



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 05/28/2025

ITEM NO: 4

DATE: May 23, 2025
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-1:8. **Located at 37 Ellenwood Avenue.** APN 510-19-015. Request for Review PHST-25-008. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Arthur Chatoff. Project Planner: Samina Merchant.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8, located at 37 Ellenwood Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1940 per County Assessor; 1950+ per Bloomfield Survey
2. Bloomfield Preliminary Rating: None provided
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 1940. The property was included in the 1990 Anne Bloomfield Survey; however, a preliminary rating and estimated age were not provided (Attachment 1). The evaluation notes at the bottom of the sheet are annotated with a construction date as 1950+. The subject property was included in the Sanborn Fire Insurance Maps through 1956; however, no structures are shown in the location of the existing residence. The maps show that a residence existed in the present location of the existing carport.

PREPARED BY: Samina Merchant
Associate Planner

The applicant provided a Letter of Justification for the requested removal (Attachment 2), property research results (Attachment 3), and photographs of the current residence (Attachment 4). Based on the submitted research, the applicant believes that the findings required for removal from the Historic Resources Inventory can be made. Further, the justification letter states that the residence lacks any architectural features that would indicate historical significance in terms of design or features, and there is no documentation suggesting the property holds any significance to the Town's history.

The Sanborn Fire Insurance Maps from 1928-1956 show an existing dwelling and an accessory building located in the area now occupied by the existing carport (Attachment 5). Town records do not provide a date for the demolition of the previous dwelling. The location of the current residence is shown undeveloped through 1956. The Sanborn Maps support the build date listed on the Bloomfield Survey, that the existing residence was constructed after 1956 and is therefore not historic pursuant to the Town Code having been built after 1940.

CONCLUSION:

The evidence in the record indicates that the existing residence at 37 Ellenwood Avenue was constructed after 1956 and is therefore not historic under the Town Code. Based on this evidence, staff recommends that the Committee forward a recommendation of approval to remove the property from the Historic Resources Inventory to the Community Development Director. Once approved by the Director, the property would no longer be on the Inventory and 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
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

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ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Letter of Justification
3. Applicant's Research
4. Exterior Photos
5. Sanborn Fire Maps
6. Building Permits
7. Town Records - 2010 Building Permit Plans

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