



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 04/23/2025

ITEM NO: 3

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-1:12. **Located at 17269 Verdes Robles.** APN 424-30-103. Request for Review PHST-25-001. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Uma Nikhlesh. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:12 located at 17269 Verdes Robles.

PROPERTY DETAILS:

1. Date primary structure was built: 1915 per County Assessor
2. Town of Los Gatos Historic Status Code: N/A
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 1915; however, the applicant's research shows it could have been built as early as 1907 (Attachment 2). The property is not included in the 1990 Anne Bloomfield Survey or Sanborn Fire Insurance Maps. The subject property was annexed into the Town on April 1, 1968.

The applicant provided a Letter of Justification for the requested removal (Attachment 2) that includes records from Santa Clara County, Town records showing alterations and additions, and photos of the current residence.

PREPARED BY: Suray Nathan
Assistant Planner

The applicant's research shows a Santa Clara County building permit to construct a carport in 1966 (Attachment 2, Appendix A), and page 6 of the Letter of Justification shows a photograph taken circa 1967 by the County Assessor of the front elevation of the subject house showing the appearance after the carport was constructed (Attachment 2).

In March 1979, the Town's Planning Commission approved an application for a two-lot subdivision of the property. The applicant notes in the Letter of Justification that the environmental analysis for the lot split determined that the subject residence was not historically or architecturally significant (Attachment 2, page 7).

Town records also indicate that on April 6, 1993, the Building Division approved the construction of a new attached two-car garage and an extended overhang that traverses the front elevation and terminates partially on the west elevation (Attachment 3). The applicant adds that the windows shown on the submitted plans for the garage and the extended garage eaves addition show windows different from those seen in the photos taken circa 1967 (Attachment 2).

The applicant's Letter of Justification concludes that the research shows 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 nothing significant to the Town's history is noted (Attachment 2).

CONCLUSION:

Should the Committee find that the structure has no 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;

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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. Location Map
2. Letter of Justification
3. Town Records - Building Permit - April 6, 1993

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