



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

MEETING DATE: 03/25/26

ITEM NO: 3

---

DATE: March 20, 2026  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 241 Los Gatos Boulevard.** APN 529-24-025. Request for Review PHST-26-009. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Nima Rouhi. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for approval to remove a pre-1941 property from the Historic Resources Inventory for a property zoned R-1D located at 241 Los Gatos Boulevard.

PROPERTY DETAILS:

1. Date primary structure was built: 1911 per County Assessor
2. Bloomfield Preliminary Rating: ✓ or R, historic and some altered, but still a contributor to the district if there is one or remodeled heavily; appears to be built before 1942
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 1911. The 1990 Anne Bloomfield Survey provides an estimated construction date of 1920's and provides a preliminary rating historic and some altered, but still a contributor to the district if there is one or remodeled heavily; appears to be built before 1942 (Attachment 1). The property is not within a historic district or LHP overlay. The 1928, 1944, and 1956 Sanborn Fire Insurance Maps show the residence with a consistent footprint matching the existing structure with the exception of an addition at the rear (Attachment 2).

PREPARED BY: Erin M. Walters  
Senior Planner

The applicant provided a Letter of Justification for the requested removal of the Bungalow-style house (Attachment 3). The letter includes the following information:

- Historic research;
- Photographic documentation;
- Evidence showing that approximately half of the original front porch has been enclosed;
- Evidence of a rear addition; however, no plans for this addition are on file in Town records;
- Evidence indicating the removal of 100 percent of the original horizontal wood siding from the front elevation, resulting in a technical demolition;
- Evidence that the original horizontal wood siding on the side elevations has been covered with wood shingle siding;
- No evidence that the property is associated with significant persons;
- No evidence that the structure embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master; and
- No evidence that the structure has the potential to yield important information related to the Town's history.

Additionally, Town records indicate that a ledge rock and chimney collapsed during the 1989 earthquake.

CONCLUSION:

Should the Committee find that the structure has no historic significance or architectural merit, 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:

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

PAGE 3 OF 3

SUBJECT: 241 Los Gatos Boulevard/ PHST-26-009

DATE: March 20, 2026

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 Fire Maps
3. Letter of Justification and Historic Research

*This Page  
Intentionally  
Left Blank*