ORDINANCE 2165

ORDINANCE OF THE TOWN OF LOS GATOS AMENDING ORDINANCE NO. 1919 RELATING TO ZONE CHANGE NO. 86 (ALMOND GROVE HISTORIC DISTRICT)

The Town Council of the Town of Los Gatos does hereby ordain:

SECTION I

The district delineated on the attached map is hereby designated historically and culturally significant as the Almond Grove Historic District HD-80-1A.

SECTION II

The district is designated to be historically, architecturally, or aesthetically significant for the reasons listed below:

A. Property: Almond Grove District. Boundaries: Bean to the south, Glen Ridge Avenue to the west, to but not including the lots facing Saratoga Avenue to the north, and to but not including the lots facing North Santa Cruz Avenue to the east (see map Exhibit A)

B. Historic designation no.: HD-80-1A

C. Description of designation: District

D. Description of characteristics which justify the designation:

Historical: The Almond Grove addition was the first and largest subdivision after the incorporation of the Town of Los Gatos. Of approximately 40 acres, the historic tract was the last land, formerly an almond orchard as its name suggests, of 162½ acres bought in 1865 by John Mason from Edward Auzerais, an important landowner in Santa Clara County after whom Auzerais Street in San Jose and Auzerais Court in Los Gatos are named.

The purchasers and developers of Almond Grove were four very important figures to Los Gatos history and honored by street names still used in the area. They were Alphonse Eli Wilder, banker; Augustine Nicholson, capitalist; Magnus Tait, farmer and miner; and John "Bean, orchardist.

Many important contributors to the development of the Town lived in the Almond Grove area.L. E. Hamilton, secretary of the Odd Fellows and director of the 1889 Los Gatos Cemetery Association, built his own house at 139 Wilder (which is still owned and occupied by his daughter). In addition, he also did extensive carpentry work for Mrs. Winchester of the famous Winchester House in San Jose. The house at 115 Wilder was owned by Clarence Lyndon, nephew of town pioneer John Lyndon. E. N. Davis, head trustee (mayor) on the board of trustees, 1898-1902, lived at 131 Tait. The Magnus Tait home is 231 Tait. 129 Tait was the home of E. E. Place and birthplace of George Place, owner of Place Mortuary housed in the Coggeshall Mansion (a Town historic landmark now the site of the Chart House). 328 Bachman is the "Massol" house. Fenilen Massol. was Los Gatos mayor, 1894-97. 354 Bachman was the home of George McMurty, who as a youth helped haul stones to build Forbes Mill Annex and later became the first treasurer of incorporated Los Gatos, a post he held for over 40 years. 216 Glen Ridge was the home of W. H. B. Trantham, who in 1885 became the first owner of the Los Gatos News after its founder temporarily retired. Trantham owned the News (later the Mail-News) until 1976. The Mail-News remained in existence until 1953. 200 Glen Ridge was at one time the home of Raymond J. Fisher, educator, after who Fisher School is named. John Bean started a business right in Almond Grove that evolved into a local family dynasty's multi-national corporation, Food Machinery Corporation. Plagued by San Jose scale on his orchard trees, he developed an improved chemical spray pump, a significant development in an era of tremendous fruit growing in Santa Clara Valley. Bean gave his son-in-law, David C. Crummey, a share in the business. Historical evidence indicates that Crummey lived in the house on the corner of Bean and Santa Cruz Avenues, 212 Bean Avenue, until the business prospered and he built the elaborate mansion at 33 Glen Ridge Avenue. D. C.'s son, John Crummey, further improved the pump and expanded the

Almond Grove headquartered business. (In Horatio Algier tradition, he enterprisingly rode a bicycle up and down the Sacramento Valley and lined up enough orders to keep the company in business for years). Under Crummey, the Bean Spray Pump Company became F.M.C. (Still retaining a division entitled Bean Spray Pump Company). Under John Crummey's son-in-law, Paul Davies, F.M.C. became an international corporation, and a member of his family still serves on the board of directors.

CONTRIBUTORS TO DISTRICT

Street Address		Estimated Date of Construction
228	Almendra	1910s
230	Almendra	1910s
231	Almendra	1910s
237	Almendra	1880s
238	Almendra	1920s
242	Almendra	1910s
245	Almendra	1900s
253	Almendra	1920s
259	Almendra	1920s
302	Almendra	1900s
315	Almendra	1910s
316	Almendra	1910s
322	Almendra	1910s
211	Bachman	1860s
221	Bachman	1930s
222	Bachman	1900s
226	Bachman	1920s
228	Bachman	1920s
243	Bachman	1910s
244	Bachman	1940s
250	Bachman	1920s
251	Bachman	1930s
256	Bachman	1880s
300	Bachman	1930-40s
301	Bachman	1920-30s

Street Address	Estimated Date of Construction
303 Bachman	1930s
308 Bachman	No specific date
320 Bachman	1920s
327 Bachman	1940s
212 Bean	1890s
236 Bean	1900s
200 Glen Ridge	1910s
200 Glen Ridge	1910s
210 Glen Ridge	1920s
102 Massol	1880s
106 Massol	1870s
114 Massol	1880-90s
119 Massol	1870s
120 Massol	1930s
124 Massol	1930s
125 Massol	1860s
130 Massol	1860s
134 Massol	1920s
136 Massol	19th cent
144 Massol	1920s
155 Massol	1910s
156 Massol	1910s
210 Massol	1920s
218 Massol	1860s
220 Massol	19th cent
231 Massol	1930s
320 Massol	1910s
216 Nicholson	1910s
222 Nicholson	1920s
255 Nicholson	1920s
304 Nicholson	1940s
310 Nicholson	1860s-1940s
315 Nicholson	1920s
100 Tait	1890s
103 Tait	1900s
106 Tait	1890s
115 Tait	1890s
116 Tait	1860s
116 Tait	1920s
118 Tait	1890s

Street Address	Estimated Date of Construction
122 Tait	1890s
125 Tait	19th cent
128 Tait	1890s
131 Tait	1860s
136 Tait	1870s
142 Tait	1910s
145 Tait	1910s
146 Tait	1920s
150 Tait	1920s
202 Tait	1930s
203 Tait	19th cent
207 Tait	1900s
213 Tait	19th cent
215 Tait	19th cent
218 Tait	1880s
225 Tait	1910s
230 Tait	1880s
231 Tait	1860s
314 Tait	1920s
334 Tait	1920s
100 Wilder	1890s
101 Wilder	1890s
107 Wilder	1900s
113 Wilder	1900s
114 Wilder	1930s
115 Wilder	1910s
121 Wilder	1880s
123 Wilder	1910s
124 Wilder	1900s
127 Wilder	1920s
128 Wilder	1910s
131 Wilder	1930s
134 Wilder	1870s
138 Wilder	1920s
139 Wilder	1860-70s
147 Wilder	1890s
150 Wilder	1910s
153 Wilder	1870s
204 , Wilder	1900s
205 Wilder	1880s

~~Street Address~~	~~Estimated Date of Construction~~
~~208 Wilder~~	~~1900s~~
~~211 Wilder~~	~~1920s~~
~~212 Wilder~~	~~1860-70s~~
~~218 Wilder~~	~~1860-70s~~
~~221 Wilder~~	~~1920s~~
~~224 Wilder~~	~~1860-70s~~
~~225 Wilder~~	~~1910s~~

~~Source: Historic Inventory Survey conducted by Anne Bloomfield.~~

Architectural: The predominance of Victorian architecture, including informal wood frame cottages and impressive homes, intermixed with bungalow style cottages Colonial Revival and Mission Revival homes built somewhat later reflect the history and development of the district. Individual architectural distinction is not the important factor in an historic district but the neighborhood entity created. The Almond Grove area is unique in that of the 78 pre-1895 houses built here, 64 or about 82% still grace the streets. In addition, 22 houses built between 1895 and 1908, 31 houses built between 1908 and 1916 and another 30 houses built between 1917 and 1930 still exist. The 1989 earthquake significantly damaged two houses built prior to the 1.900's and one house built in the 1920's which were demolished. A total of 180 structures now line the streets within the boundaries of the district, 147 or 82% of those structures were built by 1930. The streetscapes remain basically unchanged, lending the district a special old-time feeling' that for many symbolize old Los Gatos and represents an important part of our Town's heritage.
Sources: Robert E. Lee, supported by Sanborn maps; Town of Los Gatos and Santa Clara County tax records; and History of Los Gatos by George Bruntz.

E. Listed below are Town features recommended for preservation. Review by the Historic Preservation Committee is required for any changes to these features.

1. Roads are concrete and should be repaired to maintain appearance as of the year 1976.
2. Date stamp in concrete sidewalks.

~~F. Nothing in this Ordinance is intended to be inconsistent with The Secretary of the Interior's Standards for Rehabilitation.~~

SECTION III

~~The intent and purpose of this section is to preserve and protect the Town of Los Gatos' historic heritage, neighborhoods, streetscapes, and districts.~~

~~A. Demolitions:~~

~~Demolition of any contributing structure is forbidden absent cataclysmic event, or upon determination by the deciding body that demolition (as defined by Town Code) is necessary for the proper restoration of the structure. In the event of demolition as a result of cataclysmic event, the structure shall be reconstructed to match the structure existing immediately prior to the cataclysmic event or a previous structure on that site.~~

~~B. Remodels or Additions:~~

~~1. Standards for review as required by Section 29.80.290 of the Town Code as follows:~~

~~a) Architectural Review: Modification of the existing style or overall design of a contributing structure in the district is prohibited. A non-contributing structure may be remodeled into the architectural style and design of a contributing structure in the district (See list of contributors in Section II and Section III, C. herein). New architectural features may be added to the protected exterior facade only upon a demonstration by the applicant proving consistency with the existing architectural style and design as determined by the deciding body. Any proposed new architectural features must be proven to demonstrate architectural excellence, as well as be~~

stylistically accurate and must clearly enhance the existing architectural style and design of the structure. Any uncertainty by the deciding body regarding the consistency, excellence or enhancement of the proposed new features to the existing structure must be resolved by the deciding body against the applicant.

b) Contributing Structures: The structures identified herein as contributors to the district have been determined to be historically, architecturally or culturally significant. Great care and scrutiny is required to properly remodel or add on to any of the contributing structures so that the structure's historic or architectural integrity is preserved and not destroyed or damaged in the remodeling or addition process. (See Section III, A. herein regarding demolitions). The following provisions are guidelines and requirements for the proper historic rehabilitation and alteration of a contributing structure.

c) Non-Contributing Structures: A non-contributing structure, if not rehabilitated into a contributing style or design as provided herein, should be remodeled or expanded consistent with its existing architectural style and design. Introduction of entirely new architectural styles (i.e. other than Victorian, Craftsman/Bungalow, MissionRevival/Mediterranean, Colonial Revival) is prohibited.

2. Restoration/Rehabilitation Guidelines

a) General Guidelines: All protected elements as described in Section III, B.2.(e) herein, of the existing exterior facade must be maintained. Any alteration of or addition to an existing structure shall incorporate and continue the same massing, size, scale, and architectural features and design on the new construction as is on the existing, and also

~~continue in a consistent manner the protected exterior elements. Original, existing, protected exterior elements shall be repaired and reused whenever possible. When an addition or remodel requires the use of newly constructed exterior elements, they must be identical in size, dimension, shape and location, and must use the same materials as the existing protected exterior elements (except as provided in Section III, B.2(e)).~~

~~b) Front yard setbacks: The prevalent front setback for existing houses is 15 feet. Front yard setbacks for new construction may be increased or decreased in accordance with the prevailing setback on the block (Reference Section 29.40.050 and 29.40.055 of the Town Code, note these sections only apply to front yards, not side, rear or side yards abutting streets).~~

~~c) Heights and proportions: Heights and proportions of additions and alterations shall be consistent with and continue the original architectural style and design. All exterior elements including, but not limited to, rooflines, porches, doorways, windows, trim and siding shall be consistent with and continue the original architectural style and design. New construction should maintain the existing scale and character through compatible design and attention to detail. The height and proportion of an addition or a second story shall not dominate the original structure.~~

~~d) Building Materials: Use of natural/original construction materials (e.g., real wood siding, rock, brick, shingles, plaster) matching and consistent with existing materials is required. Composite, synthetic, metal, vinyl, plastic or fabricated/imitation wood products, painted brick or imitation used brick are prohibited. New materials shall~~

identically match original materials in shape, size, dimension, texture and pattern. (Metal used as flashing, screening, gutters, and utility services and other traditional elements are acceptable). Upon a demonstration of hardship by the applicant, the decision making body may approve an acceptable alternative to the original building material if use of the original material is unfeasible due to unreasonable cost and commercial availability, or health and safety considerations.

e) Protected Exterior Elements: The protected exterior elements of a structure include all elements on the building's facades and roof; however, minor structural alterations (e.g., addition of windows, doors, skylights, porches or decks) not visible from the public right-of-way are exempted from the provisions of this ordinance. Except for those minor alternations not visible from the public right-of-way, the protected exterior elements are defined to include, but are not limited to, doors, windows, glass, porches, posts, railings, stairways, cupolas, gables, bay windows, widows walks, arbors, siding, chimneys, towers, turrets, trim, mouldings, corbels, plaster features, rock walls, picket fences, shingles, roof lines, eaves and overhangs, colors, gingerbread, shingle siding, tiles, wrought iron and other decorative materials. Other exterior elements of a particular building may be protected as determined by the deciding body. Consistent with these requirements, further specifications regarding particular protected elements is provided as follows:

(1) Doors: Original doors should be retained and restored. New replacement doors, except for Mission Revival/Mediterranean style structures, should not be flush, but of raised or flat panel

~~design. Front doors generally should be painted not stained (not applicable to Mission Revival/ Mediterranean style structures). Screened doors shall be real wood framed of simple design unless patterns can be shown to fit the existing style. Glass or windows in doors shall meet all requirements immediately following.~~

~~(2) Windows and Glass: Original windows, glass and window decorations shall be retained and restored. It is recommended that only the deteriorated portions of the windows shall be replaced rather than the entire window. New or replacement windows shall be wood-sashed and mutined if applicable. Sills, lintels, frames, sashes, mutins, and all decorations shall be identically replaced. All elements of new windows shall be identical in size, shape, proportion, and dimensions as original windows of the building, or consistent with traditional sizes, proportions and dimensions of buildings of the same architectural style, design and era. Windows must be constructed of real glass and window frames must be constructed of real wood, not vinyl, metal or plastic. All lites (panes of glass) shall be true divided lite, not artificial or snap-in grids. New arched, angled, octagonal and stained glass windows are discouraged. Large expanses of blank exterior walls without windows are discouraged.~~

~~(3) BU Windows: Size, shape, proportion, dimension, type of foundation, and roof material and style of bay windows, whether restored or of new construction, must be identical to the original or existing bay windows of the structure. New~~

~~windows may be added to the building in locations where no bay windows previously existed; however, such new bay windows must be identical and replicate the style, design, size, shape and proportion, type of foundation and roof of other bay windows existing on structure; or in the alternative, any said new bay windows must be built in the same size, shape, dimension, proportions, material and type of foundation and roof established by original Victorian structures of the same design and style. New bay windows are permitted only when the applicant proves to the deciding body that said bay window is consistent with existing style, design and character of the contributing structure.~~

~~(4) Chimneys: Wood framed chimneys are prohibited unless their exteriors are covered with brick or river rock veneers; stucco Mission Revival or Mediterranean style houses may have stucco covered chimneys. Painted metal stove pipe projections of less than four feet are permitted in less visible locations of the structure. The size, shape, dimensions, design and patterns of new and reconstructed chimneys must match those features of existing structure. Chimneys shall not be cantilevered and shall be narrower at the top than at its base.~~

~~(5) Porches: Existing front porches, railings, posts, corbels, roof coverings, ceilings, floors, steps, mouldings, trim, gingerbread, and other decorative features must be retained and restored using original materials, or identical material of same size, shape, proportion, pattern and in same locations. Construction of new porches must consist of materials of~~

~~same size, shape, dimension and pattern as contributing structures of similar style and design in district and be in appropriate locations on structure. New concrete or masonry porch floors are prohibited except on Mission Revival and Mediterranean style houses. Minor alternations of existing porches are permitted only when the applicant proves to the deciding body that said alteration is consistent with the existing style, design and character of the contributing structure.~~

~~(6) Roofs, Gables, Eaves and Overhangs: Roofs shall maintain their original size, shape and pitch. Any changes in roof area, roof line, roof coverings, and eave depth and materials shall be consistent with the existing structure. In general, original gables shall be retained. New gables may be added only where consistent with the existing style and design and approved by the deciding body. In general, gable ends should be symmetrical. Eaves and fascias are to be constructed of wood. Roof coverings of fireproof composition materials and dark colors in a heavy profile are acceptable where they are made to resemble wood, if they are compatible with the architectural style of the building. Mission Revival or Mediterranean style structures shall have tile roofs of a color, texture, thickness and shape to look like the original clay roof tile. Plastic and modern style tiles are prohibited.~~

~~(7) Siding: Siding materials and placement on structure shall be appropriate to the existing style and design. All existing siding is to be restored and retained whenever possible.~~

a. Wood siding (Victorian/Craftsman/Colonial Revival: Siding must be real wood and not a composite, synthetic or fabricated wood product. Metal and vinyl siding products are prohibited. New siding must identically match existing in size, depth, width, pattern, and must match the existing cut or bevel in siding in angle, slope, type width and depth of cut, if any. Old deteriorated shingles may be replaced, however, new shingles must match existing shingles in size, shape, dimension and pattern. Siding material must run from the foundation to the roof, unless existing pattern of house varies, in which case it must match pattern.

b. Stucco Siding, (Mission Revival Mediterranean/ Colonial Revival/ Craftsman): Stucco and stucco pattern must be retained and duplicated to identically match existing. The stucco should be sand textured, finished and colored to match existing, or to match other contributing structures of the same style in the District.

(8) Fences/Walls: All existing picket and ornate wire fences, rock walls and front yard concrete walls shall be repaired and retained. Replacement or newly constructed fences or walls shall match those existing on the property, or shall match those of other contributing properties on that block. Introduction of new rock wall patterns or new types of rocks or veneers in walls, not already existing in the district, is

prohibited. Mortar should also match existing in color, texture, joint width and profile. New fencing shall be of open design, shall be constructed of wood, ornate wire (does not include chain link) or wrought iron and shall be consistent with those existing in the district. Covered gateways are permitted. Side and rear yard fencing shall be of traditional construction and materials and shall be consistent with prevalent fencing in the district.

(9) Decorative Trim Mouldings, Gingerbread: All existing to be repaired and retained. Replacement must match existing in materials, size, shape, dimension, location and pattern. Addition of new trim, moulding, gingerbread, etc., on new construction must be located and continued in the existing pattern around the exterior of the structure so as to maintain consistency with the original style and design. Excessive or inappropriate use of gingerbread or other decorative materials is prohibited. Addition of new trim, moulding, gingerbread, etc. on areas where not previously existing is discouraged.

(10) Colors: For Victorians, traditional 3 or 4 color paintings patterns are encouraged. For Craftsman, traditional colors are encouraged. For Mission Revival/ Mediterranean, the traditional use of earthtones and red-hued roofing materials is required.

(11) Garages: Style, roof pitch, proportions, and overall design of the garage (or carriage house, etc.), as well as building materials and architectural details shall be consistent with

those of the era of the house. Exterior features of garages which are more modern of contemporary than the style of the house for which the garage is being built are discouraged. This includes features such as aluminum or roll up doors, aluminum frame windows, etc. This restriction applies only to features visible from a public right-of-way. Garages should be detached (may be attached by a breezeway) and set back behind the front facade of the house.

f) Interior Features: Only in cases where the owner desires to take advantage of the 1976 Tax Reform Act, the owner must retain original material, architectural features, hardware, original paint colors, plaster, wallpaper, etc., wherever possible. Repair and restore original materials wherever possible or replace with identical, replicated materials. Further information regarding consistency with interior remodels is available upon request.

C. Construction of New Structure or Redesign or Remodel of Non-Contributing Structure into a Contributing Style:

1. Entirely New Structure: Construction of a new structure must be built in the style and design of contributing structures in the district. Exact duplication is neither required or encouraged. Strict adherence to achieving consistency with a traditional, recognized architectural style and design of a contributing structure in the district is required. New Victorian, Mission Revival/ Mediterranean, Colonial Revival and Craftsman style structures must accurately replicate the traditional style, design and integrity of those contributing structures in the district. All doubts or insufficiencies regarding an applicant's proposal regarding the consistency of a proposed new structure, style and design with that of a contributing structure in the district are to be resolved against the application by the deciding body.

2. Remodel Non-contributor into Contributing Style and Design: An owner who wishes to remodel a non-contributing structure into the style and design of a contributing structure in the district may do so. However, the same requirement of Section III, C.I. herein, must be adhered to by the applicant.

3. Standards for Review:

a) Intent and Purpose:

The intent and purpose of this section is to protect Los Gatos' historic heritage, neighborhoods, streetscapes, and districts. Great care and scrutiny is required to properly build or remodel a structure so that it becomes an asset to a historic district. Approvals for applications under this section shall be granted only where these guidelines have been met.

b) Acceptable Architectural Styles and Designs: In general, Victorian, Craftsman/Bungalow, Colonial Revival, and Mission Revival/ Mediterranean styles are the contributors to this historic district. An applicant must produce photographs, counts, and documentation of the location of existing structures of that style in the district or reference materials indicating consistency with contributing styles in the district. All exterior elements subject to review shall be consistent with the proposed style.

4. New Construction /Remodeling into Contributing Style and Design - Construction Guidelines:

a) Front yard setbacks: The prevalent front setback for existing houses is 15 feet. Front yard setbacks for new construction may be increased or decreased in accordance with the prevailing setback on the block (Reference Section 29.40.050 and 29.40.055 of the Town Code these sections only apply to front yards, not side, rear or side yards abutting streets). The front façade shall be parallel to the street.

b) Heights and proportions: Heights and proportions of altered or new structures shall be consistent with those of contributing structures of the same style in the district. They should not be significantly taller, more massive, or in greatly different proportions from other contributing structures of the same style in the district.

c) Required Building Materials: Use of natural construction materials (e.g. real wood siding, stucco, rock, brick, wood shingles, plaster) is required. Composite, synthetic, metal, vinyl, plastic or fabricated /imitation wood products, painted brick or imitation used brick are prohibited. Materials used shall be the same as those used in existing contributing buildings of the same style in the District (except that masonry or stone veneers on chimneys are acceptable). Upon a demonstration of hardship by the applicant, the decision making body may approve an acceptable alternative to the original building material, if use of the original material is unfeasible due to unreasonable cost and commercial availability, or health and safety considerations.

d) Exterior Elements Subject to Review: To be reviewed are: all elements on the building's facades and roof, including but not limited to, doors, windows, glass, porches, posts, railings, stairways, cupolas, gables, bay windows, widows walks, arbors, siding, chimneys, towers, turrets, trim, mouldings, corbels, plaster features, rock walls, picket fences, shingles, roof lines, eaves and overhangs, colors, gingerbread, shingle siding, tiles wrought iron and other decorative materials. Other exterior elements of a particular building may be protected as determined by the deciding body. Consistent with these requirements, further specifications regarding particular protected elements is provided as follows:

(1) Doors: Doors should not be flush but of raised or flat panel design and painted, rather than stained, except for Mission Revival/ Mediterranean style structures. Screened doors shall be real wood framed of simple design unless patterns can be shown to fit the existing style. Glass or windows in doors shall meet all requirements immediately following.

(2) Windows/Glass: New or replacement windows shall be wood sashed and, if mutins are appropriate, wood mutined. All elements of new or replacement windows shall be consistent with the traditional sizes and proportions of those in buildings of the same architectural style in the District (e.g. the long, narrow windows of Victorian architecture). Victorian style structures shall have windows constructed in the proportion and dimensions matching original Victorians. Vinyl, aluminum or other types of window frames are prohibited. All lites (panes of glass) shall be individual lites, not artificial or snap-in grids. Arched windows are discouraged in Victorian styles. Octagonal windows are discouraged in Victorian; Craftsman/Bungalow, and Mediterranean/Mission Revival styles.

(3) Bay Windows: Size, shape, proportion, scale, materials, type of foundation or support, type of decorative elements, and style of new bay windows must replicate those in existing contributing structures of the same architectural style in the District. In general, bay windows are only appropriate to Victorian styles. Victorian style structures shall have windows constructed in the proportion and dimensions matching original Victorians.

(4) Chimneys: Chimneys of Victorian, Mission Revival/ Mediterranean, Colonial Revival or Craftsman/Bungalow styles shall be of reinforced masonry or stone, or wood frame with brick or stone/rock veneer and be smaller at the top than at the bottom. Chimneys on Mission Revival/Mediterranean buildings may also be of a stucco to match the exterior of the building.

(5) Porches: New porches must be of the same materials, relative size, shape, dimension, and having the same type of decorative elements as those of contributing structures of the same style in the district. New concrete or masonry porch floors and steps are prohibited on Victorian or Craftsman/Bungalow style houses and discouraged for Colonial Revival style houses.

(6) Roof Lines, Gables, Eaves and Overhangs: For Victorian, Colonial Revival, and Craftsman/Bungalow style structures, fire retardant wood shingles are the preferred material; fireproof composition materials are acceptable in dark colors and with a heavy profile, especially those which resemble wood. Mission Revival/Mediterranean style structures shall have tile roofs of a color, texture, shape, and thickness to look like traditional tiles. Plastic and modern style tiles are prohibited.

(7) Siding: Siding on Victorian or Craftsman/Bungalow style structures must match those of a contributing structure of the same style in the District in size, depth, width, material, pattern, cut or bevel, angle, slope, type, and width or depth of cut, if any.

(a) Wood siding (Victorian/Craftsman /Colonial Revival: All wood siding material shall be real wood and not a composite or fabricated wood product. Shingles must also be of a size, shape, dimension, and pattern to be consistent with singles of one or more contributing building of the same style in the District. Siding materials must run from the foundation to the roof unless the applicant can cite other contributing houses of the same style in the District on which the siding pattern varies in the manner proposed.

(b) Stucco Siding (Mission Revival/Mediterranean/ Colonial Revival/ Craftsman): Stucco pattern, color, finish and texture should closely resemble that on other houses of the same style in the District.

(8) Picket Fences/Rock Walls/Arbors: Picket fences/rock walls/arbors shall match or be very similar to those on a contributing building of the same style in the District. Excessive or inappropriate use of "gingerbread" or other decorative elements is prohibited. New fencing shall be of open design, shall be constructed of wood, ornate wire (does not include chain link) or wrought iron and shall be consistent with those existing in the district. Covered gateways are permitted. Side and rear yard fencing shall be traditional construction and materials and shall be consistent with prevalent fencing in the district.

(9) Decorative Trim/Mouldings/Gingerbreads: Excessive or inappropriate use of gingerbread or other decorated elements is prohibited. Size, shape, dimension and location of these decorative materials shall be consistent with that on other contributing structures of same style and design in the district.

(10) Colors: For Victorians, traditional 3 or 4 color paintings patterns are encouraged. For Craftsman, traditional colors are encouraged. For Mission Revival/ Mediterranean, the traditional use of earthtones and red-hued roofing materials is required.

(11) Garages: Style, roof pitch, proportions, and overall design of the garage (or carriage house, etc.), as well as building materials and architectural details shall be consistent with those of the era of the house. Exterior features of garages which are more modern or contemporary than the style of the house for which the garage is being built are discouraged. This includes features such as aluminum or roll up doors, aluminum frame windows, etc. This restriction applies only to features visible from a public right-of-way. Garages should be detached (may be attached by a breezeway) and set back behind the front facade of the house.

D. All structures (including accessory buildings) included in the district are regulated by this ordinance and subject to all of the provisions of Article VIII, Division 3 of the Town Code. However, the permit requirements of Section 29.80.260 of the Town Code only apply to work which is considered a material change. A material change is any exterior alteration for which a building permit is required and which will affect the protected exterior elements as defined in Section II, B.2.(e) herein. This does not include painting and ordinary maintenance which do not require a permit.

~~SECTION IV~~

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on October 6, 2008, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on October 20, 2008. This ordinance takes effect 30 days after it is adopted.

COUNCIL MEMBERS:

AYES: Steve Glickman, Diane McNutt, Joe Pirzynski, Mike Wasserman, and Mayor Barbara Spector

NAYS:

ABSENT:

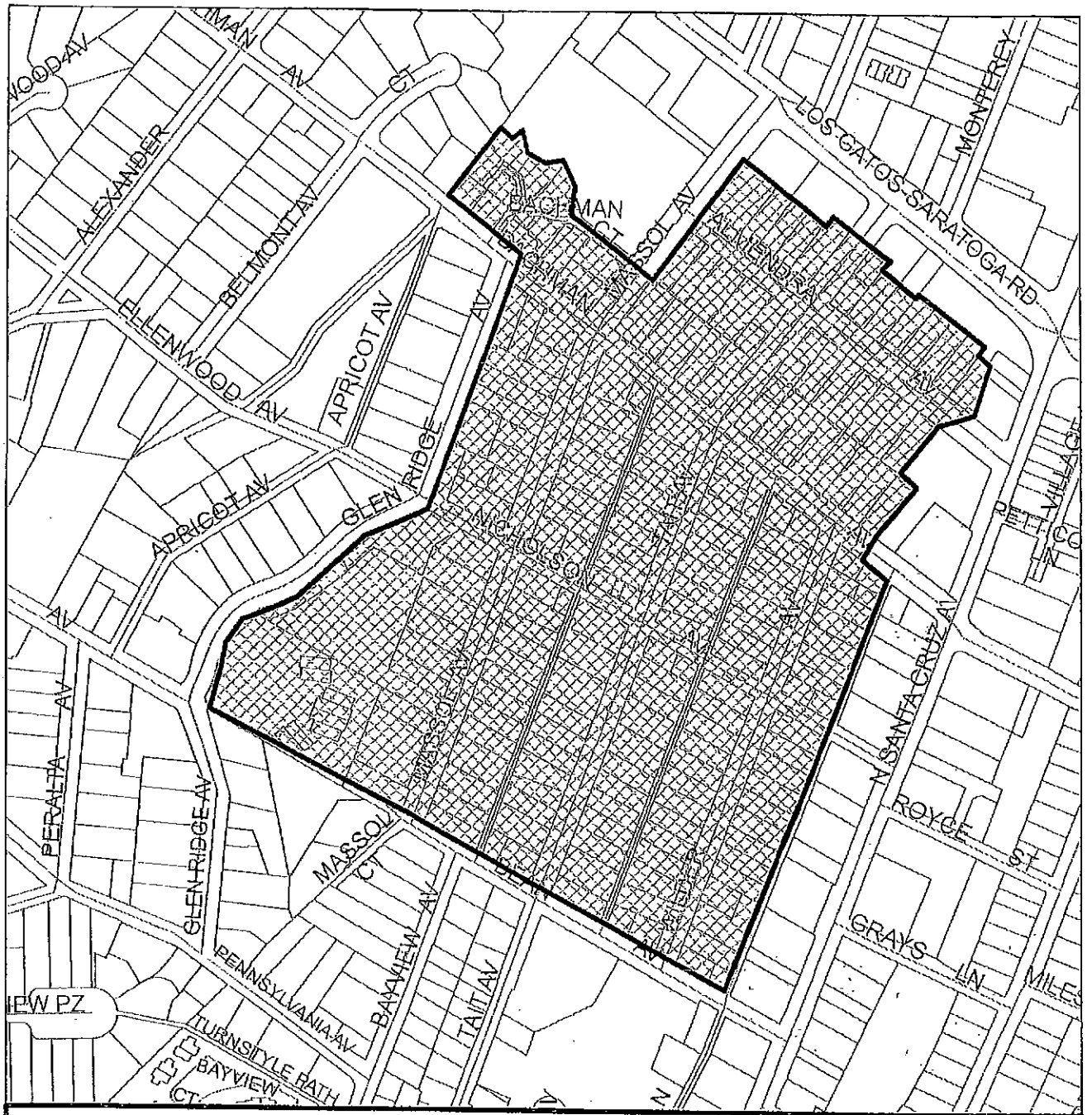
ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA



TOWN OF LOS GATOS

Almond Grove Historic District Boundaries

As Established by Ordinance 1463 on April 7, 1980

N

EXHIBIT A