



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 04/23/2025

ITEM NO: 2

DATE: April 18, 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.

RECOMMENDATION:

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.

PROPERTY DETAILS:

1. Date primary structure was built: 1905 per County Assessor
2. Town of Los Gatos Historic Status Code: "✓" or historic and some altered
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 1905.

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). Note this property is not located in a historic district. The

PREPARED BY: Erin M. Walters
Senior Planner

building footprint shown on the Sanborn Fire Insurance Maps is consistent between 1928 and 1944 (Attachment 1, Annexures 1 and 2).

The applicant has provided a letter justifying the requested removal (Attachment 2), and property research (Attachment 1), which includes but is not limited to the Sanborn Fire Insurance Maps, the Anne Bloomfield survey, building permit records, existing conditions plans, and existing site photographs. Based on the research provided, the applicant believes that the required findings for removal from the Historic Resources Inventory can be made for this property as the residence is not in its original condition and there is nothing noted about the property that is significant to the Town's history.

Town Building Permit records from 2004 and 2010 include an electrical service upgrade, front porch repair and repair of eave, and repair to roof and eaves including replacement of rafters (Attachment 1, Annexure 8). The applicant has provided evidence that there have been unpermitted additions to the original structure (Attachment 1). Building permits show that the permitted floor area of the house is 684 square feet where the actual existing floor area of the house is 889 square feet. The applicant provided plans for the existing house (Attachment 1, Annexure 10), showing the existing floor area of 889 square feet. This evidence suggests that unpermitted additions were made to the house. The existing ceiling height of the bedroom and bathroom, located on the right side of the house, ranges from nine feet to six feet, 11 inches whereas the ceiling height of the main house has a minimum height of eight feet. Further establishing evidence of an unpermitted addition. The applicant has provided photos of the existing house (Attachment 1, Annexure 10) and has provided a discussion on concerns that the house is not structurally sound and has been altered.

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:

PAGE 3 OF 3

SUBJECT: 446 San Benito Avenue/PHST-25-005

DATE: April 18, 2025

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. Applicants Research
2. Applicants Request

***This Page
Intentionally
Left Blank***