



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 05/27/2026

ITEM NO: 3

DATE: May 22, 2026
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-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-014. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for a property zoned R-1D located at 226 Caldwell Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1928 per County Assessor
2. Bloomfield Preliminary Rating: +, historic and intact or worth special note
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, located at the southwest corner of Los Gatos Boulevard and Caldwell Avenue (Attachment 1). The Santa Clara County Assessor's Database lists a construction date of 1928, and the residence first appears on the Sanborn Fire Insurance Maps in 1944 (Attachment 2). The footprint of the residence remains consistent through 1956. The property is not within a historic district or LHP overlay, but it is included in the 1990 Anne Bloomfield Survey (Attachment 3). The survey assigns the house a "plus (+)" rating, classifying it as a historic and intact structure or worthy of special note.

PREPARED BY: Suray Nathan
Assistant Planner

Historically, the property was known as 398 San Jose Avenue. The address changed to 389 Los Gatos Boulevard in the early 1970s when San Jose Avenue became Los Gatos Boulevard. The street address of the subject house was changed sometime after 1999 from 398 Los Gatos Boulevard to 226 Caldwell Avenue, as all documents thereafter list the house with the 226 Caldwell Avenue address.

The applicant provided a Letter of Justification and historical research regarding the requested removal of a Colonial Revival-style residence (Attachment 4), as well as photos of the current residence (Attachment 8). The materials provided include a streamlined history of the property, alterations over time, and potential historic significance.

The applicant's research and Town records show a building permit approval on January 13, 1994, to construct a 498-square foot master bedroom addition at the rear of the property (Attachment 5).

Subsequent modifications to the residence include approval on July 18, 1997, for chimney repairs (Attachment 6). Additionally, the Town issued a permit on July 22, 2003, to replace the original wood shingle roof with modern composite shingles (Attachment 7).

Aside from the modifications already noted, Town records do not indicate any other exterior modifications to the residence since its initial construction in 1928.

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

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5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. Location Map
2. Sanborn Fire Insurance Maps
3. 1990 Anne Bloomfield Survey
4. Letter of Justification and Historic Research
5. Town Records - Building Permit - January 4, 1994
6. Town Records - Building Permit - July 18, 1997
7. Town Records - Building Permit - July 22, 2003
8. Photographs

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