



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 11/19/2025

ITEM NO: 9

DATE: November 14, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Modify a Previously Approved Project 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. Request for Review Application PHST-25-025. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Snighdha Uday Dharmavaram. Applicant: Bess Wiersema. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval to modify a previously approved project 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

PREPARED BY: Sean Mullin, AICP
Planning Manager

BACKGROUND:

On January 22, 2025, the Committee considered a Minor Residential Development application for a request to construct a second-story addition exceeding 100 square feet and exterior alterations to the existing contributing single-family residence. The project included 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 indicated was not historic given the contemporary materials of the siding (T1-11 panels) and windows (aluminum). The project also included 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 approved 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. Exterior alterations included five new wood windows on the first floor, two sets of French doors opening up to the deck on the rear elevation, and two new vinyl windows on the second floor on the rear elevation to match two existing vinyl windows on the front elevation.

The Committee recommended approval of the Minor Residential Development application, which was approved by the Town on March 31, 2025.

On October 29, 2025, the applicant contacted staff and provided a detail of modifications to the approved project. While these modifications are in substantial compliance with the Minor Residential Development approval as it relates to size and mass, they do deviate from the approved exterior appearance of the residence and are being forwarded to the Committee for consideration.

DISCUSSION:

The applicant provided a project description (Attachment 1), details of the project revisions (Attachment 2) and revised development plans (Attachment 3). The applicant now proposes a reduced project scope. The reconstruction of the below-grade area has been removed from the project. As a result, the necessary light wells were eliminated. The second-story addition was also reconfigured and reduced in size, eliminating the gable-end addition. A new dormer is now proposed on the rear elevation to match the existing dormer. The existing hipped-roof on the first floor of the rear elevation would be carried across the rear façade. All other exterior alterations approved with the Minor Residential Development application would remain.

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 a recommendation of approval to modify a previously approved project 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. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director and the proposed project would continue through the Building Permit process and would not return to the Committee.

ATTACHMENTS:

1. Project Description
2. Details of Project Revisions
3. Development Plans

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