



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 06/24/2026

ITEM NO: 3

DATE: June 18, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for a Preliminary Review to Construct Exterior Alterations and an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-016. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request for a preliminary review to construct exterior alterations and an addition to an existing pre-1941 single-family residence 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

BACKGROUND:

On May 27, 2026, the Historic Preservation Committee (HPC) voted unanimously to recommend denial of a request to remove the single-family residence at 226 Caldwell Avenue from the Historic Resources Inventory (HRI). The HPC recommended that the applicant submit their proposed additions and alterations to the HPC for a preliminary review. On May 28, 2026, the Community Development Director denied the request for removal from the HRI. This decision has been appealed by the property owner and will be considered by the Planning Commission at a future date.

PREPARED BY: Suray Nathan
Assistant Planner

The applicant is requesting a preliminary review by the HPC to construct exterior alterations and a new single-story addition to the residence at the rear of the property, 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 residence a "plus (+)" rating, classifying it as historic and intact structure or worthy of special note.

The existing residence is a Colonial Revival-style (Attachment 5), with a front porch, stucco siding, and wood-framed windows without divided lites. Town records include a 1994 Building Permit to construct a 498-square foot master bedroom addition at the rear of the property (Attachment 6). The applicant now proposes to expand the 1994 rear addition by 478 square feet to create additional bedrooms and bathrooms, extending and attaching to the existing detached garage (Attachment 11). Additionally, the applicant proposes to remove four original windows facing Caldwell Avenue (south elevation) to create a new entrance to the existing living room (Attachment 11, Sheet A-3.1).

Other prior modifications to the residence include approval in 1997, for chimney repairs (Attachment 7) and a building permit in 2003, to replace the original wood shingle roof with modern composite shingles (Attachment 8). Aside from the modifications already noted, Town records do not indicate any other exterior modifications to the residence since its initial construction in 1928.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

_____ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for the construction of additions to existing residences (Attachment 10).

PAGE 3 OF 3

SUBJECT: 226 Caldwell Avenue/PHST-26-016

DATE: June 18, 2026

CONCLUSION:

The applicant is requesting a preliminary review by the HPC to construct exterior alterations and an addition to an existing pre-1941 residence located at 226 Caldwell Avenue. Staff continues to evaluate whether the project can be completed with a Building Permit or will require a Planning application. The project would return to the HPC for a formal recommendation.

ATTACHMENTS:

1. Location Map
2. Sanborn Fire Insurance Maps
3. 1990 Anne Bloomfield Survey
4. Letter of Justification
5. Historic Research
6. Town Records - Building Permit - January 4, 1994
7. Town Records - Building Permit - July 18, 1997
8. Town Records - Building Permit - July 22, 2003
9. Photographs
10. Section 3.9, Residential Design Guidelines
11. Development Plan

*This Page
Intentionally
Left Blank*