

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

06.10.2026

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

Dear Historical Preservation Committee,

In light of the committee's recommendation on 05.27.2026 meeting, we are proposing to expand and improve the Mehta-Shah family residence in a manner that has least impact on its original structure built in 1928. This Letter of Justification is submitted in support of our request for approval of proposed rear addition and minor alteration of exterior left facade, facing Caldwell avenue, pursuant to the Town of Los Gatos Residential Design Guidelines.

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 a 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)
- 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**
- Pauline Berkowitz (2003–2006)

DesignRituals

- 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, the house is in need of improvements to accommodate for the aging mother of Mr. Mehta. We are requesting a preliminary review by the Committee to provide feedback on the proposed expansion of the 1997's rear addition and minor alteration of the left (South) facade.

The existing one-story home is 14'-3" tall and features a low-pitched composite shingle roof, textured stucco, and double-hung & double-casement windows. The proposed addition would implement the same design language of the 1928 structure in terms of material and color palette, but will not mimic the existing structure's distinctive style.

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 Committee consider and pave the way for the proposed project.

Regards,



Amir Afifi
Project Designer



Hetal Shah & Jignesh Mehta
Property Owners