

Historic Preservation Committee – Request for Review

Property: 8 Central Avenue (formerly 18 Grove Street), Los Gatos, CA

Owners/Applicants: William Holt and Elizabeth LaSorsa

Date: 11/17/2025

Town of Los Gatos – Historic Preservation Committee

110 E. Main Street

Los Gatos, CA 95030

Subject: Request to Remove 8 Central Avenue from the Town's Historic Inventory

Dear Members of the Historic Preservation Committee,

We respectfully submit this request to remove 8 Central Avenue from the Town's Historic Inventory. Extensive research, documentation, and professional evaluations show that this residence no longer retains sufficient historical, architectural, or structural integrity to warrant continued inclusion.

1. Loss of Historical Integrity Through Parcel Subdivision

At one time, 8 Central Avenue, 5 Central Court, and 10 Grove Street were part of a single larger parcel that included barns and storage outbuildings. These were demolished in 1966 and 1993, and the parcels were subsequently subdivided and redeveloped. This subdivision destroyed the contextual setting that once gave the property historical cohesion. With the loss of the accessory buildings and original lot configuration, 8 Central no longer conveys the scale, use, or sense of place of the original property.

2. Absence of Historical or Personal Significance

No evidence could be found that the home, its builder, or its occupants were associated with events or persons significant to Los Gatos history. The original owner, Andrew L. Erickson, operated an automotive shop in town, but there is no record of any notable contribution connected specifically to this residence. No documentation indicates civic, architectural, or cultural significance to the Town of Los Gatos.

3. Substantial Exterior Alterations and Site Changes

Multiple additions and hardscape modifications have permanently altered the original façade and setting of the home. Recent and past changes include:

- Construction of new cement walls, gates, and concrete steps at the front entry.
- Re-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.

These changes have fundamentally changed the home's appearance and architectural authenticity. The main façade is no longer visible or safely accessible from the street, eliminating any public visual contribution to the town's historic character. The manner in which the property was subdivided left no allowance for a driveway and the original garage location was split across three parcels.

4. Structural and Safety Deficiencies

Engineering and contractor evaluations indicate the home is built on a mudsill and lacks a continuous perimeter foundation. The structure leans toward Grove Street due to settling. The estimated cost of stabilization and repair exceeds two hundred thousand dollars, representing extensive reconstruction rather than restoration.

The framing is simple nail-attached stud construction with cedar shingles—materials and methods still common today and not of historical or architectural rarity. The current owners are retired and do not have the financial means or access to financing for such major restoration, making theoretical preservation economically infeasible.

5. Failure to Meet the Town's Findings for Historic Merit

Per the Town's criteria, to remain on the Historic Inventory a structure must retain historic integrity and demonstrate architectural or historical significance. Based on the above:

- The structure is not associated with significant events or persons.
- Distinctive characteristics of type, period, or method of construction have been compromised by subdivision and alteration.
- The integrity of setting, design, and structure has been significantly diminished due to loss of outbuildings, façade changes, and structural instability.

As a result, the property no longer conveys potential historic or architectural significance as originally intended.

6. Conclusion

Considering the cumulative loss of setting, extensive physical alteration, severe structural damage, and lack of documented historical association, 8 Central Avenue no longer satisfies the criteria for historic inclusion. We respectfully request that the Historic Preservation Committee approve this application to remove the property from the Town's Historic Inventory so that necessary repairs and site improvements can proceed without undue

restriction.

Thank you for your time and thoughtful consideration. Supporting documentation and inspection reports will be provided with this request.

Sincerely,



William Holt and Elizabeth LaSorsa
Owners, 8 Central Court, Los Gatos, CA

Attachments: 6 Photos of the House at 8 Central Court



Original front, facing 18 Grove Street (north side of house)



Current street view facing Central Court (south side of house)



Northeast Corner looking South



Southwest Corner looking East (house is on the left, outbuilding constructed in 2000 on the right)



West side of house looking East

Northwest Corner looking East (added in the 1950s, no foundation)