



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

MEETING DATE: 01/28/2026

ITEM NO: 2

DATE: January 23, 2026

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-1:10. **Located at 8 Central Court.** APN 529-35-034. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-26-001. Property Owner: William Holt and Elizabeth LaSorsa. Applicant: Joel Stieber. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:10 located at 8 Central Court.

PROPERTY DETAILS:

1. Date primary structure was built: 1906 per County Assessor
2. Bloomfield Preliminary Rating: "+" – historic and intact or worthy of special note
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 applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory. The property is currently addressed as 8 Central Court but was addressed as 9 Central Court in the past. The Santa Clara County Assessor's Database lists a construction date of 1906. The 1990 Anne Bloomfield Survey estimates the construction date as 1910s and provides a preliminary rating of "historic and intact or worthy of special note" (Attachment 1). The property is not within the coverage of the Sanborn Fire Insurance Maps.

PREPARED BY: Sean Mullin, AICP
Planning Manager

Town records for the property include a 2017 reroof permit and records of the August 6, 1992, Historic Preservation Committee discussion of the possibility of demolishing the residence at the request of a perspective buyer (Attachment 2). The Committee concluded at the time that the residence should be saved.

DISCUSSION:

The applicant provided a Letter of Justification with their submittal, which includes a request to remove the residence from the inventory and information on the history of the residence (Attachment 3). The applicant's letter indicates that the residence no longer retains sufficient historical, architectural, or structural integrity. Additionally, the applicant indicates that the integrity of setting, design, and structure have been significantly diminished due to loss of outbuildings, façade changes, and structural instability. The letter outlines the following changes to the residence:

- Construction of new cement walls, gates, and concrete steps at the front entry.
- Siding and exterior trim replacement inconsistent with original materials.
- Additions constructed directly on soil without a foundation that now obscure much of the original front façade and are in severe disrepair.

Additional materials provided by the applicant include a foundation inspection report, a home inspection report, and a termite inspection report (Attachments 4, 5, and 6). The inspection reports detail deficiencies with the residence related to its foundation, structural integrity, water damage, and termites.

CONCLUSION:

Should the Committee find that the findings for removal can be made, a recommendation of approval would be forwarded to the Community Development Director. Once approved by the Director, the property would be removed from the inventory and any proposed alterations or redevelopment of the property 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:

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

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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. Town Records
3. Letter of Justification
4. Foundation Inspection Report
5. Home Inspection Report
6. Termite Inspection Report
7. Plot Map Oak Hill Subdivision

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