

Dated 04.07.2025

To

**Town of Los Gatos
Historic Preservation Committee**

SUBJECT: Request for removal of a Pre-1941 Property from Historic Resources Inventory for the Property Zoned R-1D.

Address: 446 San Benito Ave
APN 410-16-051.

Dear CommitteeMembers,

This is regarding a request for removal of the house at 446 San Benito Ave from the Historic Resource Inventory. As outlined in the Historic Research Worksheet, the required research was conducted and the following documents reviewed:

- **Sanborn Maps** – Attached as Annexure 1 & 2 along with the HRC worksheet.
- **1941 Tax Assessment** – Attached as Annexure 3 along with the HRC worksheet.
- **1989 Ann Bloomfield Historic Resource Survey Form** – Attached as Annexure 4 along with the HRC worksheet.
- **Polk Directories** – Attached as Annexure 5 along with the HRC worksheet.
- **Historic Property Collection and Tour Books** – Nothing could be found in the Historic property Collection as outlined in the HRC worksheet.
- **Telephone Directories** – Included with Polk Directories.

In addition following documents were also relied upon:

- **Santa Clara County records** -No records were available in the county for this property. The replies from the county are attached as Annexure 6 & 7 with the HRC Worksheet.
- **Permit history of the house from City Computer Records:** As per Annexure 8 attached with HRS worksheet.
- **Town of los Gatos Parcel Report:** As per Annexure -9 attached with HRC worksheet.
- **Home inspection report:** attached herewith as Annexure 13.

Our research has determined that the structure has neither any historic significance nor any architectural merit:

- It is believed that the home may have been built in 1905.
 - The home was not constructed with any defined architectural style and has been modified from the original design.
 - The house does not have any perimeter foundation. Refer Page 8 of the Home Inspection report attached herewith as Annexure 13.
 - The front porch has clearly been modified. The ridge board of the porch is not provided as seen in plan sheet A6.7. Thus the porch roof is not structurally sound.

ATTACHMENT 2

- Unpermitted additions have been made to the house. The height in bedroom 2 is less than 7'-0", the minimum admissible height.
- A wall has been constructed between bedroom 1 & closet which is abutting the middle of the window as seen in Sheet A6.17 of the plan set attached as Annexure 10 along with HRC worksheet.
- The existing windows of the bedroom are not egress compliant as per the current code requirement etc.
- The vinyl windows are not original and of the time of its construction, and may not be in their original locations.
- The windows and front door do not reflect the architectural style nor materials used in that era.
- The architectural design of the house is very simple- a rectangular box with front porch enclosed on all sides and no uniqueness is noticed in the architectural details/design.
- Further due to alteration to window & porch etc, the original design is no longer existing.
- Our research indicates that no person of any significant importance nor anyone associated with the Town's founding or history has ever owned or lived in the property.
- While the home was built prior to 1941, it is not included in historical records, is not located within any historic district, and has no redeeming architectural qualities.
- In its current condition under modern codes, it may be deemed uninhabitable.

The above details, along with the specifics provided in the HRC worksheet demonstrate that all five required findings have been proven:

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 the 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.

Based on the evidence provided above, we strongly believe that this structure should be removed from any historic list.

Encl: 1. HRC Worksheet along with Annexures 1 to 12.
2. Home inspection report as Annexure -13 -Page 8 for foundation condition.

Devendra Deshwal
Homeowner
446 San Benito Ave

04/07/2025