



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

MEETING DATE: 05/28/2025

ITEM NO: 3

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-1D. **Located at 446 San Benito Avenue.** APN 410-16-051. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-005. Property Owner/Applicant: Devendra Deshwal. Project Planner: Erin Walters.

DISCUSSION:

On April 23, 2025, the Historic Preservation Committee considered the request to remove the subject pre-1941 property from the Historic Resources Inventory (Attachment 1). The 1990 Anne Bloomfield survey indicates a construction date of the home in the 1920s with a preliminary rating of "✓" or historic and some altered but still contributor to the district if there is one (Attachment 1, Annexure 4). The property is not located in a historic district. The building footprint shown on the Sanborn Fire Insurance Maps is consistent between 1928 and 1944 (Attachment 1, Annexures 1 and 2).

On April 23, 2025, the Los Gatos Historic Preservation Committee considered the request, and continued the application to a meeting date uncertain to allow the applicant time to work with an architect on a design and return to the Committee with information on the applicant's plans for the property.

In response to the Committee discussion on April 24, 2025, the applicant submitted a Letter of Justification providing additional information regarding the history of the property after meeting with the adjacent property owners and has provided photographic documentation of the building from the previous property owner (Attachment 2). The applicant describes evidence of modifications to the residence impacting its integrity. The applicant believes that the required findings for removal from the Historic Resources Inventory can be made for this property.

PREPARED BY: Erin M. Walters  
Senior Planner

CONCLUSION:

Should the Committee find that the structure no longer has historic significance or architectural merit due to the loss of integrity, 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
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. April 23, 2025, Historic Preservation Committee Staff Report
2. Letter of Justification