

From: [REDACTED]

Sent: Saturday, April 18, 2026 1:46 AM

To: Erin Walters <EWalters@losgatosca.gov>

Subject: Appeal of Director's Decision — PHST-26-009 | 241 Los Gatos Boulevard Request to Remove Pre-1941 Property from the Historic Resources Inventory

[EXTERNAL SENDER]

Hello Ms Walters,

Please pass my comments into the Planning Commission when the meeting package is prepared.

Re: Appeal of Director's Decision — PHST-26-009 | 241 Los Gatos Boulevard Request to Remove Pre-1941 Property from the Historic Resources Inventory

Dear Commissioners:

I'm writing as a longtime Los Gatos resident and community member — and as someone who served on the Historic Preservation Committee from 1996 to 2002 and on the Planning Commission from 1998 to 2002 — to respectfully ask that you deny this appeal and keep 241 Los Gatos Boulevard on the Historic Resources Inventory.

I want to say upfront that I have genuine sympathy for the applicant's position. The building has real maintenance challenges, the siding situation is complicated, and the energy inefficiency of a 100-year-old house is not a small thing. None of that is in dispute. What I'd push back on is the conclusion that removal from the Inventory is the right solution — because I don't think it is, and I think there's a better path.

The HPC got this right

To remove a property from the Inventory, all five findings have to be supportable. The Committee couldn't make Finding #3 — that the structure has no distinctive characteristics of type, period, or method of construction. That's the end of the road for

delisting. It's not a close call or a matter of discretion; the standard requires all five, and one couldn't be made.

Siding is not the whole story

The applicant has done thorough work documenting the siding history — original wood, then asbestos, then wood shingles — and I don't doubt the investigation. But Finding #3 isn't about surface cladding. It's about architectural type and period character, and those are still very much present here.

This is a 1920s Craftsman Bungalow. The low-pitched gable roof, the broad eaves, the front porch with tapered columns, the compact single-story massing — all of that reads clearly on the building today, and it shows consistently across the 1928, 1944, and 1956 Sanborn maps. You can replace the siding on a Bungalow and it's still a Bungalow. The architectural fingerprint of the period survives. That's what the Inventory is protecting.

The Bloomfield Survey already accounted for the alterations

It's worth noting that when Anne Bloomfield evaluated this property in 1990, she already knew it had been altered — her own field notes document the asbestos siding. She still rated it as historic. The subsequent replacement of that asbestos layer doesn't represent a new condition she didn't anticipate; it's more of the same. The building she documented is substantively the building that's standing today.

There's a better path forward

The applicant wants to re-side the house, improve insulation, and bring the building envelope up to modern standards. That's entirely reasonable, and frankly it could result in a better outcome for the building than delisting would. Horizontal wood or fire resistant clapboard — historically appropriate, fire-resistant, and compatible with good insulation — is a realistic solution that the historical design review process is designed to handle.

Delisting is permanent. Design review is not. I'd encourage the Commission to deny the appeal and invite the applicant to come back to the HPC with a siding proposal that works for the building, the neighborhood, and the historical record. That's a win for everyone.

Thank you for your time and for your service to this community.

Respectfully,

Jim Lyon