



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 1/22/2024

ITEM NO: 4

DATE: January 17, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 328 Bachman Avenue.** APN 510-14-037. Minor Residential Development Application MR-24-016. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Snighdha Uday Dharmavaram. Applicant: Bess Wiersema. Project Planner: Maria Chavarin.

RECOMMENDATION:

Consider a request for approval to construct a second-story addition exceeding 100 square feet and exterior alterations to an existing contributing single-family residence in the Almond Grove Historic District on property zoned R-1D:LHP located at 328 Bachman Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database; 1885 per researched records
2. Town of Los Gatos Historic Status Code: N, probably built since 1950
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County Assessor's Database indicates that the residence located at 328 Bachman Avenue was constructed in 1900, a date often used by the Assessor when the exact

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construction date is not known. The 1990 Anne Bloomfield Survey provides an estimated construction date of the 1980's and provides a rating of new, probably built since 1950 (Attachment 1). The researched records estimate the construction date as the 1885's (Attachment 2). The Sanborn Fire Insurance Maps include the property beginning in 1928 and show the residence as having consistent footprint through 1956 (Attachment 3). The list of permits found in the Town records reflect permits issued since the late 1940's clearly indicating that the residence existed prior to the 1980's (Attachment 4).

The following alterations are reflected in the Town's permit records included as Attachment 4:

- 1949 – Electrical Permit;
- 1960 – Plumbing Permit;
- 1972 – Plumbing Permit;
- 1978 – Building Permit for repairs, scope not legible;
- 1998 – Plumbing Permit for water heater;
- 2012 – Building Permits for re-roof;
- 2014 – Plumbing Permit to replace water heater in the same location; and
- 2015 – Plumbing Permit for re-piping.

The applicant provided a summary of the property research (Attachment 2) as well as photographs of the property (Attachment 6).

DISCUSSION:

A Minor Residential Development Application was submitted to the Town on November 5, 2024, proposing construction of a second-story addition exceeding 100 square feet and exterior alterations to the existing contributing single-family residence. As provided in Attachment 6, the project includes a second-story addition of 132 square feet on the rear elevation and demolition of a portion of the first floor at the rear elevation, which the applicant indicates is not historic given the contemporary materials of the siding (T1-11 panels) and windows (aluminum). The project also includes an addition on the first floor within the footprint of the area to be demolished and a new wood deck on the rear elevation. .

The proposed exterior materials include a composition roof, wood scalloped siding, horizontal wood ship-lap siding, wood trim, a wood deck and railing, and a wrought iron railing at the new lightwell (Attachment 6). Five new wood windows are proposed on the first floor along with two sets of French doors opening up to the deck on the rear elevation. Two new vinyl windows are proposed on the second floor on the rear elevation to match two existing vinyl windows on the front elevation. All new exterior materials would match existing materials.

The Residential Design Guidelines provides the following recommendations related to materials:

3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance.

4.8.4 Windows and Glass in doors

- Windows should be constructed of real glass, and window frames should be constructed of real wood - not vinyl, metal, or plastic. Wood sashes may be vinyl or metal clad if the window frame and dressing is designed consistent with the historic context of the building.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

- X In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

B. Residential Design Guidelines

Section 3.9 and 4.8.4 of the Residential Design Guidelines offers recommendations for construction of additions to an existing residences and window materials (Attachment 5).

CONCLUSION:

The applicant is requesting approval to construct a second-story addition exceeding 100 square feet and exterior alterations to an existing contributing single-family residence in the Almond Grove Historic District on property zoned R-1D:LHP. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process. The proposed work would be completed with a Building Permit and would not return to the Committee.

PAGE 4 OF 4

SUBJECT: 328 Bachman Avenue/MR-24-016

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ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Applicant's Research Results
3. Sanborn Fire Insurance Maps
4. Town Building Permit Records
5. Residential Design Guidelines, Sections 3.9 and 4.8.4
6. Development Plans