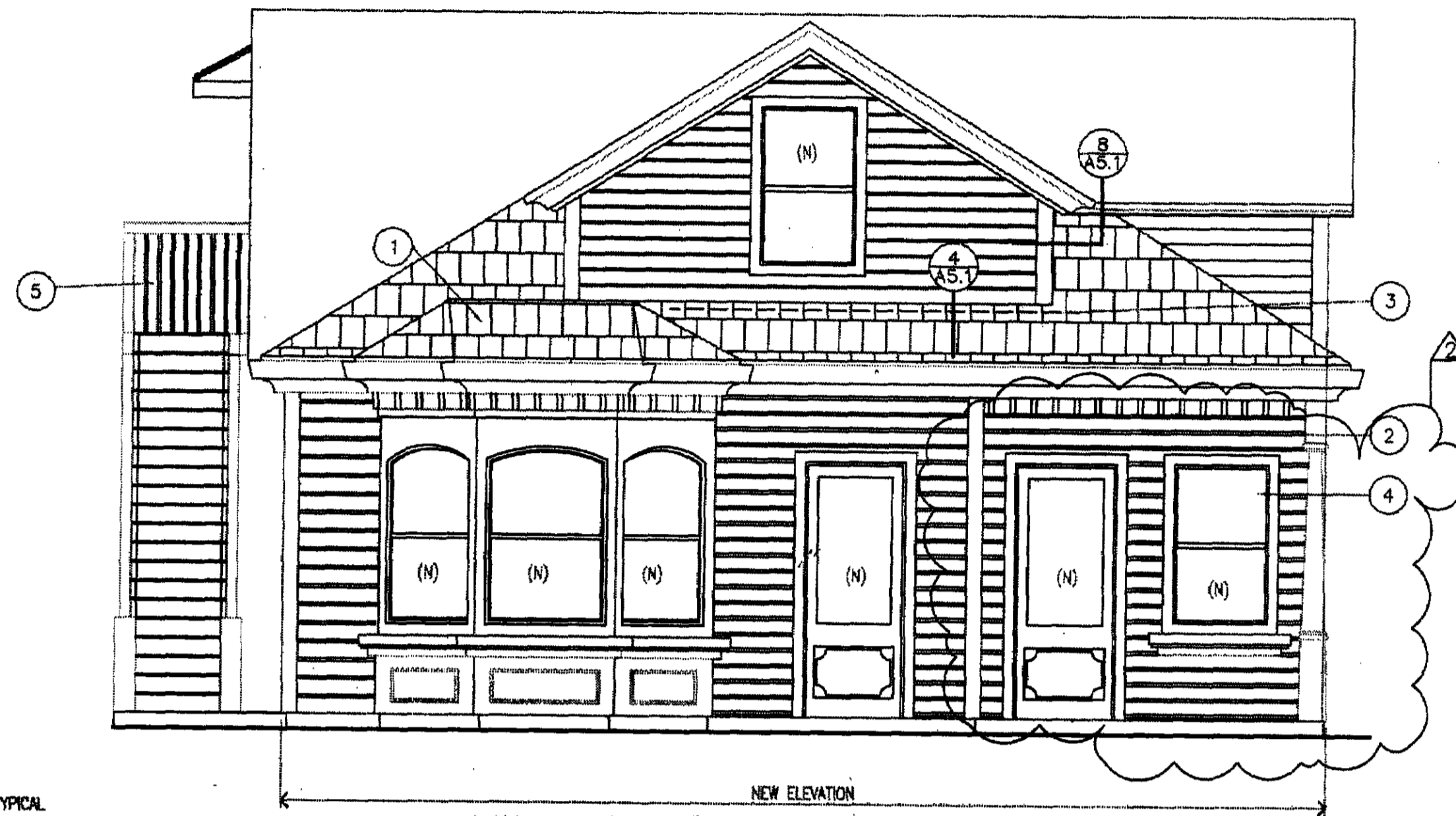
- EXISTING WALL TO REMAIN
- NEW WALL
- ADDITION

RECEIVED
AUG 29 2007
TOWN OF LOS GATOS

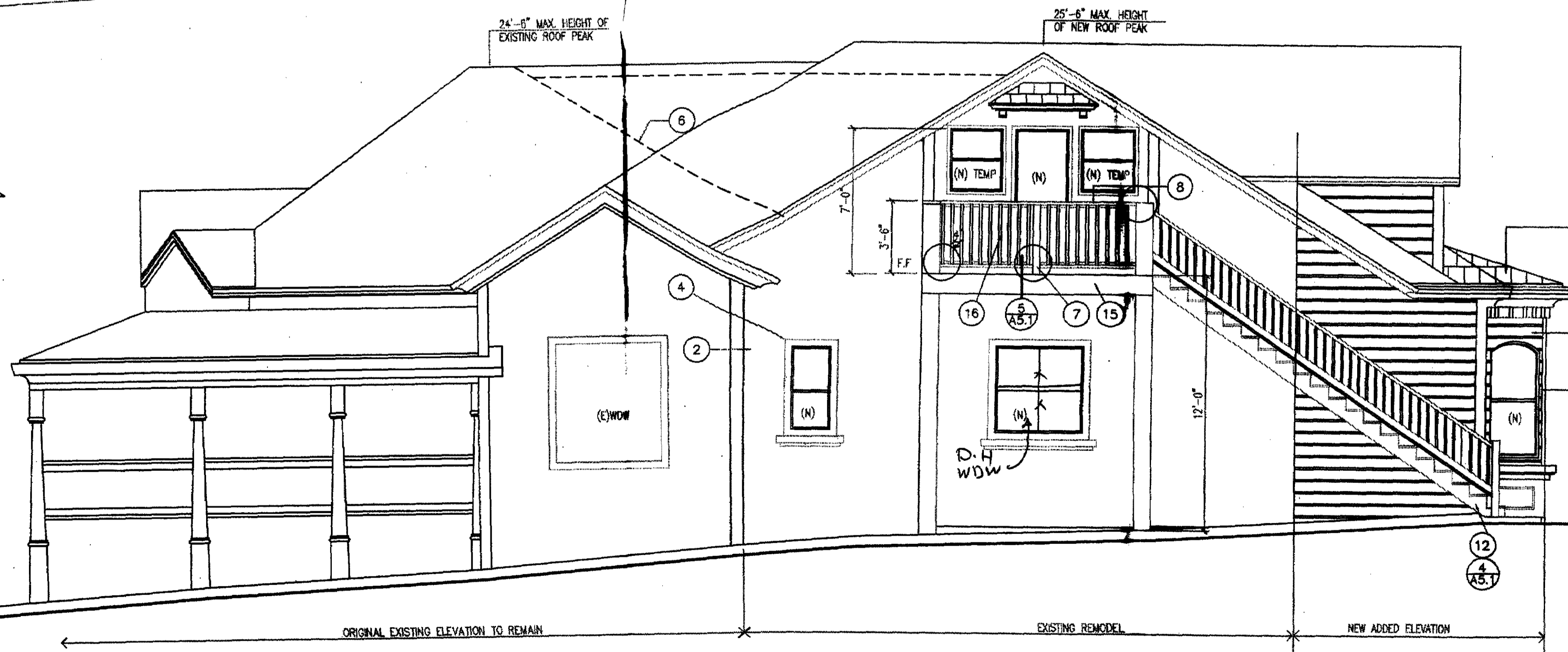
5/8" TYP EX: 6 x P (B)
w/ ONE HR. RATED CAN SYSTEM w/ FIRE RATED CAULKING



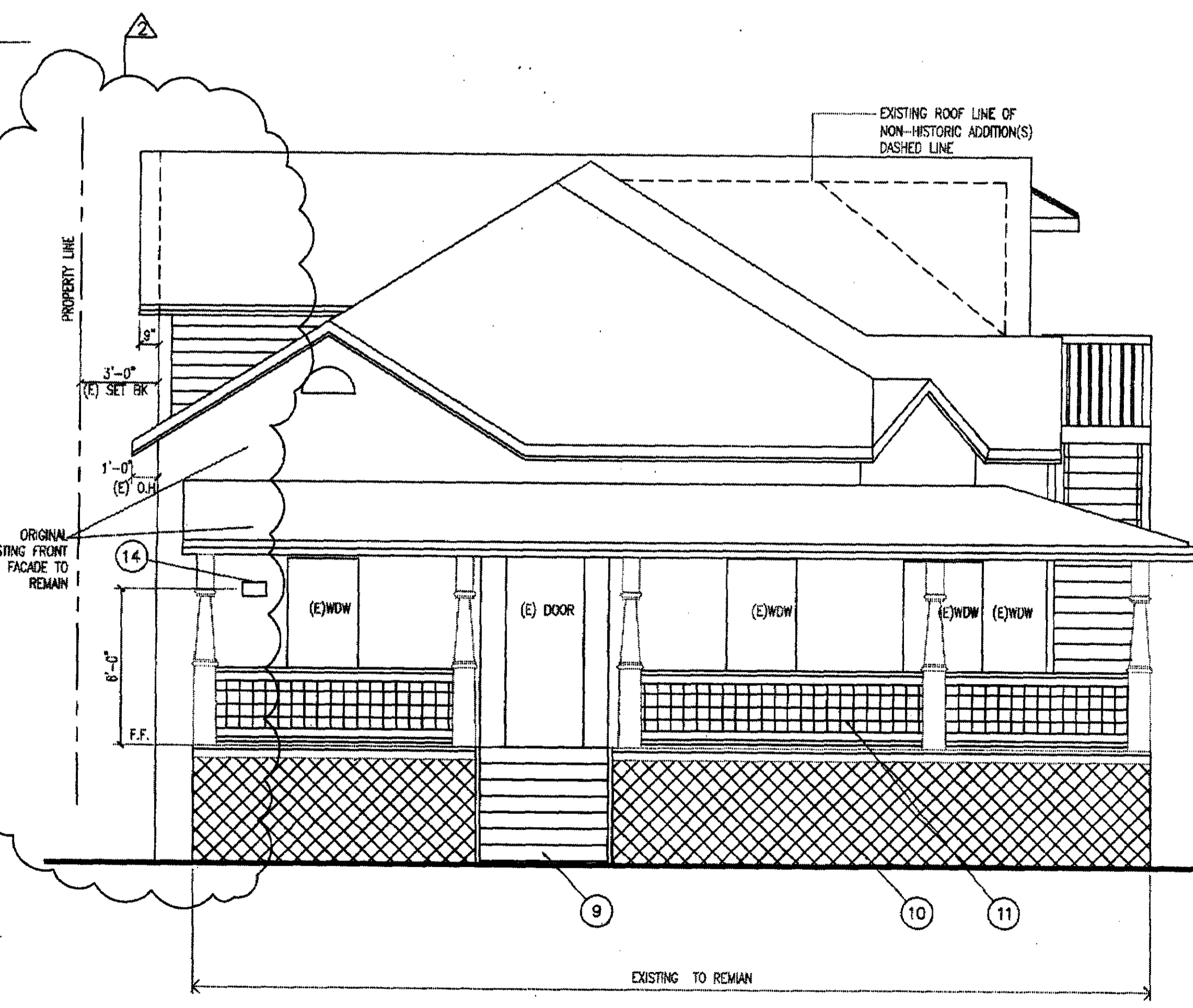
SOUTH ELEVATION
1/4" = 1' - 0"



WEST ELEVATION
1/4" = 1' - 0"



NORTH ELEVATION
1/4" = 1' - 0"



EAST ELEVATION
1/4" = 1' - 0"

GENERAL NOTES

ROOF CONSTRUCTION:
ASPHALT SHINGLE OVER 3/8" FELT OVER
ROOF SHEATHING AND FRAMING MEMBERS AS
NOTED ON STRUCTURAL DRAWINGS.
INSULATION PER ENERGY DOCUMENTATION.

EXTERIOR WALL CONSTRUCTION:
REDWOOD LAP SIDING TO MATCH EXISTING OVER
WALL FRAMING AS NOTED ON STRUCTURAL
DRAWINGS.

FLOOR CONSTRUCTION:
FRAME FLOOR CONSTRUCTION - 3/4" FLOOR
SHEATHING OVER FLOOR JOISTS AS NOTED
ON STRUCTURAL DRAWINGS.
INSULATION PER ENERGY DOCUMENTATION.

CAD EXCHANGE INC
CAD Services for the MECO Community
3101 BORGATA WAY
E.L. DERADO HILLS, CA 95762
(916) 205-4775

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408-268-2223

CHRIS TSE & ASSOCIATES
544 Dudley Avenue, #7
San Jose, CA 95128
408-247-4746

ELEVATION KEY NOTES

- 1 COMPOSITION SHINGLES
- 2 REDWOOD LAP SIDING TO MATCH EXISTING
- 3 CORROSION RESISTANT ROOF TO WALL FLASHING
- 4 2X TRIM TO MATCH EXISTING
- 5 NEW STAIRS, TO MATCH EXISTING.
- 6 LINE OF EXISTING STRUCTURE DASHED LINE.
- 7 4X4 POST
- 8 2X6 TOP RAIL
- 9 EXISTING STEPS REPAIR/ PAINT AS REQUIRED
- 10 EXISTING LATHES, REPAIR, PAINT AS REQUIRED.
- 11 EXISTING RAILING, REPAIR, PAINT AS REQUIRED
- 12 WOOD STAIRS TO MATCH EXISTING.
- 13 WOOD WINDOW TO MATCH EXISTING
- 14 ADDRESS NUMBER
- 15 3X FADA
- 16 2X PICKET 5 1/2" O.C.

LEGEND

▨ DENOTES EXISTING NONE HISTORIC AREA AND NEW ADDITION AREA

COMMUNITY DEVELOPMENT PLANNING DIVISION APPROVED

THESE PLANS HAVE BEEN APPROVED AS SHOWN WITH MODIFICATION TO WHAT IS BEING PROPOSED OR TO WHAT IS SHOWN AS EXISTING. THIS MAY REQUIRE A SEPARATE SPECIAL.

8/20/07

REMODELING AND ADDITION FOR MR. OVEYSSI

33 WALNUT AV. LOS GATOS, CA.

REVISIONS

NO.	DATE	ITEM

SCALE AS NOTED

4/21/2007

ISSUED BY:

CHECKED:

ISSUE:

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A3.1

OF SHEETS

807-0403

OFFICE COPY

Revision RECEIVED

MAY 27 2008

TOWN OF LOS GATOS PLANNING DIVISION

807-403

PLAN REVIEW APPROVAL

AUG 30 2007

TOWN OF LOS GATOS BUILDING DIVISION

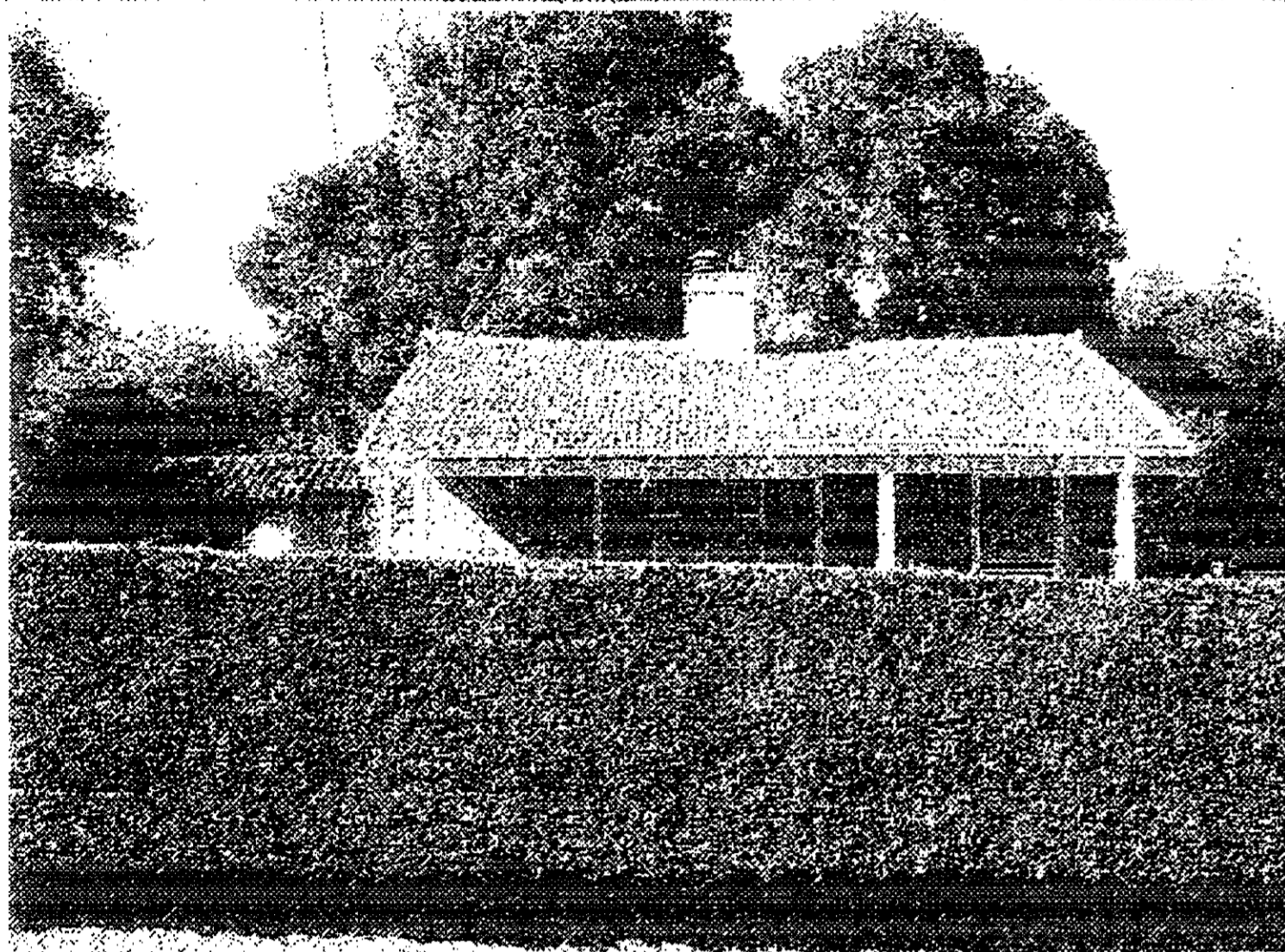
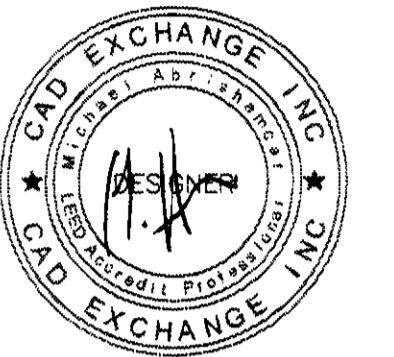
RECEIVED

AUG 30 2007

TOWN OF LOS GATOS PLANNING DIVISION

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DRAWING STATUS	DATE
PLAN CHECK	05/21/07
BACK CHECK	07/25/07
CONSTRUCTION	08/20/07



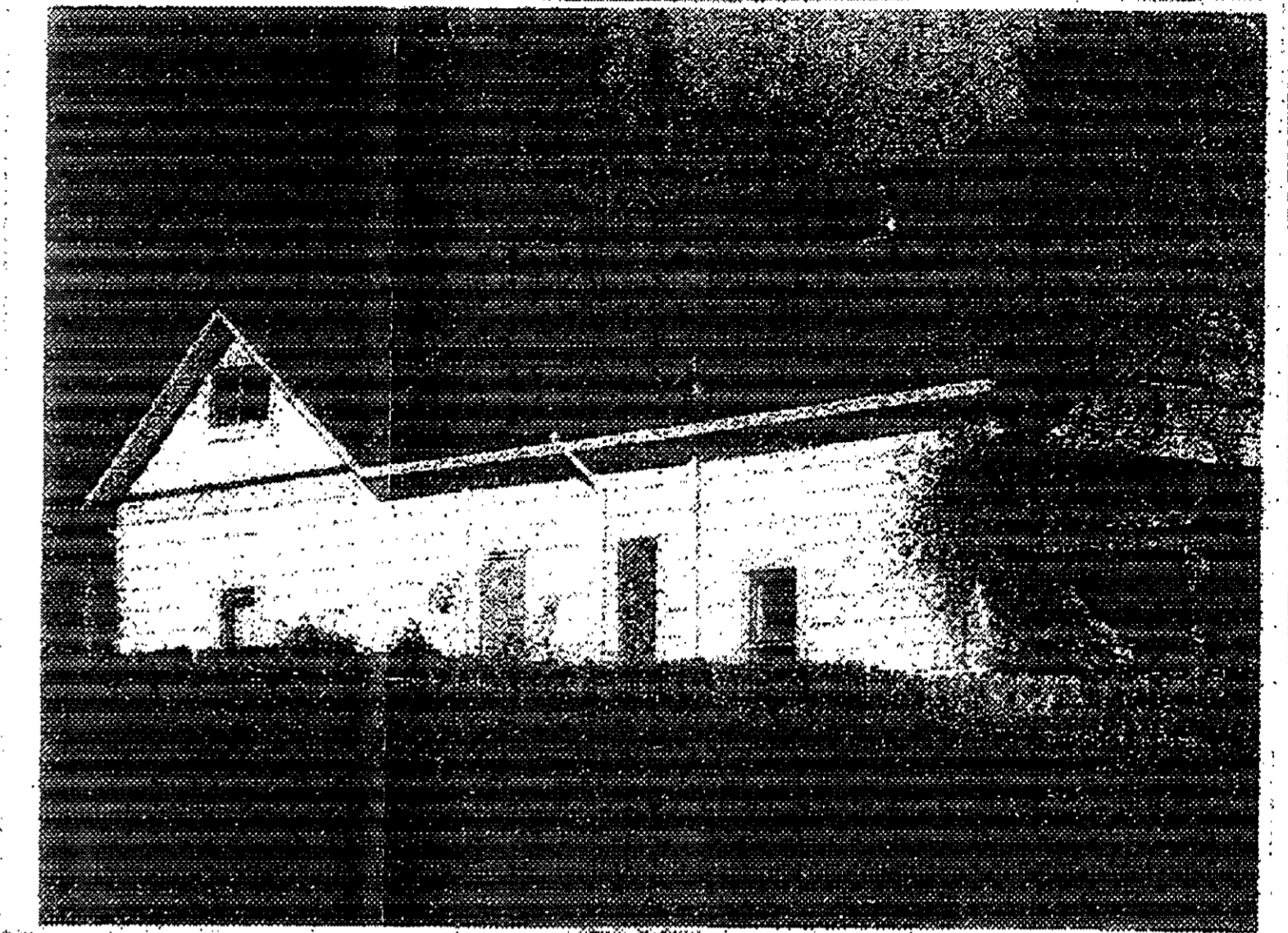
1 SOUTH NEIGHBOR



2 SUBJECT HOUSE



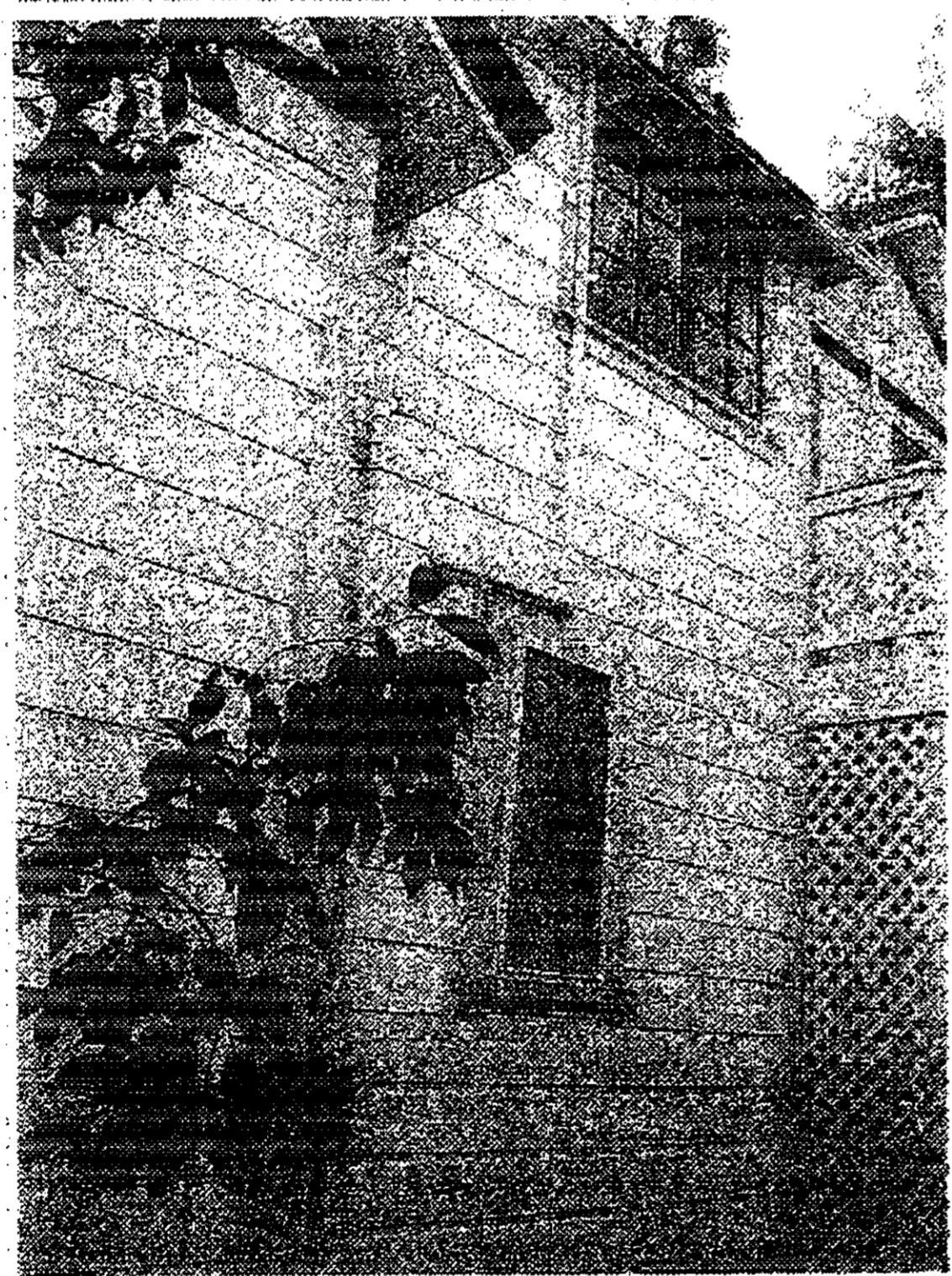
3 NORTH NEIGHBOR



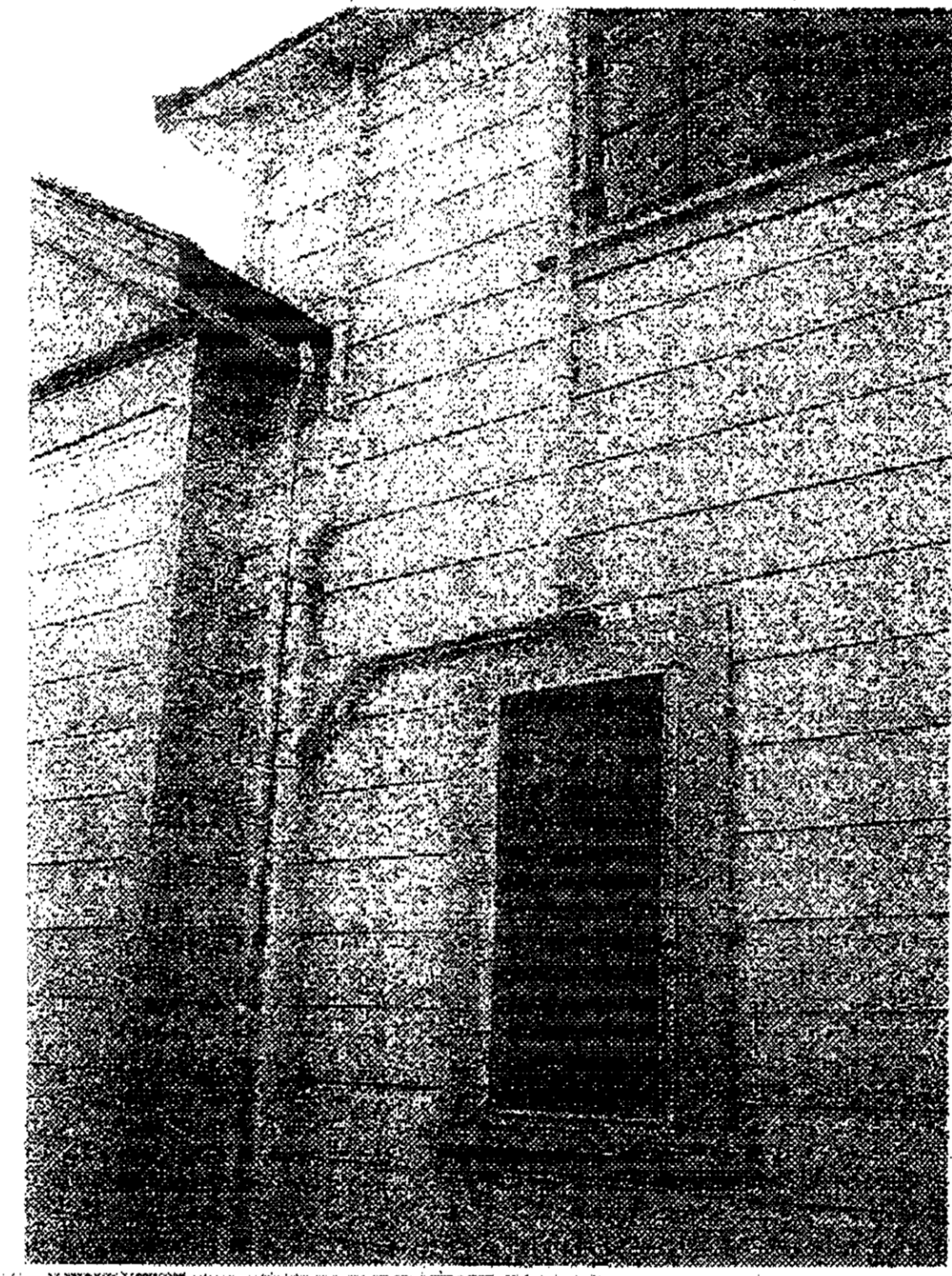
4 SOUTH ELEVATION



5 WEST ELEVATION



6 PARTIAL ELEV@ NORTH



7 PARTIAL ELEV@ NORTH



8 WATER TABLE DETAIL

REMODELING AND ADDITION
 FOR MR. OVEYSSI
 33 WALNUT AV. LOS GATOS, CA

REVISIONS

NO.	DATE	ITEM

SCALE AS NOTED

DATE: 4/21/2007

DRAWN BY:

CHECKED:

ISSUE:

DRAWING TITLE

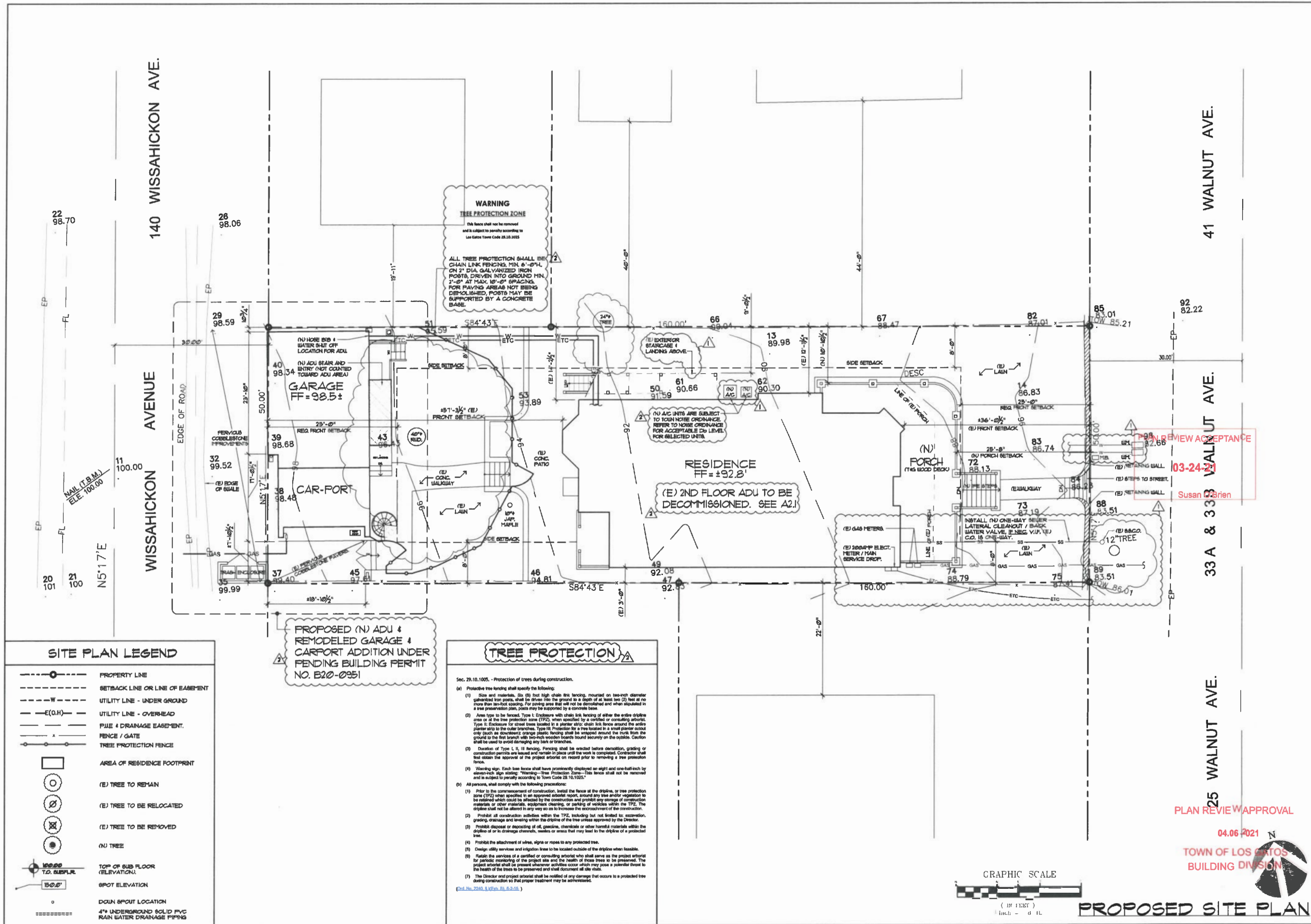
PHOTO OF EXISTING ELEVATIONS

SHEET NO.

A6.2

OF SHEETS

Handwritten notes:
 1770
 1770
 1770
 33



SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE OR LINE OF EASEMENT
- UTILITY LINE - UNDER GROUND
- UTILITY LINE - OVERHEAD
- PIPE & DRAINAGE EASEMENT
- FENCE / GATE
- TREE PROTECTION FENCE
- AREA OF RESIDENCE FOOTPRINT
- (E) TREE TO REMAIN
- (E) TREE TO BE RELOCATED
- (E) TREE TO BE REMOVED
- (N) TREE
- TOP OF SUB FLOOR (ELEVATION)
- SPOT ELEVATION
- DOWN SPOUT LOCATION
- 4" UNDERGROUND SOLID PVC RAIN WATER DRAINAGE PIPING

TREE PROTECTION

Sec. 29.10.1005. - Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

- (1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving areas that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
- (2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire drip-line area or of the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip; chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter outside only; chain link enclosure; orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
- (3) Duration of Type I, II, or III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
- (4) Warning sign. Each fence shall have permanently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

(b) All persons, shall comply with the following preconditions:

- (1) Prior to the commencement of construction, install the fence at the drip-line, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment, clearing, or parking of vehicles within the TPZ. The drip-line shall not be altered in any way so as to increase the encroachment of the construction.
- (2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the drip-line of the tree unless approved by the Director.
- (3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the drip-line or in drainage channels, swales or areas that may lead to the drip-line of a protected tree.
- (4) Prohibit the attachment of wires, signs or ropes to any protected tree.
- (5) Design utility services and irrigation lines to be located outside of the drip-line when feasible.
- (6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
- (7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

(Ord. No. 2269, § 6(F)(a), PL 6-2-16.)

PROPOSED (N) ADU & REMODELED GARAGE & CARPORT ADDITION UNDER PENDING BUILDING PERMIT NO. B20-0951

WARNING TREE PROTECTION ZONE

This fence shall not be removed and is subject to penalty according to Los Gatos Town Code 29.10.1025.

ALL TREE PROTECTION SHALL BE CHAIN LINK FENCING, MIN. 6'-0" H., ON 2" DIA. GALVANIZED IRON POSTS, DRIVEN INTO GROUND MIN. 2'-0" AT MAX. 10'-0" SPACING. FOR PAVING AREAS NOT BEING DEMOLISHED, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

PROPOSED SITE PLAN

PLAN REVIEW ACCEPTANCE
03-24-21
Susan O'Brien

PLAN REVIEW APPROVAL

04.06.2021

TOWN OF LOS GATOS BUILDING DIVISION

REVISIONS	BY
PLAN CHECK 03/23/2021	DB
PLAN CHECK 03/23/2021	DB



HERITAGE ARCHITECTURE
DAVID V. HERNANDEZ, ARCHITECT
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E-mail: dhernandez@heritage.net

SIEGEL RESIDENCE REMODEL/ADDITION
33 WALNUT AVE. LOS GATOS, CA

DRAWN: DB/DVA
SCALE: 1/8" = 1'-0"
JOB NO. 201801
DATE: 02/16/2021

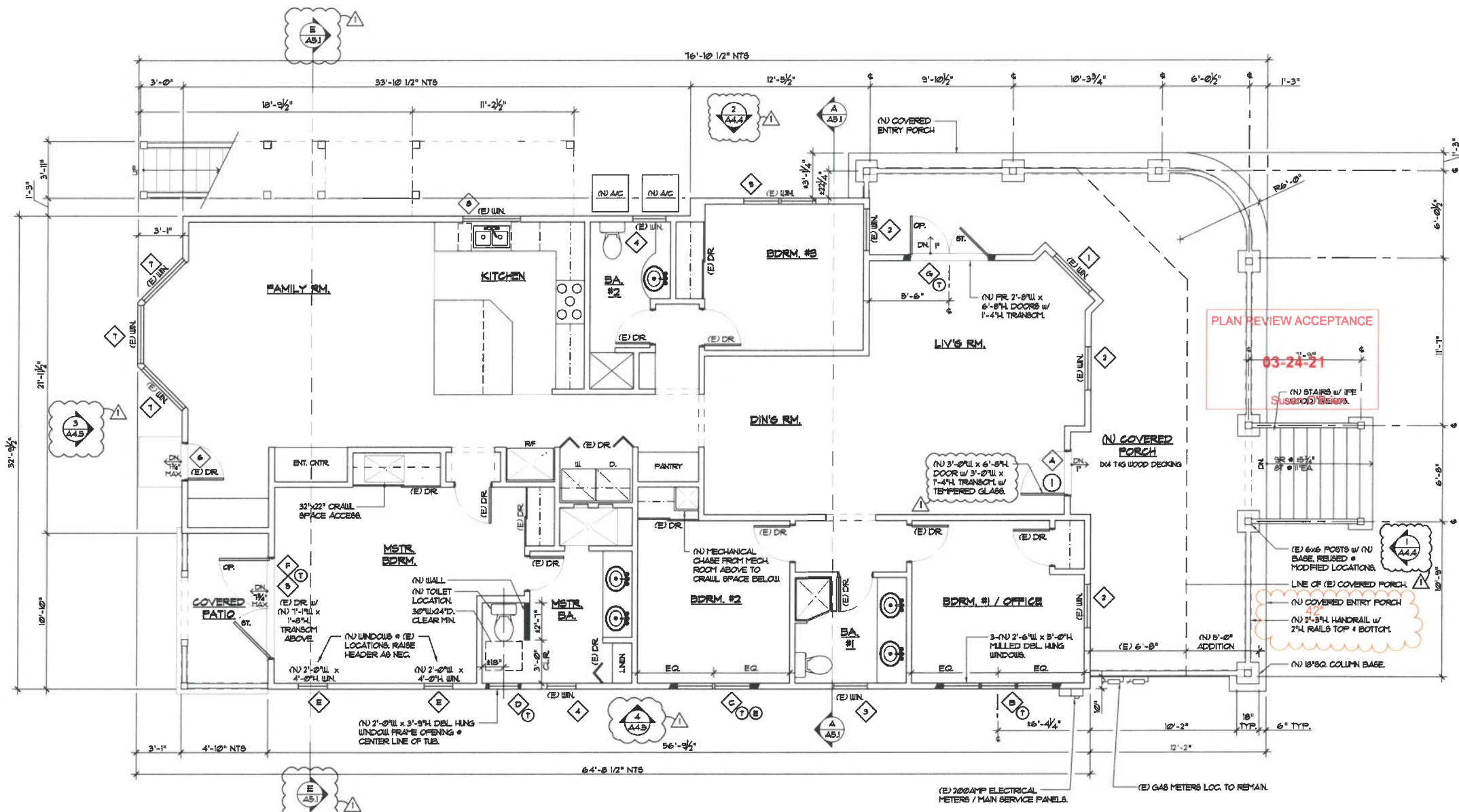
A1.2

WALL / SYMBOL LEGEND

- NEW 2x FRAMED WALL CONSTRUCTION. PROVIDE 1/2" GYP. BD. @ INTERIOR FINISH. SEE FINISH SCHEDULE, STRUCTURAL PLANS AND SECTIONS FOR WATERPROOF 1/2" TYPE X" GYP. BD. AND SHEAR WALL LOCATIONS.
- NEW 2" FURRED WALL.
- EXISTING WALL / CONSTRUCTION (I.E. DOORS, WINDOWS, BUILT-INS, ETC.) TO BE REMOVED.
- EXISTING WALL / CONSTRUCTION (I.E. DOORS, WINDOWS, BUILT-INS, ETC.) TO REMAIN.
- NEW OPENING IN EXISTING WALL.
- 2x WALL w/ SOUND ISOLATION BATTLS.
- LINE OF WALL, BEAM, SOFFIT OR CABINET ABOVE.
- POLE w/ SHELF ABOVE.
- (N) WINDOW TYPE - LETTER.
- (N) DOOR TYPE - NUMBER.
- TEMPERED SAFETY GLASS LOCATION.
- EGRESS WINDOW.
- SELF-CLOSING DOOR.
- REVISION MARK - NUMBER.
- INTERIOR ELEVATION TAG - LETTER.
- EXTERIOR ELEVATION TAG.
- DETAIL MARK - NUMBER / SHEET.
- BUILDING SECTION - LETTER / SHEET.
- TOP OF SUB FLOOR (ELEVATION).
- DOWNSPOUT TO SPLASH BLOCK @ GRADE.
- DOWNSPOUT CONNECTED TO UNDERGROUND DRAINAGE PIPING.

FLOOR PLAN NOTES

1. DO NOT SCALE THE DRAWINGS! DIMENSIONS SHALL TAKE PRECEDENCE. VERIFY AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING THE WORK. TEL: (408) 712-3502.
2. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD, POST, OR CMU WALL, UNLESS OTHERWISE NOTED.
3. VERIFY IN THE FIELD, ALL DIMENSIONS WITH THE SETBACK LINE.
4. ALL INTERIOR ELEVATION DIMENSIONS ARE TO FINISH SURFACE, SHEET ROCK OR CABINET, UNLESS OTHERWISE NOTED.
5. CENTER ALL WINDOWS/DOORS OR OPENINGS ON INSIDE WALLS UNLESS OTHERWISE DIMENSIONED.
6. SEE SITE PLAN, SHEET AU FOR FURTHER INFORMATION REGARDING TERRACES, STEPS, PORCHES, PATIOS, DECKS AND OTHER SITE DEVELOPMENT.
7. SEE STRUCTURAL DRAWINGS FOR LOCATION OF 2x6 STUDS, WALLS, SHEAR WALLS, POSTS, FRAMES AND ALL OTHER STRUCTURAL MEMBERS.
8. LOCATE ALL WATER CLOSETS AT 15" MIN. FROM CENTER TO ADJACENT WALL AND 30" MIN. CLEAR. PROVIDE 24" MIN. CLEAR IN FRONT OF FIXTURE.
9. PROVIDE MINIMUM 22"x30" ATTIC ACCESS TO EACH ATTIC AREA. A 30" MIN. CLEAR HEAD ROOM SHALL BE PROVIDED ABOVE THE ACCESS. CRC SEC. 807.1.
10. ONE WINDOW/DOOR FROM EACH SLEEPING ROOM MUST HAVE A NET CLEAR OPENING OF 5.7 SQFT (5.0 SQFT WHEN WINDOW IS AT FLOOR / GRADE LEVEL) WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR WIDTH OF 20" AND THE SILL MUST BE WITHIN 44" OF THE FLOOR.
11. AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST w/ THEIR BACKGROUND, SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMERALS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH. REFER TO CBC 5012.
12. PROVIDE A MINIMUM INSULATION OF R-15 AT ALL EXTERIOR WALLS, R-30 INSULATION AT SLOPED CEILING RAFTERS AT VAULTED CEILINGS AND R-38 INSULATION AT CEILING JOISTS LOCATED AT THE FLAT CEILINGS.
13. PROVIDE MINIMUM 18"x24" UNDER-FLOOR CRAWL SPACE ACCESS PIPES, DUCTS AND OTHER NONSTRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH THE ACCESSIBILITY TO OR WITHIN UNDER-FLOOR AREAS. CRC SEC. 408.4.
14. PROVIDE A MINIMUM OF 5% GRADE SLOPE AWAY FROM THE FOUNDATION AROUND BUILDING.
15. WALL COVERING SHALL BE TILE, MIN. 12" ABOVE DRAIN AT ALL SHOWERS OR TUB / SHOWER UNITS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT. (CRC 3012).
16. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE.
17. SEE INTERIOR ELEVATIONS FOR EXTENT OF CABINETRY, PANEL, CASINGS & TRIM.
18. REQUIRED FIRE BLOCKING TO BE INSTALLED PER CRC SECTION R502.1.



PLAN REVIEW APPROVAL
 04.06.2021
 TOWN OF LOS GATOS
 BUILDING DIVISION
 (1/8" = 1'-0")
 1 inch = 4 ft.

NEW GROUND FLOOR PLAN

REVISIONS	BY
	DB
	DB



HERITAGE ARCHITECTURE
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

SIEGEL RESIDENCE REMODEL/ADDITION

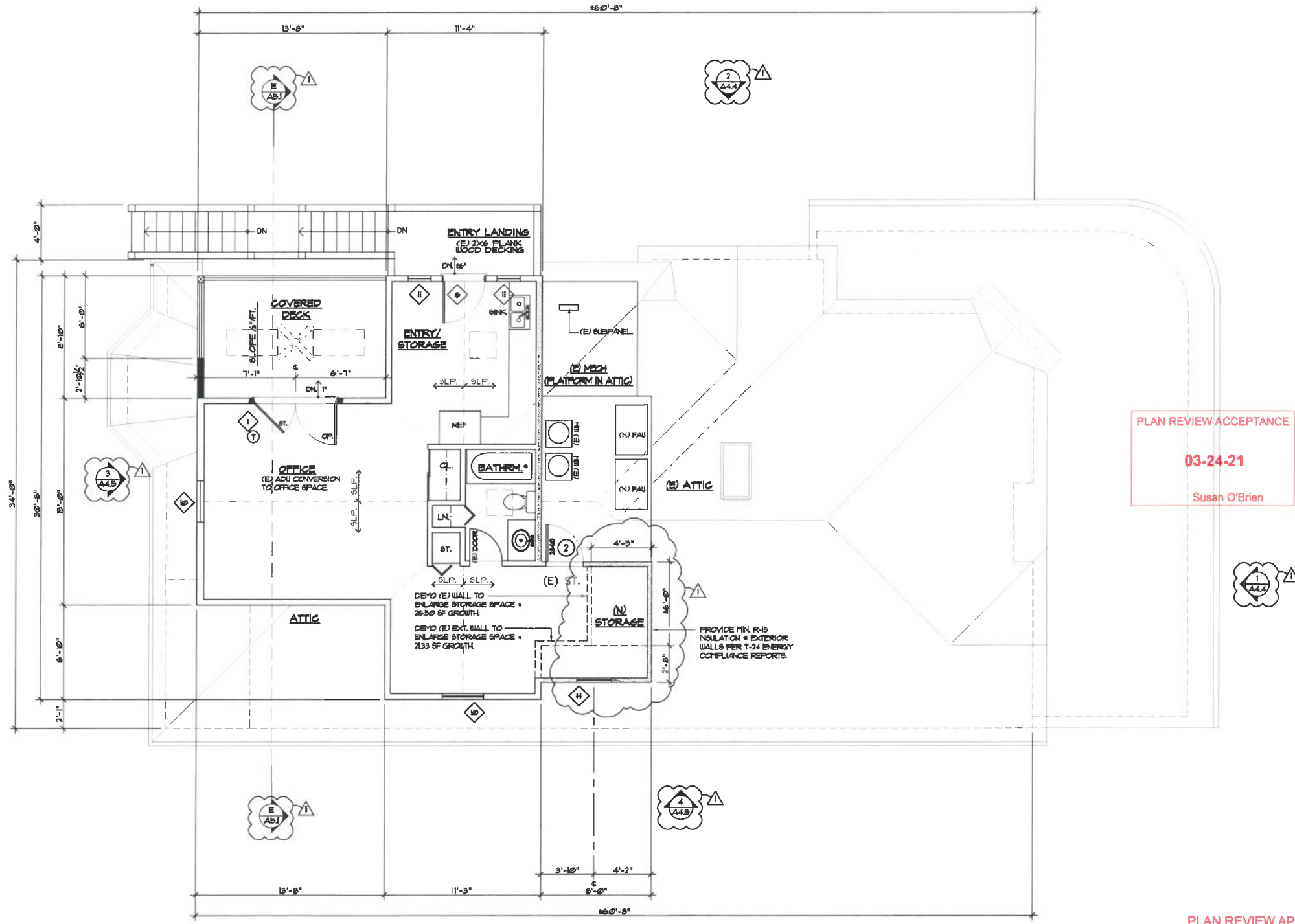
33 WALNUT AVE. LOS GATOS, CA

DRAWN: DB/DVH
 SCALE: 1/4" = 1'-0"
 JOB NO. 2015-071
 DATE: 07/16/2021

A2.2

WALL / SYMBOL LEGEND

-  NEW 2x FRAMED WALL CONSTRUCTION. PROVIDE 1/2" GYP. BD. + INTERIOR FINISH. SEE FINISH SCHEDULE, STRUCTURAL PLANS AND SECTIONS FOR WATERPROOF 1/2" TYPE "X" GYP. BD. AND SHEAR WALL LOCATIONS.
-  NEW 2" FURRED WALL.
-  EXISTING WALL / CONSTRUCTION (I.E. DOORS, WINDOWS, BUILT-INS, ETC.) TO BE REMOVED.
-  EXISTING WALL / CONSTRUCTION (I.E. DOORS, WINDOWS, BUILT-INS, ETC.) TO REMAIN.
-  NEW OPENING IN EXISTING WALL.
-  2x WALL w/ SOUND ISOLATION BATTS.
-  LINE OF WALL, BEAM, SOFFIT OR CABINET ABOVE.
-  POLE w/ SHELF ABOVE.
-  (N) WINDOW TYPE - LETTER.
-  (N) DOOR TYPE - NUMBER.
-  TEMPERED SAFETY GLASS LOCATION.
-  EGRESS WINDOW.
-  SELF-CLOSING DOOR.
-  REVISION MARK - NUMBER.
-  INTERIOR ELEVATION TAG - LETTER.
-  EXTERIOR ELEVATION TAG.
-  DETAIL MARK - NUMBER / SHEET.
-  BUILDING SECTION - LETTER / SHEET.
-  TOP OF SUB FLOOR (ELEVATION).
-  DOWNSPOUT TO SPLASH BLOCK @ GRADE.
-  DOWNSPOUT CONNECTED TO UNDERGROUND DRAINAGE PIPING.



PLAN REVIEW ACCEPTANCE
03-24-21
 Susan O'Brien

PLAN REVIEW APPROVAL
 04.06.2021
 GRAPHIC SCALE
 TOWN OF LOS GATOS
 BUILDING DIVISION
 (IN FEET)
 1 inch = 4 ft.

REMODELED UPPER FLOOR PLAN

REVISIONS	BY
	DB
	DB
	
	



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 E-mail: dvhernandez@pacbell.net

SIEGEL RESIDENCE REMODEL/ADDITION
 33 WALNUT AVE. LOS GATOS, CA

DRAWN: DB/DVH
 SCALE: 1/4" = 1'-0"
 JOB NO. 2019.01
 DATE: 02/26/2021

A2.3

ROOF PLAN NOTES

1. ROOFING MATERIALS TO HAVE A FIRE RATING OF CLASS A OR BETTER.
2. ALL GUTTERS & DOWNSPOUTS TO BE G&M-PAINTED AND MATCH EXISTING.
3. ALL EXHAUST VENTS, FLUES AND STACKS ARE TO BE GROUPED AND LOCATED ON THE REAR YARD OF ROOF - VERIFY LOCATION W/ ARCHITECT.
4. OPERATING SKYLIGHTS, IF APPLICABLE, ARE TO BE 10" FROM OR 3' BELOW A PLUMBING VENT, 4' FROM OR 1' BELOW A GAS FLUE, AND 3' FROM AND 1' BELOW AN AIR EXHAUST DUCT. OTHERWISE IT MUST BE FIXED.
5. ALL VALLEY FLASHINGS TO BE MIN. 26 GA. GALVANIZED SHEET METAL - PAINTED, TO MATCH ROOF MATERIAL COLOR.
6. ALL MISC. SHEET METAL FLASHING, VALLEYS, FLUES, ETC. TO BE PAINTED TO BLEND WITH FINISHED ROOF COLOR.
7. EXTERIOR OPENINGS INTO THE ATTIC SPACE SHALL BE COVERED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM OF 1/4" AND SHALL NOT EXCEED 1/4". REFER TO CBC 1203.2.1
8. FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.
9. PROVIDE R-30 INSULATION AT SLOPED CEILING RAFTERS AT VAULTED CEILING, AND R-38 INSULATION AT CEILING JOISTS LOCATED AT THE FLAT CEILING. REFER TO T-24 ENERGY COMPLIANCE FORM.

ATTIC VENTILATION CALCULATIONS

ATTIC VENTILATION CALCULATION:

NOTES:

1. AT EAVE BLOCKING, VENT THROUGH (3) 2 1/4" SCREENED VENTS • EVERY VENTED BAY. REFER TO DETAIL V&A.1 & BELOW FOR WHICH BAYS TO VENT.
2. AREA OF (3) 2 1/4" EAVE VENTS = 0.083 SQ.FT. OF VENTILATION PER BAY.
3. 6" x 18" EYEBROW VENT PROVIDES 0.19 SQ.FT. PER VENT.

CALCULATIONS:

ATTIC AREA • OFFICE = 624.0 SQ. FT.
 624.0 SQ.FT. / 3000 SQ.FT. = 208.0 SQ. FT. OF VENTILATION REQ'D.
 (THE OPENING AREA SHALL BE 1/3000 OF THE AREA OF THE SPACE VENTILATED PER CBC 1203.2 EXEMPTION I)

VENTING • EAVES:

1. 2.08 / 2 = 1.04 OF MIN. VENTING IS REQ. • LOWER PORTION OF ROOF.
2. THERE ARE 18 EAVES • OPEN ATTIC SPACE. VENT ALL 18 OF THOSE BAYS.
- 18 x 0.083 = 1.49 SQ. FT. OF VENTILATION • EAVES.

VENTING • RIDGES:

1. 50% OF VENTILATION MUST COME FROM UPPER ROOF, THEREFORE 1.49 IS REQ.
- 1.49 / 0.194 PER EYEBROW VENT = 181 OR 2 EYEBROW VENTS REQUIRED.
- 2 x 0.194 VENT = 1.9 SQ.FT. OF VENTILATION • RIDGES.

TOTAL ROOF VENTILATION PROVIDED • KIT.DING:
 1.49 SQ. FT. + 1.9 SQ. FT. = 3.39 SQ. FT. TOTAL VENTILATION PROVIDED • ATTIC OVER OFFICE

ATTIC AREA ABOVE GROUND FLOOR = 175.8 SQ. FT.
 175.8 SQ.FT. / 3000 SQ.FT. = 58.6 SQ. FT. OF VENTILATION REQ'D.
 (THE OPENING AREA SHALL BE 1/3000 OF THE AREA OF THE SPACE VENTILATED PER CBC 1203.2 EXEMPTION I)

VENTING • EAVES:

1. 3.92 / 2 = 1.96 OF MIN. VENTING IS REQ. • LOWER PORTION OF ROOF.
2. THERE ARE 24 EAVES • OPEN ATTIC SPACE. VENT ALL 24 OF THOSE BAYS.
- 24 x 0.083 = 1.99 SQ. FT. OF VENTILATION • EAVES.

VENTING • RIDGES:

1. 50% OF VENTILATION MUST COME FROM UPPER ROOF, THEREFORE 1.334 IS REQ.
- 1.334 / 0.194 PER EYEBROW VENT = 171 OR 2 EYEBROW VENTS REQUIRED.
- 2 x 0.194 VENT = 1.9 SQ.FT. OF VENTILATION • RIDGES.

TOTAL ROOF VENTILATION PROVIDED • KIT.DING:
 1.99 SQ. FT. + 1.9 SQ. FT. = 3.89 SQ. FT. TOTAL VENTILATION PROVIDED • 1ST FLR. ATTIC

ATTIC AREA • COVERED PORCH = 399.0 SQ. FT.
 399.0 SQ.FT. / 3000 SQ.FT. = 133.0 SQ. FT. OF VENTILATION REQ'D.
 (THE OPENING AREA SHALL BE 1/3000 OF THE AREA OF THE SPACE VENTILATED PER CBC 1203.2 EXEMPTION I)

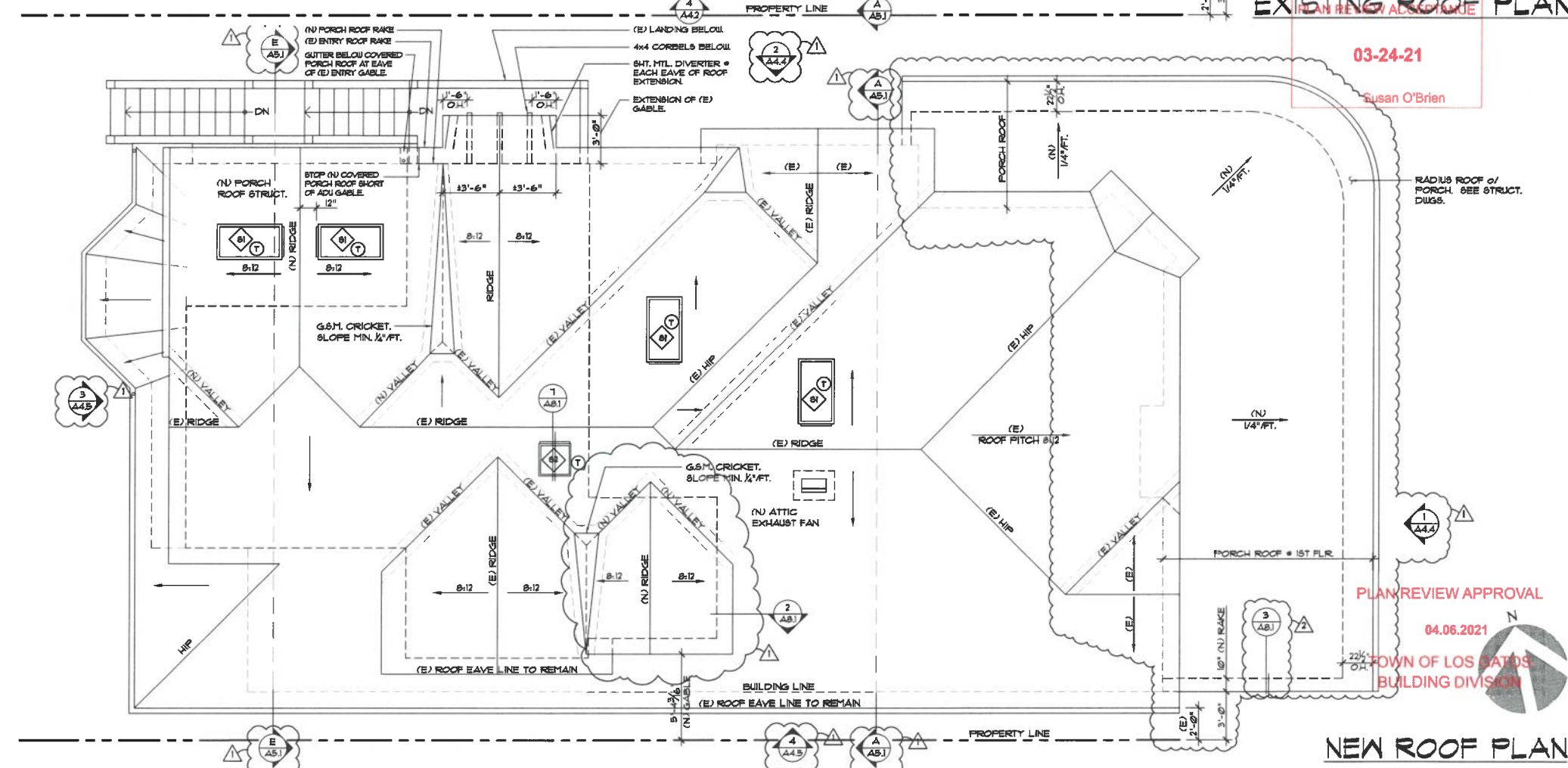
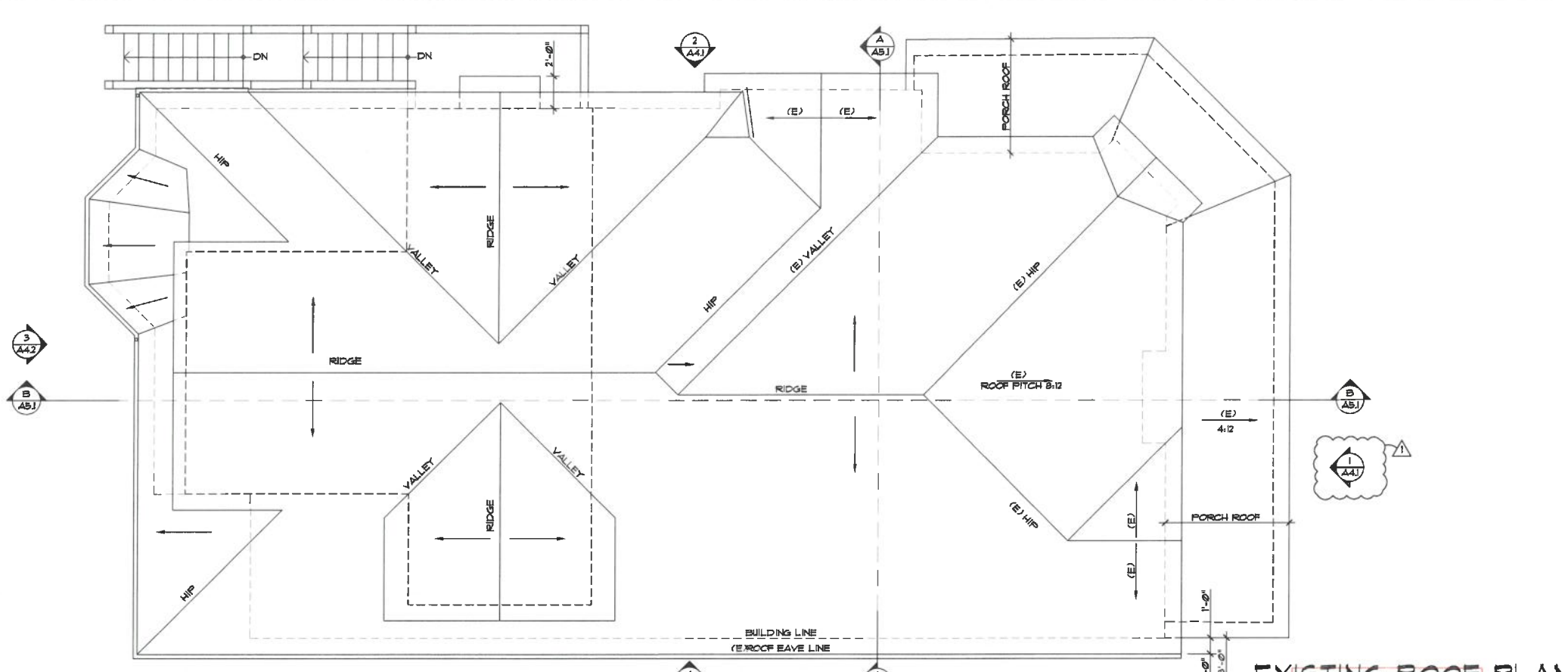
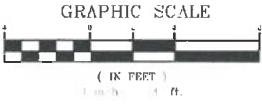
VENTING • EAVES:

1. 1.32 / 2 = 0.66 OF MIN. VENTING IS REQ. • LOWER PORTION OF ROOF.
2. THERE ARE 35 EAVES • OPEN ATTIC SPACE. VENT EVERY 3RD EAVE. 35/3 = 11 VENTED EAVE BAYS.
- 11 x 0.083 = 0.91 SQ. FT. OF VENTILATION • EAVES.

VENTING • RIDGES:

1. 50% OF VENTILATION MUST COME FROM UPPER ROOF, THEREFORE 1.334 IS REQ.
- 0.66 / 0.194 PER EYEBROW VENT = 34 OR 1 EYEBROW VENT REQUIRED.
- 1 x 0.194 VENT = 0.19 SQ.FT. OF VENTILATION • RIDGES.

TOTAL ROOF VENTILATION PROVIDED • KIT.DING:
 0.91 SQ. FT. + 0.19 SQ. FT. = 1.10 SQ. FT. TOTAL VENTILATION PROVIDED • COVERED PORCH



REVISIONS	BY
1	DB
2	DB



HERITAGE ARCHITECTURE
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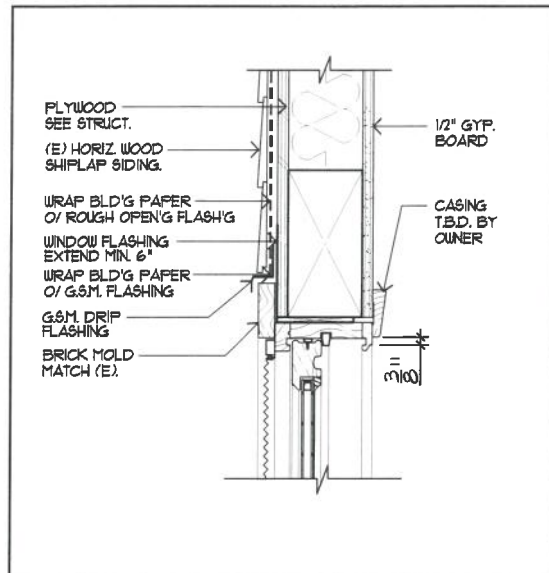
SIEGEL RESIDENCE REMODEL/ADDITION
 33 WALNUT AVE. LOS GATOS, CA

03-24-21
 Susan O'Brien

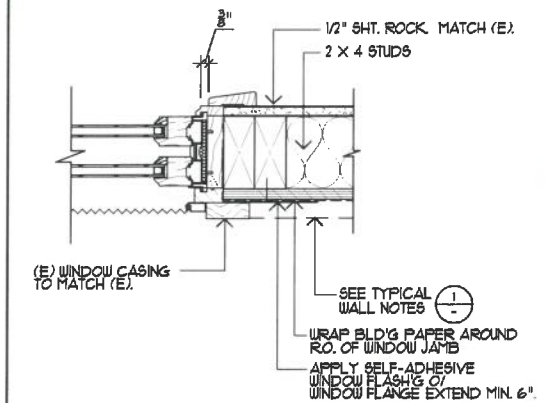
PLAN REVIEW APPROVAL
 04.06.2021
 CITY OF LOS ANGELES
 BUILDING DIVISION

DRAWN: DB/DVH
 SCALE: 1/4" = 1'-0"
 JOB NO. 201801
 DATE: 02/16/2011

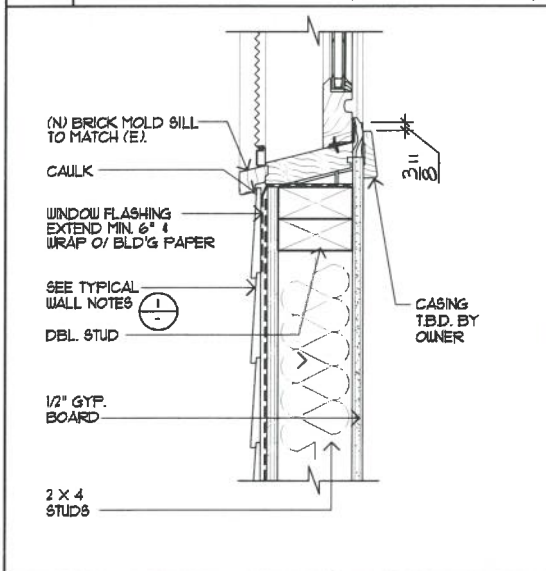
A3.1



1 EXT. WINDOW HEAD - DBL. HUNG
SCALE: 3" = 1'-0" (KOLBE WOOD)



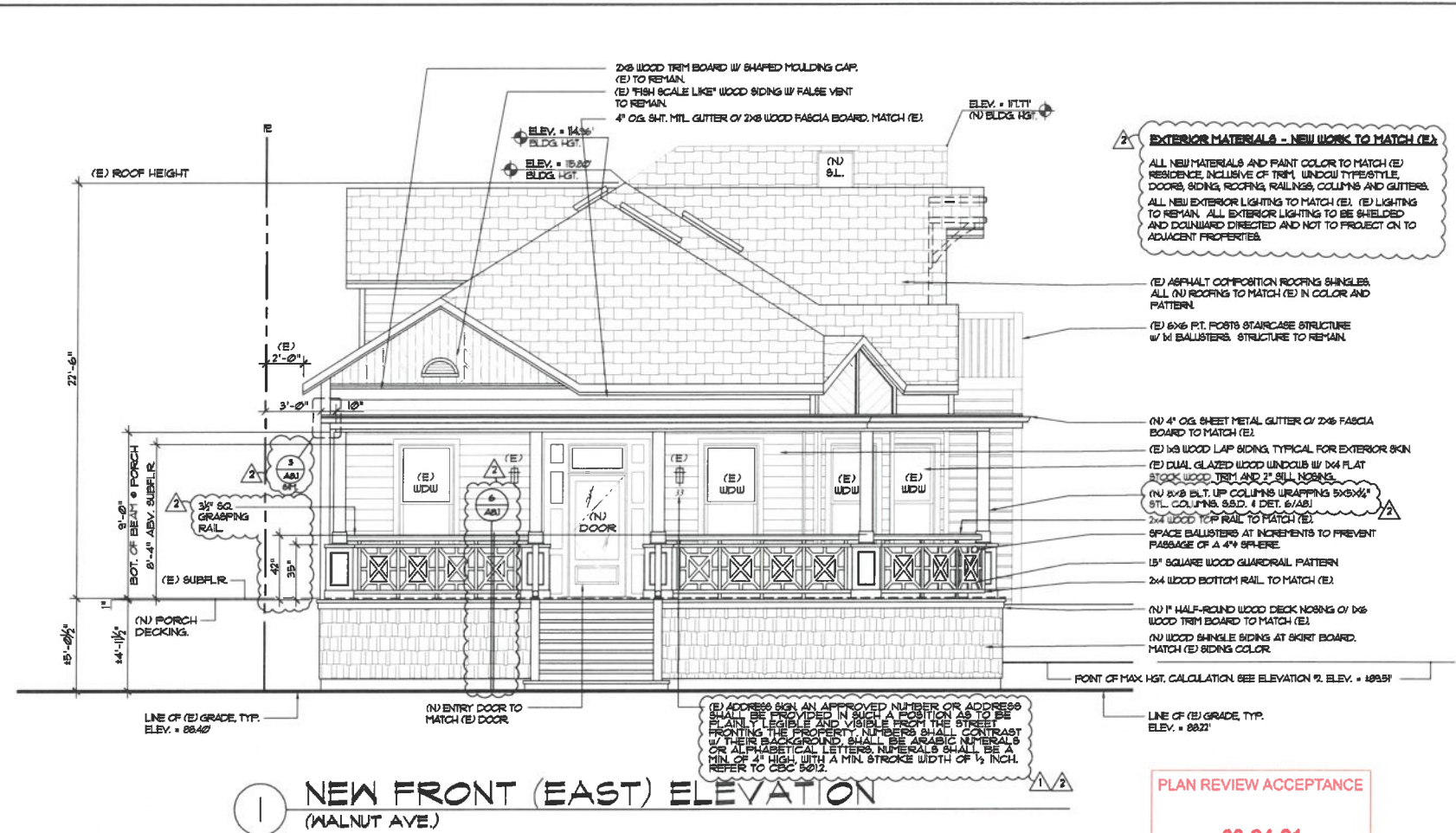
2 EXT. WINDOW JAMB - DBL. HUNG
SCALE: 3" = 1'-0" (KOLBE WOOD)



3 EXT. WINDOW SILL - DBL. HUNG
SCALE: 3" = 1'-0" (KOLBE WOOD)



EXISTING WINDOW PHOTO



1 NEW FRONT (EAST) ELEVATION
(WALNUT AVE.)



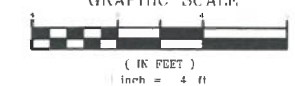
2 NEW RIGHT-SIDE (NORTH) ELEVATION
(REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)

EXTERIOR MATERIALS - NEW WORK TO MATCH (E)
ALL NEW MATERIALS AND PAINT COLOR TO MATCH (E) RESIDENCE, INCLUSIVE OF TRIM, WINDOW TYPE STYLE, DOORS, SIDING, ROOFING, BALLUSTERS, COLUMNS AND GUTTERS. ALL NEW EXTERIOR LIGHTING TO MATCH (E). (E) LIGHTING TO REMAIN. ALL EXTERIOR LIGHTING TO BE SHIELDED AND DOWNWARD DIRECTED AND NOT TO PROJECT ON TO ADJACENT PROPERTIES.

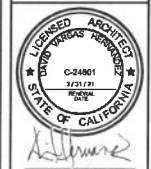
- (E) ASPHALT COMPOSITION ROOFING SHINGLES. ALL (N) ROOFING TO MATCH (E) IN COLOR AND PATTERN.
- (E) 6x6 FT. POSTS STAIRCASE STRUCTURE W/ W BALLUSTERS. STRUCTURE TO REMAIN.
- (N) 4\"/>

PLAN REVIEW ACCEPTANCE
03-24-21
Susan O'Brien

PLAN REVIEW APPROVAL
04.06.2021
TOWN OF LOS GATOS
BUILDING DIVISION
GRAPHIC SCALE



REVISIONS	BY
△ PLAN CHECK 07/23/2016	DB
△ PLAN CHECK 09/29/2017	DB
△	
△	
△	



HERITAGE ARCHITECTURE
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E-mail: dvhernandez@herarchitect.com

SIEGEL RESIDENCE REMODEL/ADDITION
33 WALNUT AVE. LOS GATOS, CA

DRAWN: DB/DVH
SCALE: 1/4" = 1'-0"
JOB NO. 2010.01
DATE: 02/26/2021

A4.4



3 NEW REAR (WEST) ELEVATION
 (WISSAHICKON AVE.) (REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)

PLAN REVIEW ACCEPTANCE
03-24-21
 Susan O'Brien



4 NEW LEFT-SIDE (SOUTH) ELEVATION
 (REFER TO FRONT ELEVATION FOR TYPICAL EXTERIOR MATERIALS)

PLAN REVIEW APPROVAL
03-24-21
 TOWN OF LOS GATOS
 BUILDING DIVISION
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 4 ft

REVISIONS	BY
△ PLAN CHECK 03/16/21	DB
△ PLAN CHECK 03/16/21	DB
△	
△	
△	



HERITAGE ARCHITECTURE
 DAVID V. HERNANDEZ, ARCHITECT
 P.O. BOX 8033, San Jose, California 95155
 C: (408) 772-3302 - VM: (408) 298-0998
 E-mail: davidhernandez@pacbell.net

SIEGEL RESIDENCE REMODEL/ADDITION
 33 WALNUT AVE. LOS GATOS, CA

DRAWN: DB/DVM
 SCALE: 1/4" = 1'-0"
 JOB NO. 2018.01
 DATE: 02/16/2021

A4.5

Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

Property: 33 Walnut Avenue

Subject: Request to Remove a Presumptive Historic Property (Pre-1941) from the Historic Inventory

Enclosed:

- 1) Historical accounting of changes made to the property since built
- 2) Diagrams showing what has already been permitted
- 3) Photos of what has already been built under the HPC approved permitting
- 4) Justification for removal of a pre-1941 property from the historic inventory

Resources consulted:

- Anne Bloomfield Survey
- Oral history account from long-established neighbor
- Prior permitted plans filed by Oveyssi detailing changes
- Prior HPC review documents
- Built environment - Historical artifacts remaining of the original roofing frame in attic

History of Property Since Built:

Unlike other lots in the neighborhood, 33 Walnut fronts onto two streets - Walnut and Wissahickon. This means that changes made to the rear of the Walnut-facing home are clearly visible from Wissahickon, and vice versa. There is no way to 'hide' exterior structural changes from viewing by either of these two streets.

Early Era:

33 Walnut started off as a small, one-bedroom cottage, not unlike the small one-bedroom homes to its neighboring immediate left and right, but since then has undergone successive waves of alterations and expansions by multiple owners over time, leaving to today resembling little of its original design. It was constructed around 1890 (exact date not definitively documented) in the Queen Anne style that was popular at that time, serving as a summer home for its first residents, Don and Joan Glod. There is some reference to a William and Maybelle Peed who appear to have purchased the cottage in the 1920's, and changing it before selling to the Montgomery family. This is likely when the fireplace was removed with the advent of electricity brought to Los Gatos.

The property was later sold to Rutherford and Eunice Montgomery in 1948 where it became their primary residence. Rutherford was an author of children's books and raised his family here before passing away in 1985. During the time that the Montgomery family lived here, extensive modifications were made to both the interior and exterior of the house to make it suitable to raise a growing family. On the exterior, the rear of the house was enlarged by adding a glassed-in rear porch along with further expanding the footprint by adding a room adjacent to the kitchen. Later, following his death in 1985, a second-story addition was built on top of the enclosed rear porch with exterior staircase extending into the rear of the yard, not visible from Walnut Avenue. This second story was significant in changing the roofline while adding mass, becoming the second significant modification to a family residence that began as a small, single-story, Queen Anne styled cottage.

Oveyssi Era:

Following the death of Eunice Montgomery in July 2006, the house was sold to Michael Oveyssi who devoted nearly two years on its third major modification further expanding the footprint and changing both the interior and exterior of the house. His intent was to expand and modernize the house before flipping it, but due to the 2008 housing market downturn, kept it as a rental property until selling it its current owner in

2016. It was during that extensive rebuild by Oveyssi that the entire interior of the house was gutted, the footprint further enlarged, and interior space reconfigured and restyled. This expansion included demolition of the rear porch before newly constructing roughly 500sf onto the back of the house, plus expanding the second-story living space. This second story expansion completely altered the roofline transforming it from the small shed dormer into a three-gabled profile that added high interior ceilings and enlarged living space. This expansion also entailed first demolishing the rear facing exterior staircase built by the Montgomery family and then building a new exterior staircase and landing onto the north-facing side of the house that offers views into neighboring properties to the North. This dramatically transformed skyline is prominent when viewed from Wissahickon and also from Walnut when approaching the house from either the South or North. During this time period, all windows were replaced with modern, dual-pane windows including the addition of arched windows that starkly deviated from the original Queen Anne cottage.

What originally began as a small one bedroom, one bath, approximately 889sf summer cottage has been transformed into a two-story 2620sf sprawling five-bedroom, four-bath family residence. The once-small summer cottage no longer remains. In addition, in 2008 Mr. Oveyssi demolished the historic tin-clad structure facing Wissahickon, replacing it with a modern-day, ranch-style two-car garage transforming the appearance of the property from that frontage street. The one area left untouched by all prior owners throughout its life was the wraparound front porch. Unfortunately, after decades of neglect exacerbated by damage inflicted by storms approaching from the east and southern exposures, the front porch was structurally compromised. Rotted decking, failing structural beams and weakened foundation created an unsafe condition. The stairs were replaced by 2x8 slats of rough lumber before the property was placed on the market by Oveyssi in 2016. The residence was then sold to the current owner in October 2016 in this compromised condition.

Present Era:

A once-upon-a-time, small, single-story Queen Anne cottage with small tin-clad horse shelter bears no resemblance to the existing lot now housing dual, two-story residential structures. The brew of demolitions, alterations, and additions over the past century was recently perpetuated with the complete demolition of the badly deteriorated front porch. The newly constructed porch differs in size, depth, roofline height and distinctive radius corner contributing to the improved structural integrity of the house. Concrete and steel have replaced old wood support structure. The porch changes, as approved by the HPC in 2019, retains a Queen Anne architectural style. But burdened with conforming to modern-day seismic and safety codes, it nonetheless is an abandonment of the historic materials, original construction methods, and low-slung railing design; that are among the tests for being designated historic. While the house already differed in every respect (shape and size and height) from the south, west, and north elevation views, it now differs from the east elevation view as well.

As part of that permitted renovation, engineering specified a structural reinforcement of the front (East facing) house wall. This required removal of the siding to attach tie-downs to foundation four feet below and to add vertical framing members to the thinly-built front wall frame. The town code disallows removing more than 25% of the front wall of a historic house, and while the wall itself was structurally reinforced, not removed (only the siding removed in order to reinforce the wall), the town staff interprets the language of the code to mean excluding even the removing of the siding. This runs contrary to the interpretation by the property owner, builder, and architect and resulted in the property owner being assessed a fine and the property assessed as a technical demolition of the entire house.

Carriage House – living space above detached garage:

Most recently, beginning in 2021, and continuing into early 2022, the two-car, single-story ranch-style garage, facing Wissahickon, has been transformed into a two-story structure that contains an 800SF residence over a three-car garage. While growing the housing stock (ADU) for Los Gatos, and providing EV

charging for three electric vehicles, the tall structure dominates the skyline from both Wissahickon and from the rear windows of the main residence. The newly-built structure is visible as well from Walnut Avenue given its mass and towering height, amplified by its high topological position on the lot. The roofline sits about thirty-seven feet above Walnut Avenue making it impossible to miss from any viewpoint. In summary, little about the property at 33 Walnut, when viewed from either Walnut or Wissahickon looks anything like the small summer cottage and accompanying tin-clad horse shelter that once stood.

Today's Request of the HPC:

Today, the request is before the HPC to remove the extensively altered residence from the historic inventory. It simply fails to meet the tests of being historically significant by state or local standards, and should therefore be removed from the historic inventory. With decades of successive changes to both the residence and the entire lot, nothing about the house actually meets the state or local tests for historical preservation.

The information provided below to the HPC clearly shows that the property does not meet the criteria of the state or local policies and regulations for designating a historic property. The information describes in detail that the property has not contributed to the cultural heritage of California, is not associated with an important person of history, has lost if any existed, significantly distinctive architectural characteristics through many alterations, demolitions and expansions, and does not yield important information for history.

Enclosed are diagrams, previously approved by HPC and permitted in 2021, that showed the pre-existing and permitted changes to the main residence. The front porch work has been largely completed, with a new concrete and steel foundation, flattened roof, and steel posts that provide structural integrity to both the porch and front wall of the house. Remaining for completion is adding the new porch decking, railing, and skirting.

Changing Character of Walnut Avenue:

Unlike streets in the Los Gatos Historic Districts, Walnut Avenue is an eclectic and rural street (no sidewalk improvements) sporting a mixture of architectural styles and ages, with the most recently built, in 2010, home located two lots to the north in a faux-craftsman style ranch home. To the immediate south is a small, single-story, single-bedroom Spanish-style house. Directly across the street at 32 Walnut Avenue is a 1900-built house previously removed from the historic inventory and now scheduled for demolition, to be replaced by a two-story residence of far greater mass and livable space. Walnut Avenue is not in a historic district. The residence at 33 Walnut Avenue, in its original form, would have more closely resembled these neighboring, small homes in size and scale.

Lot Layout Differs:

In addition, the layout of structures on the lot, which has an elongated shape of 50 feet wide and 160 feet deep, has undergone significant change. Where once stood a tin-fabricated horse shelter facing onto Wissahickon, now sits a two-story Carriage House with new residence sitting over a three-car garage. As a result, the site bears little resemblance or feel to when the main residence was built on the lot.

In summary, the changed layout of structures on the lot, the building mass-to-lot ratio, and the changed size, shape and mass of the original residence, together with the newly built, seismically sound front porch has collectively transformed the lot and dual residences into property that bears little resemblance to what was built around 1890. That cottage has disappeared under the successive waves of substantial changes made over the decades leaving nothing that the state of California would consider historic.

California Register of Historical Resources (CRHR)²

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, a prehistoric or historic-period 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;

The property at 33 Walnut Avenue, once a small, Queen Anne styled single-story cottage, is not associated with events that contributed to the broad patterns of local or regional history, nor the cultural heritage of California. Neither is it located in a historic district of town.

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

The subject property has no known historic relevance related to people or events. Prior owners were not prominent in the community nor in 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

The original, small summer cottage was designed in the Queen Anne style, accentuated most prominently by its shallow depth porch with low-slung roof and dangerously low railing height as the porch sits six feet above the surrounding grade. The cottage has evolved over the decades into a two-story residence that is nearly twice the size of the original with different proportions, massing, roofline, and a character-defining wraparound front porch that while built in the Queen Anne style appearance-wise, bears no historic relevance to the original porch due to state-mandated utilization of modern materials and construction methods. Demolitions in front and back, additions in front, back, and second-story plus major remodeling using modern materials makes the residence not distinctive of a historic type, period, region or method of construction. It does not represent the work of a master or possess high artistic value.

- 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 site is not near or part of a historic site and has been graded for construction and landscaping. It is unlikely to yield information important to the history or prehistory of the area. The building that stands today is mostly recent construction and cannot yield important information from history.

Finding: The property at 33 Walnut Avenue does not meet the criteria to be listed in the California Register of Historical Resources.

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.

Although the property at 33 Walnut Avenue is not found to be historically significant, a comparison to the original design and fabrication reveals the building to have been substantially altered and does not meet the criteria for retaining integrity.

Integrity:

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is something of a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of the aspects are most important to a particular property requires knowing why, where, and when the property is significant.

The following defines the seven aspects and how they combine to produce integrity. A rule of thumb is to consider whether the original owner would recognize the building and how it once functioned. There is no question that the original owner would fail to recognize the small cottage that he built over a century ago.

SEVEN ASPECTS OF INTEGRITY:

Location:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved or partly demolished.

The property is not located in a historic district.

Design:

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

The present design in form, space, structure and style differs from what was originally built in 1890. When viewed from all four elevations, the modifications don't resemble a small, single-story cottage nor its original style.

Setting:

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is

positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its surroundings. This is particularly important for districts.

Where once there was a small Queen Anne styled cottage and a tin-clad horse shelter on a wide-open lot spanning two streets, today there are two residential structures co-existing on that lot eliminating any sense of openness. Both structures are quite visible from Walnut Avenue and Wissahickon. These two, large massed buildings are a complete departure from the small cottage first built on the lot. Due to vastly higher topology of Wissahickon, the Carriage House looms large overshadowing the primary residence. When viewed from Walnut, the Carriage House is quite visible with its rooftop towering some 37 feet above the street grade of Walnut Avenue.

Materials:

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. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place. A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historical resource, not a re-creation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible.

While it would have been nice to have preserved the historic, original railing and lathed wooden posts on the front porch, modern building codes imposed by the state and local authorities pre-empted that option. Seismic and human safety factors trumped preservation of historical materials.

Workmanship:

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

The workmanship methods used to build the original front porch were dramatically different from modern building methods that must take into account seismic and other factors. These factors that shape modern building codes prevailed over reconstructing the porch based on original construction and design methods. Likewise, most of the construction methods and materials used throughout the many structural changes to the house differ from how homes were constructed in the late 1800's.

Feeling:

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century.

Due to changes in building mass, altered roofline, removal of historic elements including fireplace/chimney (before electricity was added), original windows and doors, complete reconfiguration and remodel of interior spaces, changed proportion of multiple physical structures to land, and the inability to reuse front porch historic materials due to safety and structural factors, there is little feeling elicited of a historic period in time. A five-bedroom, four-bath, two-story residence feels entirely different than a small cottage with open land behind it.

Association:

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.

There is no known association of the property with any historic event or person. The aspect of association cannot be applied because no event or person of importance is associated with the property.

CRHR SUMMARY:

The 1890-91 dated architecture, embodied in a small Queen Anne cottage, was remodeled and enlarged first in the 1920's by the Peed's, then again in the 1940/50's by the Montgomery's, again in 2007/8 by Michael Oveyssi, and finally again in 2021 by the present owner. Over this succession of changes, every aspect of the house has changed. Given the sweeping breadth of these successive waves of changes over the decades, little remains of any historic aspects of the original, small one-bedroom, one-bath cottage. The small neighboring one-bedroom house to the right, at 41 Walnut is a good reference point to grasp what the original house would have looked like, other than the front porch distinction.

The feeling of the lot as shaped by the views of the lot and beyond, from inside the residence, the proximity to another large, two-story structure that looms large above the original residence, creates a feeling far removed from a once-small cottage on a wide-open lot with unobstructed views of the surrounding mountains when first built.

Transforming a single-story small cottage into a larger footprint, two-story house caused a loss of integrity. After the 2007/8 remodeling and the additions to the original house, there was further loss of integrity. Of the seven aspects of integrity, not even the aspect of location is present given how dramatically altered the layout of structures on the lot is today. The design has changed, historic materials have been replaced with steel and other contemporary, structurally rigid materials and using construction methods needed to meet today's stringent building codes, the original workmanship is lost. The setting has changed from a once open setting to both Walnut and Wissahickon, to a setting of multiple buildings in close proximity where the once-cottage mountain views now look out onto a two-story second building that sits ten feet higher on the lot due in part to topology. The feeling of a small cottage has changed to one of a large massed, two-story house with altered front façade, albeit seismically sound.

Findings: The property does not meet the criteria for significance or integrity, is not a significant historical resource, and is not eligible for listing in the California Register of Historical Resources.

Town of Los Gatos:

The following Town of Los Gatos 2020 General Plan goals and policies relating to archaeological and historical resources are applicable to consider.

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.

The property was researched and then evaluated for cultural and architectural importance. Nothing of substance was discovered.

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

The research and evaluation show that the buildings on the property are not significant features in Los Gatos. In the immediate area, several of the earlier houses have been reconstructed to larger buildings in different architectural styles. These include homes on upper Pennsylvania Avenue, on Walnut Avenue, on Wissahickon, and on Ellenwood. The property location is not within a historic district.

Division 3. Historic Preservation and LHP or Landmark and Historic Preservation Overlay Zone
Sec. 29.80.215. Purposes.

It is hereby found that structures, sites, and areas of special character or special historical, architectural or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety, and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay and desuetude of such structures, sites and areas. The purpose of historic preservation is to promote the health, safety, and general welfare of the public through:

- (1) The protection, enhancement, perpetuation, and use of structures, sites, and areas that are reminders of past eras, events, and persons important in local, State, or National history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the Town and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.
- (2) The development and maintenance of appropriate settings and environment for such structures.
- (3) The enhancement of property values, the stabilization of neighborhood and areas of the Town, the increase of economic and financial benefits to the Town and its inhabitants, and the promotion of tourist trade and interest.
- (4) The enrichment of human life in its educational and cultural dimensions by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past.

The Town recognizes a historical resource as follows: any structure/site that is located within a 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.*

Finding: The Town has designated the historic districts of Almond Grove, Broadway, Los Gatos Commercial, Fairview Plaza and University/Edelen. All the historic districts are located in the

historic core area of Los Gatos. The subject property is not in a designated historic district. The main house has been extensively altered and enlarged, and does not exhibit special character; or special historical, architectural, or aesthetic interest; or value to the built environment of Los Gatos. The Carriage House building, landscaping, and second story expansion has been constructed since 2006 and are not contributing to nor preserving any historic value.

California Environmental Quality Act (CEQA)

In the historical resource section of CEQA, the concern is directed toward any project that may create an adverse change to any historical resource. CEQA Guidelines Appendix G indicates that a project may have a significant effect on the environment if it would:

1. Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5;
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5;
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature;
4. Disturb any human remains, including those interred outside of formal cemeteries; or
5. Conflict with a plan or policy adopted for the purpose of avoiding or mitigating an environmental effect.

A “substantial adverse change” to a historical resource is defined in Guidelines Section 15064.5(b) as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.” The significance of a historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;” or “demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources...” or “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.”

CEQA (Guidelines Section 15064.5), define the term “historical resources” to include the following:

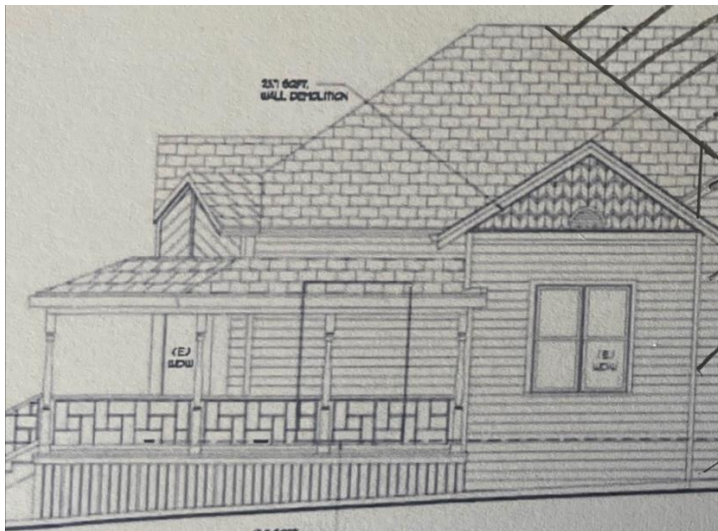
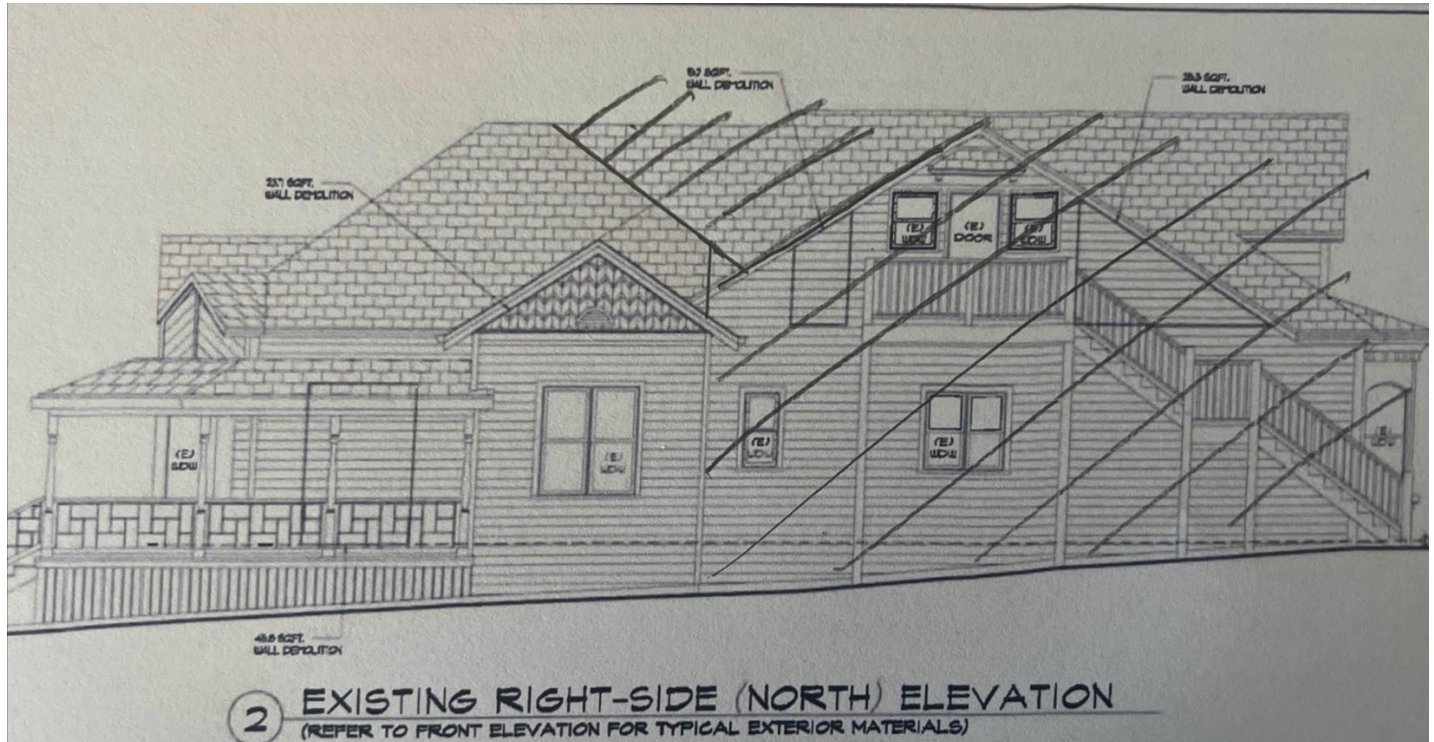
1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register (Public Resources Code §5024.1, Title 14 California Code of Regulations, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be a historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the

resource meets the criteria for listing in the California Register (Public Resources Code Section 5024.1, Title 14 California Code of Regulations, Section 4852)

CEQA Finding: The research and evaluation of the primary residence and Carriage House at 33 Walnut Avenue conclude that the property and buildings do not meet the criteria of the California Register of Historical Resources or the criteria of the Town of Los Gatos for designating a historical resource. For purposes of CEQA, the subject property is not a “Historical Resource” under the CEQA Guidelines.

Reference Materials:

1. **Drawings:** The following drawings shows precisely where the 1891-built cottage footprint was, based on the original roof-frame artifact that remains beneath the actual functioning rooftop. It clearly shows that the original footprint of the house was 889 sf of living space before the Peed and Montgomery families made their alterations which included removing the fireplace and building an additional room (behind the kitchen) onto the rear of the house. That added room extended the rear of the house back about fourteen feet before being further extended in 2007 by Oveyssi.



2. This photo shows the roof frame artifact remaining in the attic indicating precisely where the rear of the original house ended. This is hard evidence of the original structure not otherwise found in town records.



The following photos show some of the exterior changes that have been made over the course of several decades. Earlier changes such as the addition of a glassed-in rear porch and first version of the second story addition are not shown, but are available to see in older photos provided by town staff.

3. View of newly constructed front porch from Walnut Avenue:

While true to the Queen Anne style front porch architecture, the improvements in depth, height, and shape, together with the yet to be built new railing leaves no trace of the historic materials or construction methods..



4. View from Walnut Avenue of Carriage House:

This photo shows both the 2007 built exterior staircase and the newly built carriage house structures, both visible from Walnut Avenue.



5. East-facing View of 2021/22-built Carriage House from Rear of Main Residence:
No longer is there any view looking out onto Wissahickon from the original house.



6. Northwest view of gabled 2nd-story of 33 Walnut plus 2021/22-built Carriage House:
Visibility from Wissahickon the Walnut facing house clearly reveals an entirely different residence than the single-story house originally built with a wide-open view lot.



7. Northern Elevation View of 2007 massively altered second-story of 33 Walnut:
Clearly no longer a small 889 sf cottage.



8. Southwestern Elevation (from Wissahickon) view of three-gabled second-story addition:



9. Southern View of the First/Second-story 2007 Additions with High Extended Roofline:
The second-story roofline dominates the view from the neighboring lot on the southern elevation.



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