

# Application For Demolition of 228 Bachman Avenue



Requested Sept 2024 by new owners James and Paff Wood who propose to build and occupy a new single-family home with ADU on the property.

# Summary

- HPC meeting minutes Jan 7, 2004 on 228 Bachman Ave:
  - “Committee stated that a demolition may be possible”
  - “Committee felt that the house had unsympathetic additions”
  - “...the siding most likely not original’
  - “Committee recommend that the replacement structure NOT be Mediterranean and the second story be recessed”
- Exact construction date unknown. Not shown on 1928 Sanborn. Estimated construction 1929-early 30s. First documentation was 1941 Tax Survey.
- Records prove building was expanded one (or more) times without permits both before and since 1941
  - Was 615 sf in 1941 Survey, now 775 sf. Three additions effecting the exterior identified by architects
- Re-zoned commercial O:LHP in
- Building and property unoccupied, not maintained for 10+ years. Occasional vagrant occupants.
- Both LG and SJ librarians confirm no historical inhabitants on record
- Broad neighborhood support for demolition. Feel the current structure out of character for the neighborhood.

# Current Photos



# 228 Bachman Avenue: Timeline



- 1922 — Built  
*No other mention in LG or County records during this period*
- 1941 — 1941 Tax Assessment document\* says square footage is **612** sf and shows a garage
- 19XX — Re-zoned from (R1) residential to commercial (O). Garage torn down and entire rear yard is paved.  
  
*Used as a commercial office property*
- 2004 — Last sold
- 20XX — LGHPC meeting minutes\* call structure “candidate for demolition”  
  
*Uninhabited at least seven years (probably longer)*
- 2024 — Listed for sale\* as **775** sq feet (validated by appraiser\*). 163 sq ft larger than 1941 with no permits on file at LG. Still zoned O

\* See attached

## 228 Bachman: Key Considerations

- Building has been expanded and modified without permits.
- Exterior includes 3-4 different surfaces. Mostly stucco today.
- Some doors and windows appear to be closed off and stucco-ed over
- Original garage torn down and turned into parking lot
- Multiple window types around the house. Oldest ones are rotted and need replaced.
- Front porch arch called out by LGHPC minutes\* as “Mediterranean” and gave specific guidance NOT to rebuild using the arch.



\* See attached

228 Bachman:

## Key Considerations (cont.)

- Exterior portion not in good repair
  - Roof beams exposed to the elements
- Per Shawnte Santos at LG Library:
  - “I looked through our Historic Property Research Collection, and past historic homes tours and didn't find anything on 228 Bachman.”
  - “Doesn't look like any local celebrities or Town VIPs are listed, so I think you're good there.”

110 TOWN OF LOS GATOS  
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMITTEE OF THE TOWN OF LOS GATOS FOR JANUARY 7, 2004, HELD IN TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:40 P.M. by Chair Pacheco.

*See next page*

ATTENDANCE

Members Present: Kelly Blough, Jeanne Drexel, Len Pacheco and Joanne Talesfore  
Absent: Susan Burnett  
Staff Present: Sandy Baily, Associate Planner

ITEM 1: 146 Tait Avenue

Committee considered revised plans to add onto the first floor of a residence and to modify an existing accessory structure in the Almond Grove Historic District. The applicant stated at this time, the owner did not want to proceed with the Minor Residential Development Application for the accessory structure and the plans were modified to improve the existing structure. Blough moved to approve the application with the revised plans and the following conditions:

Siding material shall be real wood, not a composite, laminated or fabricated wood product.  
All windows and doors shall be wood. No snap in grids or grids inside the windows are permitted. Simulated wood grids are acceptable (ie: one glass pack with grids applied by manufacturer to inside, outside and between glass), to read as a true divided lite window. Vinyl and aluminum clad windows are not permitted.  
All window trim, window finish detail, corner boards, soffits, eaves, millwork and any other detail shall match existing.

Talesfore seconded, motion passed unanimously. Appeal rights were recited.

ITEM 2: 59 CHESTER STREET

The Committee considered a request to remove the pre-1941 residence from the Historic Resources Inventory. Pacheco moved to have the house removed from the inventory for the following reasons:

1. There is nothing left of the original structure.
2. The house has no historic architectural style.

Drexel seconded, motion passed unanimously. Appeal rights were recited.

ITEM 3: OTHER BUSINESS

- a. 59 Chester Street - Not heard since the Committee determined the house was not historic.
- b. 228 Bachman Ave - The Committee discussed the possibility of demolishing this house which is located in the Almond Grove Historic District. Although the structural report did not justify a demolition, the Committee felt that the house had unsympathetic additions and that the siding most likely was not original. Therefore, the Committee stated that a demolition may be possible. The Committee recommended that the replacement structure not be Mediterranean and that the second story be recessed. Baily stated that the demolition would also need to be reviewed by the Community Development Department to determine whether or not a demolition was justified.
- c. 312 Bachman Ave - The Committee considered preliminary ideas to make exterior changes to a residence located in the Almond Grove Historic District. The Committee felt that the front entry way changes were positive and that the changes to the side could be treated with a multi-pane room and that the house maintain it's colonial revival style.
- d. 15901 Blossom Hill Road - The Committee discussed the possibility of demolishing the house or doing an addition. The Committee had mixed feelings about a demolition and it was questionable if a demolition would be supported. As for the addition, it was recommended that the house be relocated on the lot and that the front portion of the house be saved. Another alternative was to look at converting the house to an accessory structure or a secondary dwelling unit.
- e. Pre-1941 Design Guidelines - No new information to report. Matter will be continued to each meeting to allow members to add to the list of what needs to be looked at when the guidelines are revised.

ITEM 4: STATUS OF PREVIOUS APPLICATIONS

Baily informed the Committee on the status of previous applications.

ITEM 5: APPROVAL OF MINUTES

The minutes from the meeting of December 3, 2003 were passed unanimously.

ITEM 6: ADJOURNMENT

The meeting was adjourned at 7:30 P.M. to the next regular meeting on February 4, 2004.

Prepared by:

Approved by:

\_\_\_\_\_  
Sandy L. Baily, Associate Planner

\_\_\_\_\_  
Len Pacheco, Chair



BUILDING CLASSIFICATION AND COMPUTATION RECORD

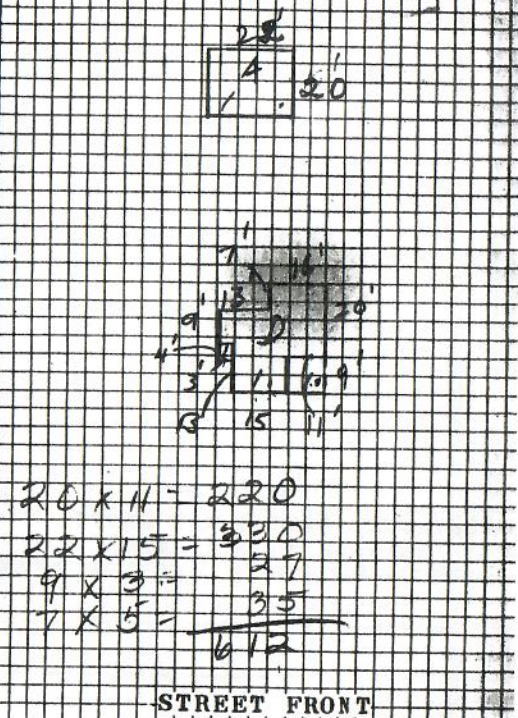
BUILDING DIAGRAM AND DETAIL

ADDRESS LOCATION 228 Bachman ST. AVE. CITY OF LOS GATOS CALIFORNIA  
 BLOCK NUMBER 31 LOT NUMBER 5/Block 1 OWNERSHIP A. L. Norman  
 SUBDIVISION OR TRACT, MARSH CUB.

Scale 1" = 50' HEIGHT.....

Sect.	Dimensions	Area or Cubage	Unit Cost	Repro. Cost	Out'bldgs	Pres. Value
(A)	X X =	612 cu. ft	\$ 3.00	\$ 1836.		\$
(B)	X 10 X 9 =	99 sq. ft	\$ 1.50	149.		
(C)	X 4 X 3 =	12 sq. ft	\$ 2.00	24.	Miscel.	
(D)	X X =	cu. ft	\$ .		Retain. Wall	
	X X =	sq. ft	\$ .		Tank	
	X X =	cu. ft	\$ .		Pool	
Reproduction Cost of Main Building				\$ 2009.	68% Good	\$ 1375.
Garage	X 22 X 20 =	440 sq. ft	\$ .30	\$ 132	40% Good	\$ 55.
Depreciation	%	Pct. Good	%	TOTAL DEPRECIATED VALUE		\$ 1430.

Porch add on



20 x 11 = 220  
 22 x 15 = 330  
 9 x 3 = 27  
 7 x 5 = 35  
 612

EXTERIOR DESCRIPTION			INTERIOR DESCRIPTION		
<b>COMMERCIAL BLDGS</b>	<b>FOUNDATION</b>	<b>EXTERIOR WALLS</b>	<b>INSIDE TRIM</b>	<b>PLUMBING</b>	<b>BUILT-IN FEATURES</b>
Stories	Deep Shallow	Brick	Stock Spec.	No. of Fixt. 5	Kitch. Cab. Ft
Stores	Concrete	Stone	Pine Hwd.	Old Style	Buffet Ft
Office Bldg	Brick Stone	Terra Cotta	Painted Enam.	Modern	Book Cases
Aparts	Posts Piers	Tile		Good Med. Chp.	Lockers
Rms. Hotel	Mud sill	Stucco			Patent Beds
Rmg. House	Piles	On Wood Lath	<b>WALLS &amp; CEILINGS</b>	<b>BATH ROOMS</b>	Refrigerator
Rms. Hosp.		On Chick Wire	Plastered Rms	Large Small	Open Shelvg.
Bank		Rustic OP RW	Plast. Bd. Rms	Rooms NO.	
Whse. Loft	<b>ROOF</b>	Resawed	Compo. Bd. 2	Good	
Car Garage	Gable Flat	Brd. & Bat.	Stucco Rms	Medium	<b>MISCELLANEOUS</b>
Seat Theatre	Hip Gambrel	Shiplap	Wainscot	Cheap	Sidewalk Lights
Mill Factory	Mansard Drmr	Novelty T&G	Paneled	Shower	Fire Escapes
Gas Station	Plain Cut up	Corr. Iron	Beamed Ceiling	Tile Floor	Plate Glass
Green House		Painted		Tile Wall	
School		Stained			
<b>RESID'L BUILDINGS</b>	<b>ROOFING</b>		<b>DECORATING</b>	<b>LIGHTING</b>	<b>MECHANICAL EQUIPMENT - Pres.Val.</b>
4 Stories	Wood Shingle		Papered Rms	No. of Fixt.	Ventilating System \$
Rooms	Pat. Shingle	<b>EXTERIOR TRIM</b>	Tinted 4 Rms	Electric	Sprinkler System \$
Apts	Tar & Gravel	Masonry	Canvas Rms	Old Style	Automatic Fire Alarm \$
Family		Metal	Santas Rms	Modern	Vacuum Cleaning System \$
Duplex Flat		Plastic	Cloth & Pap. Rms	Gas Oil	Water Heater Storage Automatic
Dwlg. Bng.		Tile	Pln Med. Good	Good Med. Chp.	Air Conditioning \$
Cottage/ Shack		Wood		Special	Well Windmill Elec. Pump
		Glass			Tank Pressure System
		Ornamental		<b>HEATING</b>	
<b>CONSTRUCTION</b>	<b>PORCHES: NUMBER</b>		<b>FLOORS</b>	Firepl. Stove	<b>OUTBUILDINGS-VALUE Under \$400</b>
Lt. Med. Hvy.	Front Rear		Number of Rooms.	Hot Air Furn.	Dimen. X Ft: Age
Masonry	Open Roofed		Pine 11	Ducts: Pipeless	Walls Roof Floor
Reinfd. Conc. Fr.	Screened		Hardwood	Gas or Oil Fire	Area SqFt \$
Fl.	Glassed In	<b>STORE FRONT</b>	Cement	Radiant Fire	Repro. Cost \$
Steel Frame		Bulkhead	Tile	Steam or Hot Wat.	% Good: PRES. VALUE \$
Wood Frame	<b>OUTBUILDINGS</b>	Plate in Met.	Marble	Arcola System	
Mill Frame	Garage 2 Cars	Plate in Wood	Terrazzo	Thermostat	
Single Wall	Dtchd; Attached	Plate Mit' red	Composition	Floor or	
Double Wall	Shed Barn	Sheet Glass.	Earth	Wall Furn.	
	Poultry House				

STREET FRONT

PRICED BY Stallard DATE 3/24/40

CLASSIFICATION 1 2 3 4 A B C

QUALITY: Cheap....; Medium....; Good....; Special..

OCCUPANCY Owner Tenant  
 Vacant Not Home

Age 20 Yrs. Remodeled Age 15 Yr

Condition: New Good Medium Poor

Obsolescence Yes No Functional Defects....

Special Depreciation For: Lack of Utility.....

Over....% Under....% Improvement: Location.....

DESIGN: Good....; Acceptable....; Poor....; Freak..

FLOOR PLAN: Good....; Acceptable....; Awkward.....

Perimeter of Walls 116 ft; Number of angles.....

RENT \$ Per Source of Information  
 Mo. Tenant Agent Estimated

Miscellaneous Remarks  
 See Reverse





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