

Planning Department
Community Development Department
Town of Los Gatos
110 E. Main St. Los Gatos, CA 95030
Attn: Suray Nathan – Planner/Project Coordinator

08.24.2026

**Re: 226 Caldwell Ave.
Addition to an existing Single Family Home**

Dear Planning Commission,

In light of the Historic Preservation Committee's decision on 05.27.2026 meeting, we would like the Planning Commission to review our findings and allow the Mehta-Shah family to improve and expand their residence, pursuant to the Town of Los Gatos Residential Design Guidelines.

This Letter of Justification and attached historic report are submitted in support of our request to appeal the PHC decision.

Building History

Pre 1923 The 9.5-acre property was originally part of the Rancho Rinconada de los Gatos, later owned by John E. Daves and then Mrs. S. B. Williams. It was acquired by the Follett family before selling to developer Charles H. Caldwell.

Subdivision & Development (1923–1928) Caldwell sold the sub-divided lots in 1928 to Alexander and Jennie Dalziel, who built the house at 389 San Jose Avenue — a 1,288 sq ft, stucco-clad, hipped-roof home with a 340 sq ft garage.

Mid-Century Ownership (1947–1977) After Alexander Dalziel's death in 1947, property was sold in 1948 to the Linehans, and resold to Alice & Douglas Wilson. Alice later added her sister Leona Kramer to the deed. After both sisters died in 1970, their niece Virginia McBride inherited the property.

Recent Owners (1977–present)

- Seb Hamamjian (1977–1993) — later co-founded the Museum of Craft and Design in SF
- John & Marianne Trotter (1993–1997) — **first major renovations: kitchen remodel and master bedroom addition in rear**
- Kevin & Anne Parker (1997–2003) — **replaced the original wood shingle roof**

EXHIBIT 7

DesignRituals

- Pauline Berkowitz (2003–2006)
- William & Cathy Davis (2006–2017) — bathroom remodel
- Jignesh Mehta & Hetal Shah (2017–present) — seismic retrofit in 2021

Proposed Addition & Alteration

The Mehta-Shah family is growing and there is a need to improve the house they have lived in for the last 10 years. In addition, to accommodate adequate care & facility for Mr. Mehta's aging mother changes to the street facing facades would be inevitable. We respectfully request the Planning Commission to accept our request to remove the property from Town's Historic Preservation list.

As part of the proposed addition, our intent is to implement the same design language of the 1928 structure in terms of material and color palette, align with neighborhood context

In summary, the proposed addition and alteration would not overwhelm the original structure and would provide much needed improvements for the Hetal-Shah family. We sincerely request that the Commission consider and pave the way for the proposed project.

Regards,

Hetal Shah & Jignesh Mehta
Amir Afifi

Property Owners
Project Designer

History of 226 Caldwell Avenue, Los Gatos, CA 95030
APN 529-20-031

Bonnie Montgomery, Historical Consultant
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The history prepared here is based on documents found at the Los Gatos Public Library, including Sanborn maps, the 1941 Tax Assessment, the 1989 Anne Bloomfield Historic Resource Survey, Polk's directory listings, and Los Gatos telephone directories. It also uses county assessor's records, county official records, recorded maps, newspaper articles, Town of Los Gatos building permits, and genealogical resources as referenced in the footnotes and the figures.

The subject property's street address was changed to 226 Caldwell Avenue only in the last 25 years. Between 1928 and 1970, the address was 389 San Jose Avenue. After 1970, San Jose Avenue became known as Los Gatos Boulevard.

The subject property is Lot 2, Block 2 of the J. G. Follett Subdivision, recorded on August 7, 1923 (Santa Clara County [hereafter SCC] Recorded Maps Book R, Page 40). Figure 1 shows the subdivision map, with the subject property highlighted in blue. The map's certificate of ownership reads that "John H. Grill and Grace L. Grill (his wife) are the owners and that Charles H. Caldwell and Helen A. Caldwell (his wife) are the owners of a contract to purchase the tract of land..." The *San Jose Mercury* reported on May 30, 1923, that "C. H. Caldwell has purchased the old Follett ranch from J. H. Grill, and is planning to subdivide it into house lots. The sale was made through the Wagner and Wright agency. Mr. Grill will return to his home in Minneapolis, Minn."

Giles A. Follett moved from Minnesota to San Jose in 1884 and relocated to Los Gatos in 1893. On July 14, 1901, the *San Jose Mercury* reports that "J. G. Follett of Sherburn, Minn., who recently purchased the Price place on San Jose avenue, is the guest of his brother, G. A. Follett. He intends to leave shortly for Minnesota, where he will wind up business and with his family move here to permanently reside." It was not a permanent move. On September 30, 1902, the *San Jose Mercury* reported that "J. G. Follett and family left for their former home in Minnesota this morning after having spent a year in Los Gatos." In the 1910 census, Jesse Green Follett was enumerated in Sherburn, Minnesota, running his general store. Giles A. Follett and his wife Bertha remained in Los Gatos until their deaths in 1910 and 1916, respectively.

Three daughters of Jesse Green Follett had possession of the Follett ranch by the beginning of 1923. Eldest daughter Minnie B. Follett and her younger married sister, Eva J. Uplinger, granted their interest in the ranch to their sister, Grace L. Grill, on April 16, 1923 (SCC OR Book 23, Page 580). On May 9, 1923, Grace L. Grill granted her interest to her husband, John H. Grill (SCC OR Book 23, Page 579), so he could travel to Los Gatos and sell the ranch. The agreement between Grill and Caldwell was recorded on May 11, 1923 (SCC OR Book 31, Page 211).

As described in these deeds, the J. G. Follett ranch was 9.5 acres, "part of the J. E. Daves tract, in the Rancho Rinconada de los Gatos." The 1876 Thompson & West atlas of Santa Clara County

shows the 509.55-acre ranch of John E Daves, who purchased it in 1872, according to an 1881 biographical sketch.¹

Between 1876 and 1884, John E. Daves sold off much of his 500 acres. Surveyor Henry A. Brainard published a map of Los Gatos and vicinity around 1884 (Figure 2), which shows the 9.5-acre tract that became the J. G. Follett Subdivision. Brainard recorded Mrs. S. B. Williams of Oakland as owning the tract. She grew on it “3 acres apricots, 5 acres prunes, and 1 acre of table grapes.”² Nothing else could be found concerning Mrs. Williams.

Charles H. Caldwell, according to a biographical sketch published in 1922, was born in Maine in 1850. He was trained as a carpenter, but also dealt in real estate, buying land, subdividing it, and building houses to sell. He moved from Chicago to Lexington in 1903, where he operated a prune ranch. He sold the ranch in 1912 and moved to Los Gatos, where he “put the C. H. Caldwell Subdivision to Los Gatos, on the market; there he planned and built thirteen residences, two of which he sold.”³ Only one house built in the J. G. Follett subdivision can be attributed definitely to C. H. Caldwell. On February 28, 1924, the San Jose *Mercury* reported that “C. H. Caldwell has started to build a beautiful home on his lot, corner of Bella Vista and Caldwell avenues.”

On September 11, 1923, Charles H. Caldwell and his wife Helen sold Lots 1, 2, 14, and 15 of the J. G. Follett Subdivision to Henrietta Blanchard, the wife of San Jose attorney Hiram A. Blanchard (SCC Official Records [hereafter OR] Book 46, Page 282). On June 7, 1928, Henrietta Blanchard sold Lots 1 and 2 to Alexander S. and Jennie Dalziel (SCC OR Book 405, Page 146). The March 1928 Sanborn map of Los Gatos shows that both Lots 1 and 2 were then vacant (Figure 3). No information could be found concerning the construction of the house or garage. Presumably, the Dalziels began building soon after they purchased the lots in June 1928, because were listed living at 389 San Jose Avenue in the 1929 Los Gatos city directory.

Alexander Smith Dalziel was born in Oakland in 1868. His father, Robert D. Dalziel, partnered with William Moller to form the Dalziel-Moller Company, one of the largest plumbing and gas fixture suppliers in the Bay Area for decades. Alexander worked as a sheet-metal worker for his father’s company. Alexander married his first wife, Annie, in 1892. Annie died in 1922. A year later, Alexander married Jennie McIntosh Cameron. According to Alexander’s obituary in the Los Gatos *Times*, he moved from Oakland and retired to Los Gatos.⁴

The house at 389 San Jose Avenue has a page in the 1941 Los Gatos Assessment books (Figure 4, left). W. W. Holden appraised the property on April 18, 1941. The six-room house was 1288 square feet, with a front porch of 108 square feet. The garage behind the house was 340 square feet. The wood-frame house was clad in stucco over chicken wire. The house had a concrete foundation and a hipped roof covered in wood shingles. Lot 1 next door was still vacant and still

¹ J. P. Munro-Fraser, *History of Santa Clara County, California*. San Francisco: Alley, Bowen, 1881, page 751.

² Henry A. Brainard, Map No. 4, “Los Gatos and Vicinity,”
<https://digitalcollections.sjlibrary.org/digital/collection/sjplmaps/id/74>

³ Eugene Sawyer, “Charles H. Caldwell,” in *History of Santa Clara County, California*. Los Angeles: Historic Record Company, 1922, page 1665.

⁴ “Services Held for Alexander Dalziel,” *Los Gatos Times*, July 25, 1947.

owned by Alexander Dalziel. The house and garage appear on the 1944 Los Gatos Sanborn map, looking identical to how it was drawn on the 1941 assessment document (Figure 4, right).

Alexander Smith Dalziel died on July 17, 1947. On September 5, 1947, an order establishing his death and the termination of the joint tenancy of Lots 1 and 2 gave Jennie Dalziel full interest in the property (SCC OR Book 1501, Page 554). On March 29, 1948, Jennie Dalziel granted Lots 1 and 2 to Daniel J. Linehan, Sr., and his wife Olive E. Linehan (SCC OR Book 1586, Page 505). The Linehans began building a new house on the vacant Lot 1. The Linehans moved into the house, 403 San Jose Avenue, in time for them to be enumerated there on the April 1, 1950, census. The previous fall, November 17, 1949, the Linehans sold Lot 2 to Alice Giraud Wilson of Oakland (SCC OR Book 1877, Page 379).

Alice Giraud Wilson and her husband, Douglas Bower Wilson, were, like the Dalziels, residents of Oakland who retired to Los Gatos. Alice Louise Giraud was born in France and came to the United States as an infant with her parents. By 1914, she was working as a typist in San Francisco. She married Douglas Bower Wilson in September 1914. Wilson was born in England and had come to the United States as a child. The couple was living in San Francisco in the 1920 and 1930 censuses. Douglas was a clerk for a wholesale grocery company. Alice was a clerk for the Southern Pacific railroad. By the time of the 1940 census, the couple had moved to Oakland, where Douglas worked for the City Club Hotel. He was still working there at the time of the 1950 census. The Wilsons likely retired to live in Los Gatos later in 1950 or in 1951. They are first listed in the 1952 Los Gatos city directory. On August 1, 1957, Alice Giraud Wilson added her husband and her widowed sister, Leona G. Kramer, to the deed (SCC OR Book 3858, Page 499). Leona and her husband Ralph moved to Los Gatos around the same time as the Wilsons and lived at 18510 Beck Avenue. Ralph Kramer died in November 1952 and Douglas Wilson died in August 1959.⁵ The sisters continued to live in their separate houses for years after they were widowed. By 1965, Alice and Leona went to live with Leona's only child, Virginia McBride, in Berkeley. The house at 389 San Jose Avenue was listed as vacant in the 1965 and 1967 Los Gatos city directories. Leona died in Berkeley on March 27, 1970, and Alice passed away soon after on May 23, 1970. On March 12, 1971, Virginia McBride received her Aunt Alice's interest in the subject property (SCC OR Book 9300, Page 342). On January 19, 1972, Virginia received her mother's interest (SCC OR Book 9673, Page 138). During most of the 1970s, the house stood vacant, the address not even listed in the Los Gatos reverse city directories.

On March 29, 1977, Virginia McBride sold the property to Sebouh V. "Seb" Hamamjian (SCC OR Book C697, Page 95). Seb Hamamjian founded the Museum of Craft and Design in San Francisco in 2004 with his sister JoAnn Edwards.⁶ The siblings also owned Tercera Gallery in Palo Alto between 1978 and 2009.⁷ During Seb Hamamjian's tenure, the house was included in the

⁵ "Last Rites Set Tomorrow for Ralph Kramer," *Los Gatos Times*, November 19, 1952; "D. B. Wilson Dies at 73," *Los Gatos Times*, August 18, 1959.

⁶ "Deaths: Sue Hamamjian," *Palo Alto Online*,

https://www.paloaltoonline.com/morgue/2004/2004_11_03.obits3.shtml

⁷ "Tercera Gallery closes its doors with a final sale," *Palo Alto Online*,

<https://www.paloaltoonline.com/news/2009/08/07/tercera-gallery-closes-its-doors-with-a-final-sale/>

1989 Anne Bloomfield Survey. Its street address was then 389 Los Gatos Boulevard. A photograph of the front elevation at the bottom of page 1 of the form has been enlarged in Figure 5.

On July 7, 1993, Seb Hamamjian sold the subject property to John D. and Marianne H. Trotter (SCC OR Doc. No. 11982437). The Trotters remodeled the kitchen on a September 20, 1993, permit, and received a permit for a 498-square-foot master bedroom addition on December 20, 1993. These were the first significant changes to the house since it was built in 1928.⁸ On July 18, 1997, Mr. and Mrs. Trotter received a permit to “repair chimney and shoulder up existing steel.” A few days later, on July 25, 1997, the Trotters sold the property to Kevin T. and Anne Parker and (SCC OR Doc. No. 13790050). The Parkers received a permit to remove the wood shingle roof and replace it with composition shingles on July 22, 2003. On July 21, 2003, the Parkers sold the house to Pauline Anderson Berkowitz (SCC OR Doc. No. 17205741). On April 6, 2006, Paul Anderson Berkowitz sold the house to William and Cathy Davis (SCC OR Doc. No. 18874804). Mr. and Mrs. Davis received a permit to remodel the master bathroom on April 19, 2006. On October 12, 2017, William and Cathy Davis sold the house to husband and wife Jignesh A Mehta and Hetal R Shah (SCC OR Doc. No. 23773748). On April 2, 2021, Mehta and Shah received a permit for a voluntary seismic retrofit. On February 17, 2023, Mehta and Shah transferred their property to their revocable trust (SCC OR Doc. No. 25439169).

The house was built prior to 1941 and was identified in the 1989 Anne Bloomfield Historic Resource Survey. The house was not considered significant at that time, and it should now not be considered a significant historic resource for the following reasons:

1. The house is not associated with events that have made a significant contribution to the Town.
2. The house was associated with Alexander S. and Jennie Daziel (1928–1948), Daniel J. and Olive E. Linehan (1948–1949), Alice G. and Douglas B. Wilson (1949–1970). None of these individuals were significant in the history of Los Gatos, the state, or the nation.
3. There are no distinctive characteristics of type, period, or method of construction. The architect and builder are unknown. The house was built in 1928, a simple hipped-roof one-story residence of six rooms clad in stucco, according to the 1941 assessment book. It had no distinctive architectural features.
4. Nothing about the buildings, structures, or objects on the site contain information important in prehistory or history.
5. The integrity of the house to its period of construction has been significantly compromised. The house has additions, and the front entry of the house has been shifted to Caldwell Avenue.

⁸ Previous permits found in the Town of Los Gatos records: May 13, 1949, electrical permit; April 24, 1959, plumbing permit for sewer; 1969 plumbing permit, full date and type of work not legible.

Figure 1. Map of the J. G. Follett Subdivision. Subject property, 226 Caldwell Avenue, is highlighted in blue. (Source: Santa Clara County Recorded Maps Book R, Page 40).

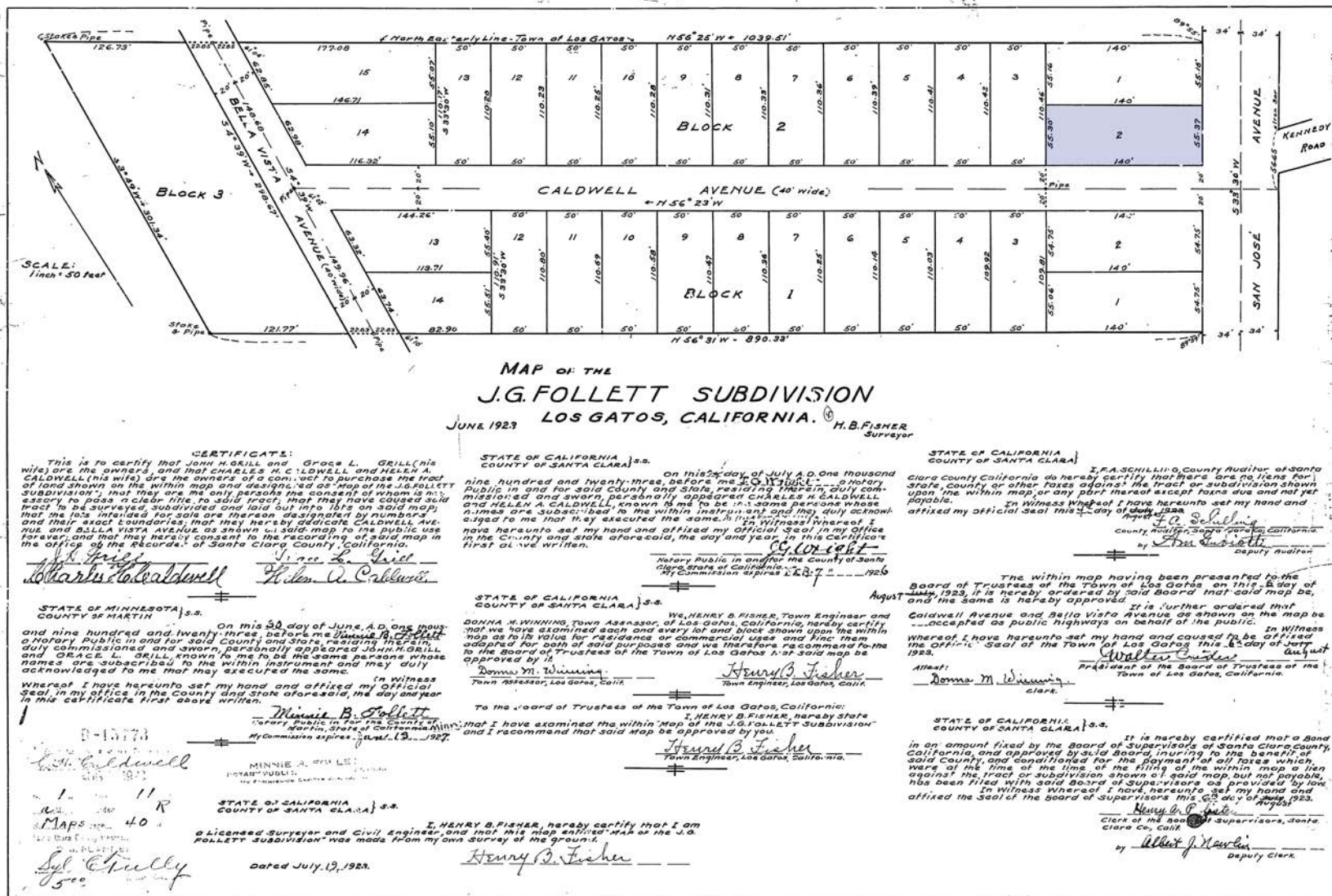


Figure 2. Portion of Henry Brainard's Map of Los Gatos and Vicinity, with 9.5-acre tract highlighted in blue.

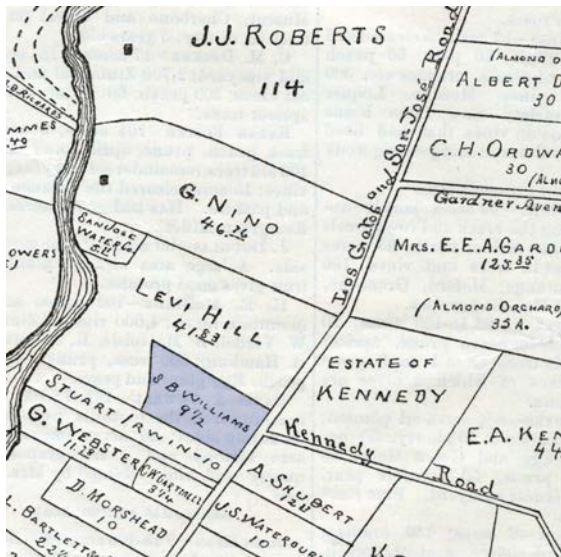


Figure 3. Portion of Page 28 of March 1928 Sanborn maps of Los Gatos, with Lots 1 and 2 of the J. G. Follett Subdivision highlighted in blue.

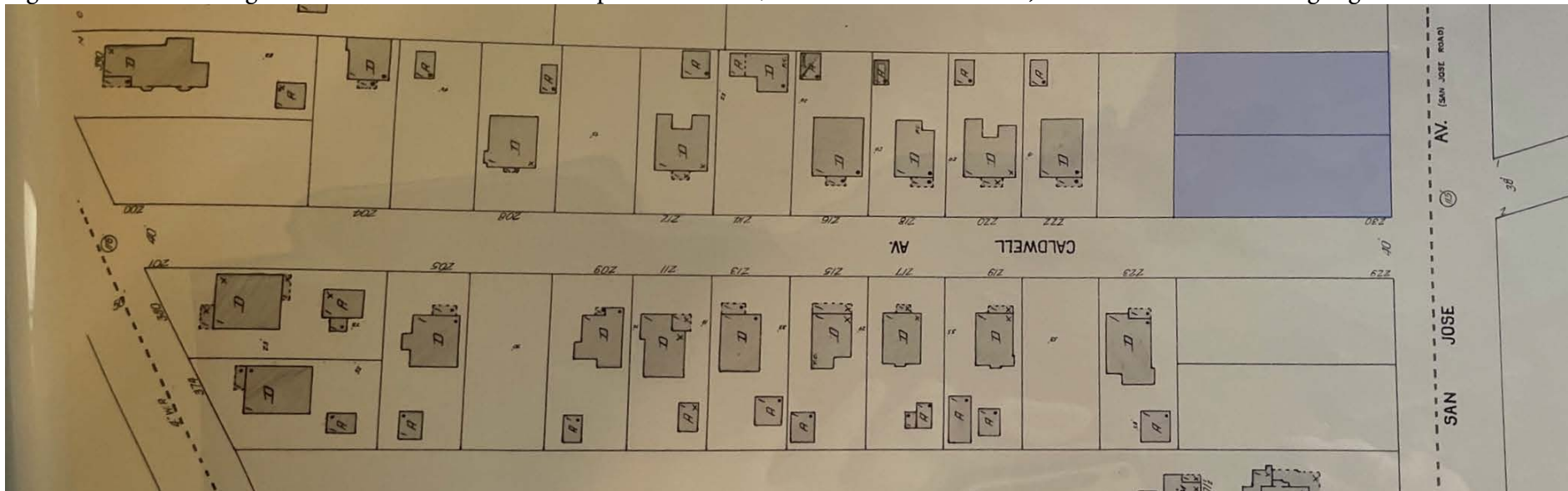


Figure 4. 1941 Los Gatos Assessment of 389 San Jose Avenue (left), with 1944 Sanborn map (right).

Form 1(28) BUILDING CLASSIFICATION AND COMPUTATION RECORD										BUILDING DIAGRAM AND DETAILS.	
ADDRESS LOCATION		ST. AVE.		CITY OF		LOS GATOS		CALIFORNIA		Scale 1" = 50' HEIGHT.....FT.	
BLOCK NUMBER		LOT NUMBER		OWNERSHIP		ALEXANDER WALZEL					
SUBDIVISION OR TRACT,		FOLLETT SUB									
DESCRIPTION											
Sect.	Dimensions	Area or Cubage	Unit Cost	Repro. Cost	Out'bldgs	Pres. Value					
(A)	X 28 X 46 =	1288	sq. ft. @ \$ 3.15	\$ 4057.		\$					
(B)	X 18 X 6 =	108	sq. ft. @ \$ 1.25	135.							
(C)	X X =		cu. ft. @ \$		Miscel.						
(D)	X X =		cu. ft. @ \$		Retain. Wall						
	X X =		cu. ft. @ \$		Tank						
	X X =		cu. ft. @ \$		Pool						
Reproduction Cost of Main Building				\$ 4192.	73 % Good	\$ 3060.					
Garage	X 17 X 20 =	340	cu. ft. @ \$ 2.00	\$ 680.	70 % Good	\$ 475.					
Depreciation		%	Pct. Good	%	TOTAL DEPRECIATED VALUE		\$ 3531				
EXTERIOR DESCRIPTION						INTERIOR DESCRIPTION					
COMMERCIAL BLDGS Stories Deep 19 Shallow 1 Stores Concrete V Office Bldg Brick Stone Apartments Posts Piers Rms. Hotel Mud sill Rng. House Piles Rms. Hosp. Bank Hall Whse. Loft Gable Flat Car Garage Hip Gambrel Seat Theatre Mansard Drnr Mill Factory Plain Cut up Gas Station Green House School						FOUNDATION On Wood Lath On Chick Wire Rustic OP RW Resawed Brd. & Bat. Ship lap Novelty T&G Corr. Iron Painted Stained ROOFING Wood Shingle Pat. Shingle Tar & Gravel Tile Composition Metal Cor. Iron Good Med. Chip POURCHES: NUMBER Front V Rear Open Roofed Screened Glassed In STONE FRONT Bulkhead Plate in Met. Plate in Wood Plate Wit' red Sheet Glass					
RESTO'L BLDINGS Stories 6 Rooms Apts Family Duplex Flat Dwlg Bng Cottage Shack						WALLS & CEILINGS Plastered 6 Plaster Bd. Compo. Bd. Stucco Wainscot Paneled Beamed Ceiling DECORATING Papered 6 Tinted 6 Canvas Sanitas Cloth & Pap. Ras Unfin. Plain Med. Good					
CONSTRUCTION Lt. Med. Hwy. Masonry Reinf'd Conc. Fr. Fl. Steel Frame Wood Frame Mill Frame Single Wall Double Wall						PLUMBING No. of Fixt. 5 Old Style Modern Good Med. Chip BATH ROOMS Large Small Rooms 1 NO. Good Medium Cheap Shower Tile Floor Tile Wall 2 2 2 LIGHTING No. of Fixt. Electric Old Style Modern Gas Oil Good Med. Chip Special HEATING Fireplace Stove Hot Air Furn. Radiators Gas or Oil Fire Radiant Fire Steam or Hot Wat. Arcola System Thermostat Floor or Wall Furn.					
BUILT-IN FEATURES Kitchen Cab. V Buffet Book Cases Lockers Patent Beds Refrigerator Open Shelfg. MISCELLANEOUS Sidewalk Lights Fire Escapes Plate Glass MECHANICAL EQUIPMENT - Pres. Val. Ventilating System \$ Sprinkler System \$ Automatic Fire Alarm \$ Vacuum Cleaning System \$ Water Heater Storage Automatic Air Conditioning \$ Well Windmill Elec. Pump Tank Pressure System						BASEMENT Full Part None Floor St. Wd. Dt Walls St. Wd. Dt On Finished ELEVATORS Speed: H L Low Elec. Hyd. Auto Pass. Frt. Dsh Wt. Height Ft Sidewalk					
STREET FRONT											
PRICED BY W.W. Holden DATE 4/18/41 CLASSIFICATION 1 2 3 4 A B C D QUALITY: Cheap.... Medium.... Good.... Special.... OCCUPANCY Owner Vacant Tenant Not Home Age 14 Yrs. Remodeled Age Yrs. Condition: New Good Medium Poor Obsolescence Yes No Functional Defects.... Special Depreciation For: Lack of Utility.... Over... Under... Improvement: Location... DESIGN: Good.... Acceptable.... Poor.... Freak.... FLOOR PLAN: Good.... Acceptable.... Awkward.... Perimeter of Walls... Ft; Number of angles.... RENT \$ Per Source of Information No. Tenant Agent Estimated											

1944 Sanborn

Figure 5. 1989 Anne Bloomfield Survey for 389 Los Gatos Boulevard, Page 1, with front elevation photo enlarged.

CB

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

Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 389 LG Blvd

PARCEL MAP INFORMATION
Parcel # 509-20-031 Lot size: 55 front ft. x 140 ft. deep
Lot shape: Rectangle / L Rectangle with small rear jog Other
Location: N S E W / side of LG St Ave Other B
distance to cross st: ft. N S E W from
at NE NW / SE SW corner of Caldwell

HISTORIC INFORMATION ON PARCEL MAP
Old tract or subdivision name LG Follett Sub Old Block # 3 Old lot # 2

FIELD SURVEY INFORMATION (handwritten in red)
Preliminary rating + Estimated age 1920s Style Colonial Rev. # stories
Alterations
Other

COUNTY ASSESSOR—PROPERTY CHARACTERISTICS (paste on copy) Page 544 Effective date 12/1/87

APN: 509-20-031	ADDRESS: 389 LOS GATOS	BL LG 95030	55 SQ. FEET	1,410 TOT SQFT	6 BDRMS	1 KITCHEN	1 BATH	1 POOL	1 GARAGE 217	400
1-400-1 FAMILY	TBA	3-001	WIDTH	140	ROOMS	1.0	UTILITY RM	1	2 IN ROHT	
USE CODE	11	DEPTH	28	ACRES	.17	NO. FLOORS	1	BATHS	1.0	UTILITY RM

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
Gebhard: page # illustration page #
Butler/Junior League

PHOTOS: Roll/frame # 16 Date 2-2-89




Figure 5. 1989 Anne Bloomfield Survey for 389 Los Gatos Boulevard, Page 2.

Anne Bloomfield
ARCHITECTURAL SURVEY
BUILDING RESEARCH

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

File address 389 LGB

PUBLISHED ANNOUNCEMENTS
Source: A&E Bulletin CA&BN Call Chron DPB Ed. AB EX News PCA Other
Volume Date Page
Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/render'g Floor plan Arch't/contr'r pub Real est.
Copy exactly: Owner Builder/Contractor Architect/Engineer Location Nature of work Cost

/Initials Date

BUILDING PERMITS
Source: Permit Address requested
Register, Press-
mem., 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 1844 Vol. 28 or dif. this Address 401 ex 389
1928 n (vac) San Jose
Color: yel, pnk, orange, blu, gry, green Use D Patches Yes/No #1 No. of stories 1 Height (ft.) No. of bay windows 0 PORCH 1 Misc. auto rear Date of constr. Describe or sketch plan

/Initials Date

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