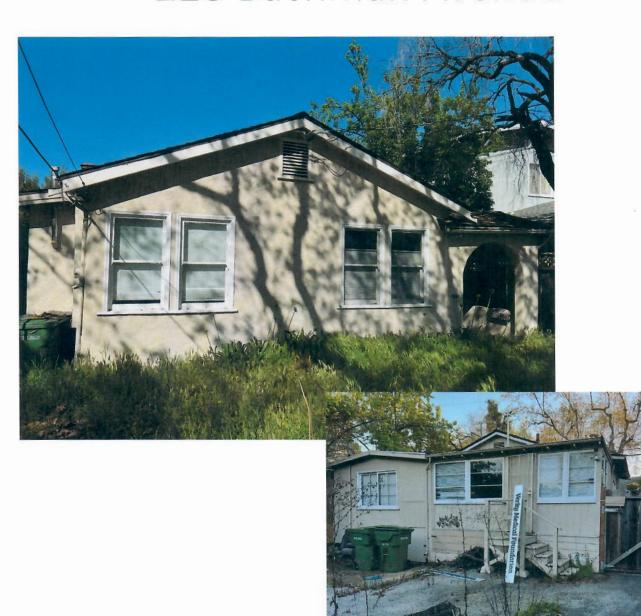
Application For Demolition of 228 Bachman Avenue



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.

ATTACHMENT 4

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 —	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

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.



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

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

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.

lesfore 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 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: <u>ADJOURNMENT</u>

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				

	(1						
	Form 1(5)	BULLDI	MG CLASSIE	CATION AND	COMPUTATION	DEAAAA		11			
	ADDRESS LOCATION 2	26 19224	A OLASSIII	ST. CITY OF	COMPUTATION	KECOKD	CALIFORNIA		NG DIAGRAN	M AND	DETAIL
	BLOCK NUMBER 3	LOT	man A		LOS GA	TOS		-		HIII.	
	SUBDIVISION Q. a. Morman							-	2.8		
		OR TRACT, MILLS B.							111111411		
	DESCRIPTION	(
	Sect. Di	mensions Ar	ea or Cubage	Unit Cost	Repro.Cost	Out'bldgs	Pres. Value				
	(A) X	X =	612 Sq	Ft @\$ 3.00	\$ 1836		\$	1			
0000	(B) X	18 X 9 =	"GOO CU.		110		Ψ	H + H + H + H			
dda	(c) X	4 x 3, =	LO CU.	ft oe	179	Miscel.					
Kur	(D) X	X =	/ Sq.	He @\$.	24	Retain. Wall	 	4	a' / P	29	
	X			7	 				141		
	X		sq.	16		Tank	-		1 3 7 7 1	(0) 9	
				## @\$.		Pool		』	3 15	MATT	
	C		tion Cost of M	81	\$2009	7. 68 % Good	\$ 1.375		+++++++		
		22×20		ft @\$.3D	\$ 1.35	40% Good	\$ 55.	1201	11-1220		
	Depreciation	1 %	Pct. Good	%	TOTAL DEPR	ECIATED VALUE	\$ 1430.		4 320		
	EX	TERIOR DESCRI	PTION	INTERIOR DESCRIPTION			9 X	31-11-12-7		+++++	
11	COMMERCIAL BLDGS	FOUNDATION	EXTERIOR WALLS	INSIDE TRIM PLUMBING BUILT-IN FEATURES. BASEMENT				117 X	FH 11127	++++	
		S Deep_ Shallow 2	Brick Stone		No. of Fixt. 5	Kitch.Cah. Ft	GarageCars		116/8		
	Office Bid	g BrickStone	Terra Cotta		Old Style		Full_Part_None_ Floor: dm. St. Wd. Dt		STREET F	RONT	45 4
	Rms. /Hote	s PostsPiers l Mudsill	Stucco L Tile		Good MedChp		Walls: Bgr. St. Wd. Dt UnFinished		The state of the s	NON I	ШПП
93 .	Rmg House		On Wood Lath	WALLS & CEILINGS PlasteredRms	BATH ROOMS	Refrigerator	8 × 10	PRICED BY	Exclusion	T DATE &	1/24/49
	Bank Hall	1 200	Rustic_OPRW	Plast. BdRms	RoomsNO		ELEVATORS Speed:H1Low	CLASSIFICAT	ON 1 2/3 4		ABC
	Car Garage	Gable Flat	Resawed	StuccoRms	Medium		ElecHydAuto Pass. Frt. Dmb Wt.	QUALITY: Che	еар; медат	; Good	.; Special
	Seat Theatre	Mansard_Drmr	ShiplapT&G	Paneled	CheapShower	Fire Escapes	HeightFt	OCCUPANCY	Owner Vacant	Tenant	
	Green House	PlainCut up	Corr. Iron	Beamed Ceiling	Tile Floor	- Tate dass	Sidewalk			Not Ho	,
	School	ROOFING	Stained			MEGHANT OF POLITICAL		Age Z O			
-	RESID'L BUILDINGS	Wood Shingle		DECORATING PaperedRms	LIGHTING No. of Fixt	MECHANICAL EQUIPMENT Ventilating System	Pres. Val.	Condition:	New Good	Modilate	Poor
-	Stories Rooms	Tar & Gravel	EXTERIOR TRIM	Tinted 4 Rms	ElectricOld Style	Sprinkler System : Automatic Fire Alam	š	Obsol escence	Yes No F	unctional	Defects
-	Apts Family	CompositionTile	Masonry	SanitasRms	Modern	Vacuum Cleaning Syst Water Heater Sto	tem \$	Special Depr	eciation For: Lack	of Utilit	Ły
	DuplexFlat DwlgBung.	Metal	Plastic	Cloth & PapRms Rms Unfin.	Good Mede Chp	Air Conditioning		Over% Un	der% Improveme	nt: Locat	ion
	Cottage Shack_	GoodMedChp	Tile Wood	Plan_MedGood_	Special	WellWindmill_ TankPres	Elec.Pump	INPETCNA Cond		- No. 200	THE ROOM
=	CONSTRUCTION	PORCHES: NUMBER	Ornamental	FLOORS	HEATING				; Acceptable	William 2000 A 10 - 10 - 20	160
J	tMedHvy	Front Rear Open Roofed	Plain	Number of Rooms.	FireplStove	OUTBUILDINGS_VALUE U	Inder \$400		Good; Acceptab		
	lasonry Reinfd.ConcFr	Screened Glassed In		Pine	Ducts:Pipeless Gas or Oil Fire	WallsReof	Floor	Perimeter of Walls. W.ft; Number of angles			
	Fl Steel Frame	OUTBUILDINGS	STORE FRONT Bulkhead	Cement	Radiant Fire Steam or Not Wat	Area SqFt 6 \$	500 Sec. 50 Se	RENT \$	Per —— Source — Mo. Tenant	Agent	Estimated
١	ood Frame	Garage 2- Cars	Plate in Met.	Marble	Arcola System	Good: PRES. VAI	JUE \$				
5	ingle Wall	Detchd; Attached ShedBarn	Plate in Wood	Composition	Thermostat Floor or	Miscellaneous Remark	is .				1910
1	ouble Wall	Poultry House	Sheet Glass.	Earth	Wall Furn.	See Reverse		i			

AMERICAN TRUST COMPANY

Tel. ELgato 4-1710

150 Santa Cruz Ave.

(1956) R. L. POLK & CO.'S

BACHMAN AV-Contd. 4 Patterson Earl 5 Fried Hans A AEL 4-1715 6 Goldback Eliz Mrs AEL 4-1715 Street continued 228 Norman Charlotte M Mrs ® **AEL 4-2560** 229 Vacant 236 Hummel Emma Mrs 237 Sullivan Martha Mrs @ ΔEL 4-7784 238 Inskeep Martha Mrs @ **AEL 4-3105** 243 Kaufman Mary Mrs @ Kerner Eleanora Mrs @ △EL 4-4198 Willard Ann Mrs @ 244 Brouwer Klasina Mrs 250 Vacant 251 Lawson Florence Mrs © △EL 4-9110 252 LeRoy Dee M @ ΔΕL 4-4357 254 Vacant 256 Cosgrave Roberta Mrs **△EL 4-4938** Tuft av intersects 300 Black Cora L Mrs @ **ΦΕL 4-4301** 303 Whiting Herbert H @ **⊅EL 4-9259** 308 Jungbluth Wm L @ AEL 4-4533 312 Veverka Stanley E @ ΦEL 4-4102 320 Marengo Vincent @ AEL 4-9170 321 Fetsch Carrie Mrs @ ΦEL 4-3916 327 Nunnemaker Jack © ΔEL 4-1975 Chinn John H 328 Atkinson M Owen @ **△EL 4-4179** Massol av intersects 329 Vacant 338 Barker Marjorie M Mrs® **△EL 4-4954** 354 Barker Marjorie Mrs 362 Tyson Nancy A Mrs @ ΦEL 4-3318 370 Allbright Rex L @ AEL 4-3423 Alexander av intersects 509 Hanel Orville 515 Price Emily F Mrs @ **AEL 4-2279** 521 White Pearl Mrs @ AEL 4-1656

525 Martin Robt C @ AEL 4-4989

BANCROFT AV - From Ridge

Los Gatos rd

18125 Herring Virgil R @

△EL 4-4206

Crest av east, 1 south of Saratoga

Los Gatos 18191 Cunningham Wm E @ ΔEL 4-1816 18201 Peters Warren E @ **AEL 4-3473** 18231 Cassady Neal L @ **△EL 4-2607** 18300 Webster Orville L @ ΔEL 4-3450 BAY VIEW AV - From Main to Bean av, 3 west of Santa Cruz av 1 Forbes Grace S Mrs @ ΔEL 4-7863 12 No return 15 DeMars David 16 Ryan Wm T ◎ AEL 4-2822 17 Neil Jesse R ◎ AEL 4-3447 20 Burrows Howard D AEL 4-3621 25 Vacant 26 Donadei Rose Mrs @ **△EL** 4-1104 30 Linde Harry T ◎ △EL 4-1060 31 Anderson Walter H @ 32 Collier Merle 33 Osgood Isa Mrs AEL 4-4247 34 Rhoads Mary Mrs ® ΦEL 4-4121 35 Wolfe Grace M Mrs @ **DEL 4-1034** 39 Treese Minnie Mrs © ΦEL 4-3851 Vacant 43 Omsted Mary B Mrs @ **△EL** 4-2421 44 King Kath ® 47 Sporleder Roy E © AEL 4-2124 51 Locarnini Inos © AEL 4-1756 52 French Florence J Mrs © △EL 4-2805 56 Riggs Nell B Mrs @ △EL 4-3151 BAY VIEW COURT - From Bay View av west, 1 blk south of Pennsylvania av 1 Lang Mary Mrs AEL 4-3988 2 Hackett Richd E AEL 4-3088 3 Duncan Bertha E Mrs **△EL 4-4609** 6 Knutzen Theo J ◎ AEL 4-2808 8 Corbin Frank H @ AEL 4-3939 BEAN AV - From Santa Cruz av to Massol av, 1 north of Main 211 Crisp Fred real est AEL 4-2114 212 Smith D Lloyd sign pntr **QEL 4-4385** Smith Karl G @ 213 Banoff Harry phys AEL 4-1331 214 Delta Dental Laby AEL 4-9266

215a Rae's Hair Styling beauty shop

SANTA CLARA COUNTY FIRE INSURANCE CO. SECURITY — SAVING — SERVICE 60 North 2nd Street San Jose LOS GATOS DIRECTORY OF HOUSEHOLDERS (1956) BEAN AV-Contd 308 Presher Maude L Mrs ® △EL 4-2814 331 Loose Henry @ Bay View av intersects Massol av intersects BECK AV - From Hernandez av Wood Jas V @ AEL 4-4975 18465 Wanzer Ralph A @ **△EL 4-4281** Ridge Crest av intersects 18510 Kramer Leona G.Mrs @ ΔEL 4-4719 BELLA VISTA AV - From New York av to Kentucky rd, 1 west of San Jose av 123 Hasse Frank @ AEL 4-9662 125 Caswell Clarence A @ **AEL 4-4203** 127 Blakeley Nina C Mrs @ **AEL 4-2266** 143 Kaucher Lawrence ® ΔEL 4-4697 205 Prestigiacomo Angelo ® **DEL 4-7448** 208 Briggs Mabel S Mrs @ **AEL 4-3836** 210 McAuley Gladys M Mrs @ **⊅EL 4-3137** 212 Anderson Lowell A 222 Gibson Georgia V Mrs ® **AEL 4-2585** 225 Minton Ione D Mrs 226 Etzkorn Harry J @ AEL 4-1764 227 Cleghorn Loubelle Mrs @ **AEL 4-1632** 228 Johnson Theo E @ AEL 4-1775 229 Lepetich Milton K @ 240 Davis Lela S Mrs @ ΔEL 4-1728 Charles intersects 252 Vacant 310 Vacant 312 Battersby Geo M @ AEL 4-2703 316 Hillyard Sydney @ AEL 4-2590 320 Hardy Charlotte M Mrs @ \$\Delta \text{4-3240}\$ 324 Wagner Maelon L 326 Kent Edna Mrs © ДЕL 4-2789 332 Pearson Anna Mrs @ **AEL 4-3646** 337 Camilleri Andy R @ **AEL 4-3682** 338 Vacant

346 McKee Edw @ AEL 4-9596

350 Campbell Susan C Mrs @

354 Martin Pearl W Mrs @

QEL 4-2759

△EL 4-1808

Tel. CYpress 2-0566 385 Francis Danl V @ **AEL 4-4097** Caldwell av intersects 402 Reilly Francis V @ 406 Lewis Luella M Mrs @ **AEL 4-4297** Abram Lewis E 408 Treseder Frank C @ **DEL 4-2387** BELMONT AV - From Bachman av south, 7 east of N Santa Cruz 207 Tobin Geo P ◎ AEL 4-9654 208 Geddes Geo A @ AEL 4-4160 209 Reynolds Edw D @ AFL 4-1834 215 Briggs Edw E ◎ AEL 4-3313 221 Miller Jos T @ 225 Davies I H @ AEL 4-3397 231 Correa Manuel R @ △EL 4-3446 233 Paul Eleanor B Mrs @ ΔEL 4-1719 235 Simpson Hugh W @ ΔEL 4-3346 239 Riggs Flora L @ AEL 4-4837 Bachman av intersects 300 Thirlkeld Chas N @ **⊅EL** 4-3736 14 BENEDICT LANE - From Chirco way northwest, 1 north of Farley 15414 Stutzman Francis L @ ΔEL 4-7610 15428 Meloni Rane Mrs @ 15429 Banta Frank L @ ДЕЦ 4-3798 15442 Marshall Luise Mrs ® **⊅EL 4-4023** 15443 Jones Geo W ◎ AEL 4-4403 15460 Sonnenfleth Ernest L @ **AEL 4-7508** 15461 Demmy Ralph L @ **△EL 4-4809** 15472 Schneider Frank J @ **AEL 4-4250** 15473 Hitchman Wm H @ **△EL 4-9254** 15486 Chirco Frank @ 15487 Anderson Henry W @ **AEL 4-3629** 15500 Vincent Nicholas @ **△EL 4-3545** 15501 Lange Donald W @ **AEL 4-3247** 15514 Swedenburg Romain A Rev ΦEL 4-7770 15530 Marino Peter A @ ΔEL 4-9908

15544 Breig Wm @ AEL 4-2723

15561 Kisling Conrad T @

ΔEL 4-1105

15572 Turrentine Howard D @

T

This Page Intentionally Left Blank