



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 3/26/2024

ITEM NO: 5

DATE: March 21 , 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:20. **Located at 16401 Englewood Avenue.** APN 532-05-010. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-002. Property Owner/Applicant: Christine Garwood. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:20 located at 16401 Englewood Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1939 per County Assessor
2. Town of Los Gatos Historic Status Code: N/A
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

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1939. The property is not included in the 1990 Anne Bloomfield Survey or Sanborn Fire Insurance Maps. The Town does not have records for the subject property as it was annexed into the Town in 2019.

PREPARED BY: Ryan Safty
Associate Planner

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The applicant has provided a letter justifying the requested removal (Attachment 1), historic aerial imagery of the property (Attachment 2), Santa Clara County Residential Unit Property Record (Attachment 3), project plans from 2012 showing a remodel and new second-story addition (Attachment 4), and pictures of the current residence (Attachment 5). Based on the research provided, the applicant believes that the required findings for removal from the Historic Resources Inventory can be made for this property as the residence is not in its original condition and there is nothing noted about the property that is significant to the Town's history.

The aerial images in Attachment 2 show that the subject property was undeveloped in August of 1939, and it appears that a structure is shown on the subject property in May of 1948.

The Santa Clara County Residential Unit Property Record in Attachment 3 is from 1974, which was the oldest record available. As noted in the Applicant's letter (Attachment 1), the 1974 record was conducted after a 1973 remodel which included an enlarged garage and addition of two bedrooms and a bathroom. An image of the front of the house from 1974 is included in this report.

The property was sold to the current owners in 2011. In 2012, the owners obtained permits for a full remodel, second-story addition, and new covered porch with the County (Attachment 4). The approved elevations, as well as the current property pictures in Attachment 5, show a substantially different house than what existed in the 1974 Santa Clara County Residential Unit Property Record.

CONCLUSION:

Should the Committee find that the structure no longer has historic significance or architectural merit due to the loss of integrity, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations 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.

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

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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. Request for Review Letter
2. Historic Aerials
3. Santa Clara County Residential Unit Property Record
4. 2012 Approved Plans
5. Property Pictures

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