



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 04/23/2025

ITEM NO: 1

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-1:10. **Located at 1 Orchard Street.** APN 529-32-041. Request for Review PHST-25-006. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Mahsa Nakhjiri. Project Planner: Samina Merchant.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:10, located at 1 Orchard Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1939 (effective year built 1990) per County Assessor
2. Town of Los Gatos Historic Status Code: ✓ - 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 1939, with an effective year built of 1990, indicating substantial construction occurred around 1990. The property is included in the 1990 Anne Bloomfield Survey (Attachment 1); however, it is not included in the Sanborn Fire Insurance Maps.

PREPARED BY: Samina Merchant
Associate Planner

The applicant provided a letter justifying the requested removal (Attachment 2), property research results (Attachment 3), a list of building permit records (Attachment 4), and pictures of the current residence (Attachment 5) 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.

Building Permit records from the renovations completed in 1995 and 1999 are included as Attachments 6 and 7, respectively. The 1995 permit scope primarily included updates including: the replacement of existing windows with dual-glazed units to match those already installed, the installation of new French doors, structural underpinning, addition of a retaining wall in the rear yard, and replacement of a fireplace damaged in the Loma Prieta earthquake. The 1999 scope shows a more extensive renovation.

Elevation comparisons show an extension of the lower level with the addition of new living space and installation of 36-inch high redwood railings with posts and pickets designed to match the existing detailing (Attachment 8). The front elevation illustrates several notable changes including introduction of a new six-foot wide by three-foot, one-inch tall bay window with side casements featuring clad wood consistent with existing materials. The original attic vents were removed, and the front entrance was reoriented with the addition of a new small gable-style entry cover that reflects the design of the adjacent gable form. On the left elevation, one existing door was replaced with a window, and another door was removed and replaced with siding. On the right elevation, an addition was constructed that included the installation of a new garage door, new windows, and replacement of existing doors executed with materials and detailing that reference the original construction and the 1995 renovations. The rear elevation appears to have undergone one of the more extensive alterations, including replaced doors and windows, the introduction of new railings, and a continuation of the wood-clad window and door detailing consistent with the existing installations.

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. 1990 Anne Bloomfield Survey
2. Letter of Justification
3. Applicant's Research
4. Building Permits
5. Exterior Photos
6. Town Records -1995 Building Permit Plans
7. Town Records -1999 Building Permit Plans
8. 1995-1999 Renovations Comparison

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