



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

MEETING DATE: 10/23/2024

ITEM NO: 7

DATE: October 18, 2024
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-1:8. **Located at 55 Ellenwood Avenue.** APN 510-19-010. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-24-020. Property Owner: Pooja Goel. Applicant: Melina Padilla. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8 located at 55 Ellenwood Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1918 per County Assessor
2. Town of Los Gatos Historic Status Code: N – New (probably built since 1950)
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 1918. The 1990 Anne Bloomfield Survey does not provide a construction date estimate, but provides a preliminary rating of "new, probably built since 1950" (Attachment 1). The Sanborn Fire Insurance Maps include the property beginning in 1928 and show the residence as having a consistent footprint through 1956 (Attachment 2).

PREPARED BY: Sean Mullin, AICP
Planning Manager

DISCUSSION (continued):

A review of Town records provides the following:

- 1958 – Building Permit – scope unknown;
- 1973 – Building Permit to enclose part of an existing deck;
- 1994 – Building Permit for construction of a 1,400-square foot addition to the existing 1,589-square foot home for a new primary bedroom suite; and
- 1998 – Approval of a Minor Residential Development application for a new second-story addition and subsequent Building Permit for the addition, which included a new attached garage.

Based on the development plans contained in Town records, staff prepared an exhibit showing the approximate footprint of the residence prior to 1994 and the demolition impacts incurred to the residence resulting from the 1994 and 1998 additions to the residence (Attachment 3). Staff also notes that the Bloomfield Survey conducted in 1990 rating the residence as “new” occurred prior to completion of the 1994 and 1998 additions.

The applicant provided an informational packet with their application, which includes a summary of the history of the residence, a Letter of Justification, and pictures of the residence (Attachment 4). 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.

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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FINDINGS (continued):

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. 1990 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Impact of Additions Exhibit
4. Applicant's Submittal Packet

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