



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

MEETING DATE: 03/27/2024

ITEM NO: 2

DATE: March 22, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval to Remove a Presumptive Historic Property (Pre-1941) from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 32 Euclid Avenue.** APN 529-30-064. Exempt Pursuant to CEQA Section 15061 (b)(3). Request for Review Application PHST-23-019. Property Owner/Applicant: David Wilson. Project Planner: Sean Mullin

RECOMMENDATION:

Consider request to remove a presumptive historic property (pre-1941) from the Historic Resources Inventory for property zoned R-1:8 located at 32 Euclid Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
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 November 15, 2023, the Committee considered a request to remove the subject property from the Historic Resources Inventory (Attachment 1). The Committee received the staff report, held a public hearing, and discussed the request. The Committee was unable to make the findings for removal without additional information and voted three-to-one to deny the request without prejudice (Attachment 2).

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

DISCUSSION:

The applicant has submitted a new application requesting removal of the presumptive historic property (pre-1941) from the Historic Resources Inventory. Included with the application is a request letter and an Architectural Historical Evaluation prepared by ECORP Consulting, Inc. (Attachments 3 and 4).

The ECORP report concludes that the residence at 32 Euclid Avenue is not eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. The report also concludes that the residence does not meet the Town's criteria for historic resources, except criterion 3 for being constructed prior to 1941. The report determines that the property should be removed from the Historic Resources Inventory due to a lack of historical or architectural value (Attachment 4, Section 6.0).

CONCLUSION:

If the Committee can make the findings for removal from the Historic Resources Inventory based on the new information provided by the applicant, a recommendation of approval should be forwarded to the Community Development Director. Once removed from the Historic Resources Inventory, 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; and
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

PAGE 3 OF 3

SUBJECT: 32 Euclid Avenue/PHST-24-001

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ATTACHMENTS:

1. November 15, 2023, Historic Preservation Committee Staff Report (without Attachments)
2. November 15, 2023, Historic Preservation Committee Minutes
3. Request Letter, dated January 31, 2024
4. Architectural Historical Evaluation prepared by ECORP Consulting, Inc., dated February 9, 2024

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