



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

MEETING DATE: 11/19/2025

ITEM NO: 6

DATE: November 14, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D: LHP. **Located at 321 Bachman Avenue.** APN 510-17-100. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Architecture and Site Application S-25-049. Property Owner: Stanley and Jean Melax. Applicant: Jennifer Kretschmer, AIA. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request for approval to construct an addition with reduced setbacks to an existing noncontributing single-family residence located in the Almond Grove Historic District on nonconforming property zoned R-1D: LHP, located at 321 Bachman Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1949 per County Assessor's Database
2. Bloomfield Preliminary Rating: New, probably built since 1950
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Almond Grove Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the south side of Bachman Avenue between Massol and Tait Avenues, just west of the alley. The County Assessor reports that the residence was constructed in 1949. The Anne Bloomfield survey notes the structure as new, probably built since 1950. (Attachment 1).

PREPARED BY: Suray Nathan
Assistant Planner

The residence is present on the 1944 and 1956 Sanborn Fire Insurance Maps (Attachment 2). The footprint of the residence remains consistent between the two dates. Additions and other modifications have been constructed since 1956, as noted below.

As provided in Attachment 3, Town records include the following permitted work:

- 1974: Replacement of windows with a sliding door leading to a new patio deck at the rear of the residence;
- 1981: Reconstruction of the garage roof to accommodate solar collectors;
- 1987: Reroof;
- 1991: Add skylights;
- 1995: Demolish portions of the residence (467 sf) and garage (198 sf) and construct a new bedroom addition (300 sf) at the left rear of the residence; and
- 2017: Reroof.

On August 27, 2025, the Historic Preservation Committee deliberated on a preliminary review for a new garage addition at the rear of the residence, a new bay window, a new entry porch with columns facing Bachman Avenue, and a new patio with columns facing the alley and provided the following feedback:

- Provide greater articulation to the porch design and ensure the design is integrated and consistent with the Victorian-style architecture; and
- Provide details of proposed materials, columns, porch, and trim, and ensure consistency with the architectural style.

DISCUSSION:

Architecture and Site application S-25-049 was submitted on November 6, 2025, proposing exterior modifications and a new garage addition to the existing single-family residence with reduced setbacks (Attachment 8). The applicant provided a Letter of Justification for the proposed project (Attachment 4). The applicant requests approval to construct an attached single-car garage at the rear of the property, opening to the alley (Attachment 8). A new covered porch, supported with square columns, would be added to the front elevation, along with a new bay extension featuring a fiberglass window with wood trim. Another new porch with square columns would be constructed on the left elevation. Both new porches include support posts that encroach into the required setbacks. The applicant has modified the porch columns, added a horizontal trellis band along the roofline, and wood brackets under the bay window to accentuate the intended look of the residence by introducing more details consistent with the Victorian style and other nearby homes (Attachments 4 and 6).

The Letter of Justification (Attachment 4) outlines future plans to incorporate an accessory dwelling unit (ADU) above the new attached garage, as shown in the light-line in the development plans (Attachment 8). Any future ADU would be processed ministerially,

consistent with State law. Staff notes that the ADU is not the subject of this application and shall not be used as the basis for any recommendation to the Community Development Director.

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:

- _____ 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 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 6).

CONCLUSION:

The applicant requests a recommendation of approval from the Committee to construct an addition with reduced setbacks to an existing noncontributing single-family residence located in the Almond Grove Historic District on nonconforming property zoned R-1D:LHP, located at 321 Bachman Avenue. Due to the proposed reduced setbacks on the nonconforming property, the project requires Architecture and Site approval. If the Committee finds merit in the request, a recommendation of approval would be forwarded to the Community Development Director. The application would continue through the Architecture and Site process and would not return to the Committee.

PAGE 4 OF 4

SUBJECT: 321 Bachman Avenue/S-25-049

DATE: November 14, 2025

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps Exhibit
3. Town Permit Records
4. Letter of Justification
5. Photos of Existing Residence
6. Rendering of Proposed Residence
7. Section 3.9, Residential Design Guidelines
8. Development Plans