

MEETING DATE: 09/25/2024

ITEM NO: 3

DATE: September 20, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting a Determination Regarding the Contributing Status of an Existing

Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned O:LHP. **Located at 228 Bachman Avenue**. APN 510-14-053. Request for Review Application PHST-24-017. Exempt Pursuant

to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: James B. Wood. Project Planner: Sean Mullin.

#### **RECOMMENDATION:**

Requesting a determination regarding the contributing status of an existing contributing single-family residence located in the Almond Grove Historic District on property zoned O:LHP located at 228 Bachman Avenue.

#### **PROPERTY DETAILS:**

- Date primary structure was built: 1922 (effective year built 1932) per County Assessor's Database; 1920s per Anne Bloomfield Survey
- 2. Town of Los Gatos Historic Status Code: ✓, historic and some altered, but still contributor to district if there is one
- 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? Yes
- 6. Findings required? Yes
- 7. Considerations required? No

#### **BACKGROUND:**

The County Assessor indicates that the residence located at 228 Bachman Avenue was constructed in 1922, with an effective year built of 1932, which usually reflects significant alterations or additions occurred after the original construction date. The 1990 Bloomfield Survey estimates the construction date as the 1920s and rates the residence as historic and some altered, but still contributor to district if there is one (Attachment 1). The residence is

PREPARED BY: Sean Mullin, AICP

Senior Planner

PAGE 2 OF 4

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#### **BACKGROUND** (continued):

listed as a contributor to the Almond Grove Historic District in Appendix B of the Residential Design Guidelines. The Sanborn Fire Insurance Maps show that the property was undeveloped in 1908 (Attachment 2). By 1928, a dwelling with an attached accessory building were present along the rear property line. The 1944 map shows that this dwelling was demolished, and a new dwelling was constructed toward the front of the property. It is likely that this change is the reason the County Assessor provides an effective year built of 1932. The footprint of this dwelling remained consistent between 1944 and 1956.

A search of Town Permit records provides the following:

- 1969 use permit to allow a professional office in a residence;
- 1957 Building Permit for construction of an addition (store room); and
- 1975 Planning Commission approval to establish an office in the residence.

On January 7, 2004, the Committee discussed the possibility of demolishing the subject residence (Attachment 3). The Committee noted that the structural report provided at the time did not justify a demolition; however, the Committee felt that the residence had unsympathetic additions and that it is likely that the siding is not original. The Committee stated that a demolition may be possible, adding a recommendation that a replacement structure not be Mediterranean and that the second story be recessed.

The applicant provided results of their research on the residence and a summary of the history of the residence (Attachment 4). The applicant notes that there have been several additions to the residence over time and that it includes multiple types of siding and windows.

#### DISCUSSION:

The applicant is requesting a determination of the historic or architectural significance of the contributing single-family residence located in the Almond Grove Historic District related to a future proposal for demolition of the residence and construction of a new single-family residence.

The 1990 Bloomfield Survey is included as Attachment 1 and provides a preliminary rating for the residence of "✓" meaning: historic and some altered, but still contributor to district if there is one. The Sanborn Fire Insurance Maps indicate that the residence was constructed in the current location between 1928 and 1944 (Attachment 2).

Structures within historic districts are individually classified as to their relative contribution to the historic character and quality of the district. Contributing structures have been determined to be historically, architecturally, or culturally significant. Noncontributing structures are those

PAGE **3** OF **4** 

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#### **DISCUSSION** (continued):

which are not historic in terms of their design or have been so modified over time as to no longer meet the criteria for contributing status.

The Residential Design Guidelines state that the demolition of any contributing structure in historic districts is forbidden absent a cataclysmic event or upon determination by the Deciding Body that demolition is necessary for the proper restoration of the structure. Additions, alterations, and removal of non-historic additions may be approved as part of the reconstruction process, provided the contributing historic elements of the structure are maintained, and the changes and/or additions could have been approved if the structure had not been damaged.

#### **CONCLUSION:**

Should the Committee find that the structure no longer meets the criteria for contributing status, the structure would be removed from the list of contributors to the Almond Grove Historic District. The property would continue to be located within the historic district, and any proposed work, including demolition and construction of a new residence, would return to the Committee for review under a formal Planning application.

#### FINDINGS:

A. Findings - related to a request for a determination that a primary structure has no historic significance or architectural merit.

In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

- 1. The structure is not associated with events that have made a significant contribution to the Town;
- 2. No Significant persons are associated with the site;
- 3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
- 4. The structure does not yield information to Town history; or
- 5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

PAGE **4** OF **4** 

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#### **FINDINGS** (continued):

#### B. Findings

- \_\_\_\_ As required by Town Code Section 29.10.09030(c) *Demolition of historic structures*, a demolition permit for a historic structure may only be approved if:
- 1. The structure poses an imminent safety hazard; or
- 2. The structure is determined not to have any special historical, architectural or aesthetic interest or value.

Any request to demolish an historic structure shall be reviewed by the Historic Preservation Committee. Applications to demolish a non-contributing historic structure shall be accompanied by a detailed report describing all aspects of the structure's physical condition prepared by an architect, licensed design professional, or registered civil engineer at the applicant's expense.

#### **ATTACHMENTS**:

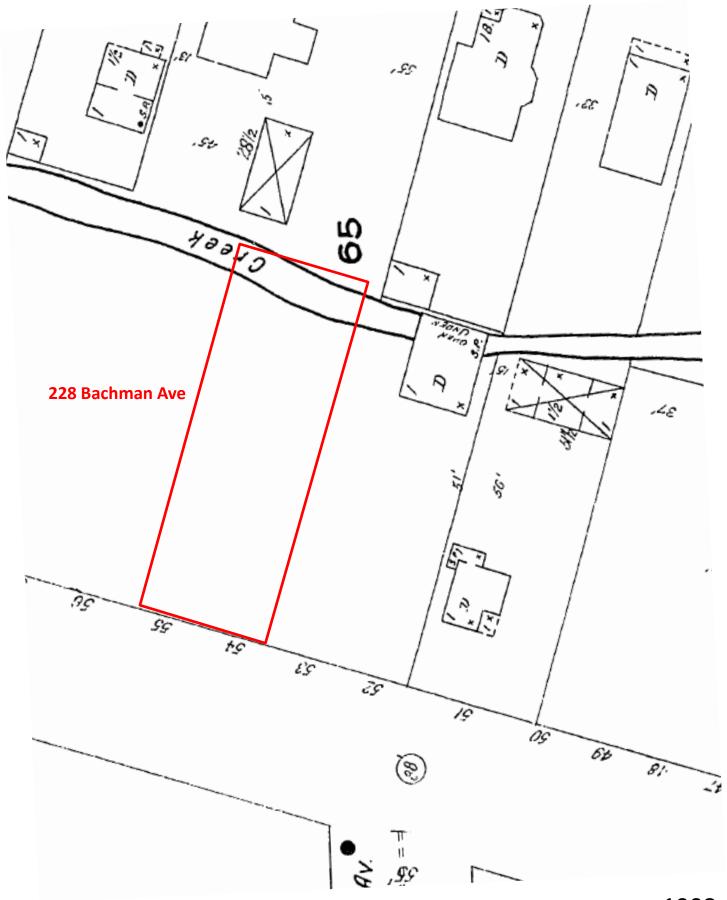
- 1. 1990 Bloomfield Survey
- 2. Sanborn Exhibit
- 3. Minutes Historic Preservation Committee, January 7, 2004
- 4. Research Results and Summary of Residence
- 5. Exterior Photos

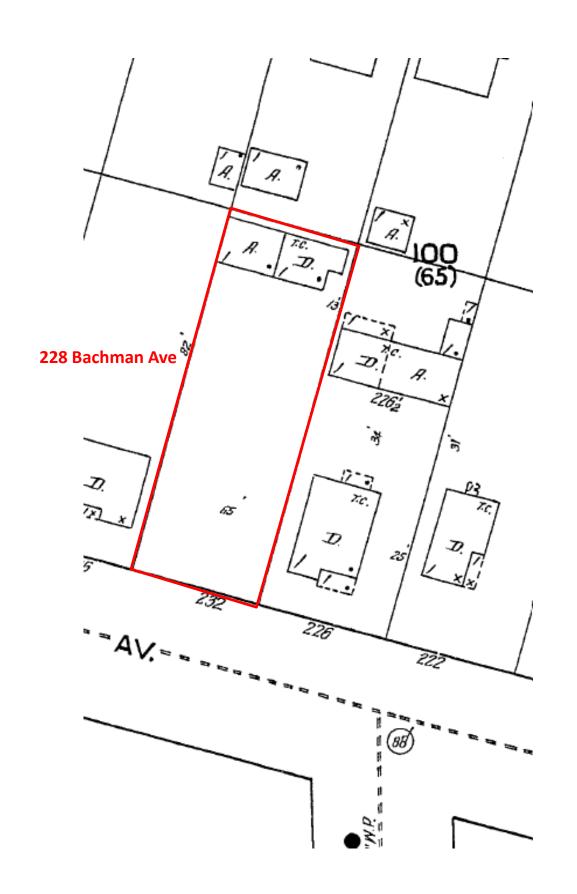
## Anne Bloomfield 219

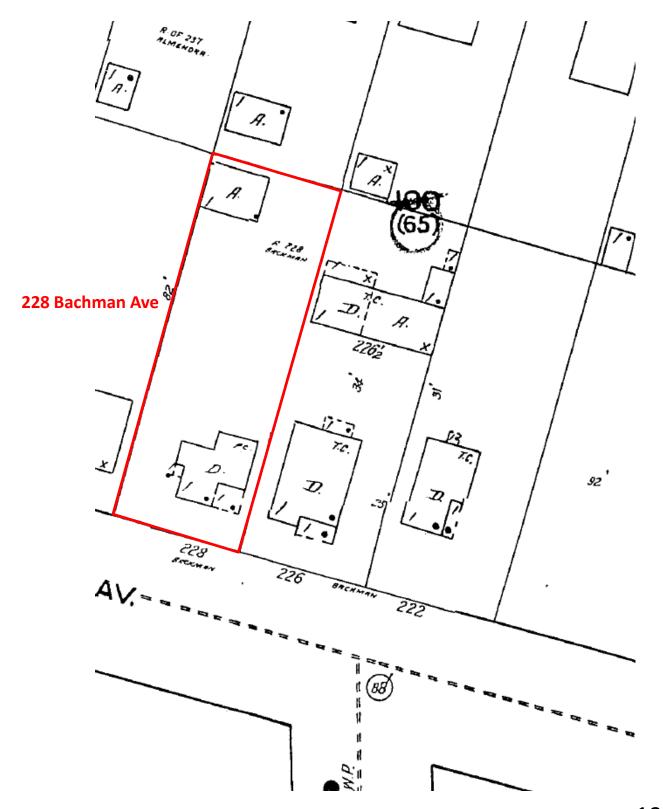
## ARCHITECTURAL/CULTURAL SURVEY LOS GATOS RESEARCH

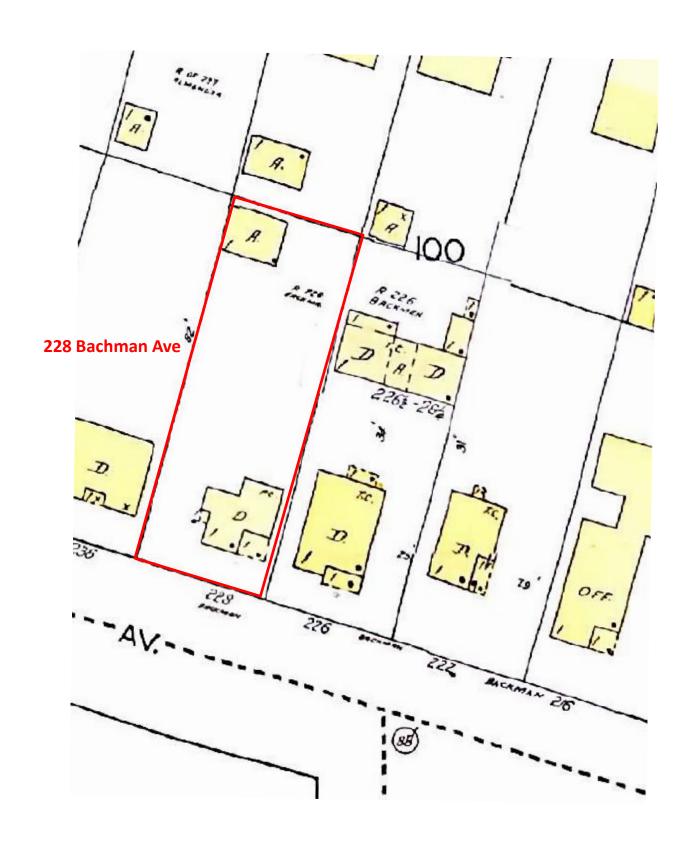
File address 228 Bachman
PARCEL MAP INFORMATION
Parcel # 5/0-/4-053 Lot size: 52 front ft. x ft. deep
Lot shape: Rectangle L Rectangle with small rear jog Other
Location: N / S E W side of B St Ave Other
distance to cross st: 2/2 ft. N S E/W from Tait
at NE NW SE SW corner of
HISTORIC INFORMATION ON PARCEL MAP
Old tract or subdivision name Massal Sub Old Block # / Old lot # 5
FIELD SURVEY INFORMATION (handwritten in red)
Preliminary rating V Estimated age 19205 Style Burgalow Medit. # stories
Alterations added tiellis
Other for rent"
OWNERSHIP SHOWN ON MAPS Source Source Location of property, or Lot Owner Name Date Page Old tract/block/lot Size Name  1891
B1k Book 1908
Survey 1944
MISCELLANEOUS PHOTOS: Roll/frame #@u/zq Date 22-1/-89
National Register listed date  County Inventory 1979  Town of Los Gatos: Designation Recognition  District Name  Previous Survey

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#### 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.

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

#### **ATTENDANCE**

Members Present: Kelly Blough, Jeanne Drexel, Len Pacheco and Joanne Talesfore

Absent: Susan Burnett

Staff Present: Sandy Baily, Associate Planner

#### ITEM 1: <u>146 Tait Avenue</u>

The 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:

- 1. Siding material shall be real wood, not a composite, laminated or fabricated wood product.
- 2. 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.
- 3. 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 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**

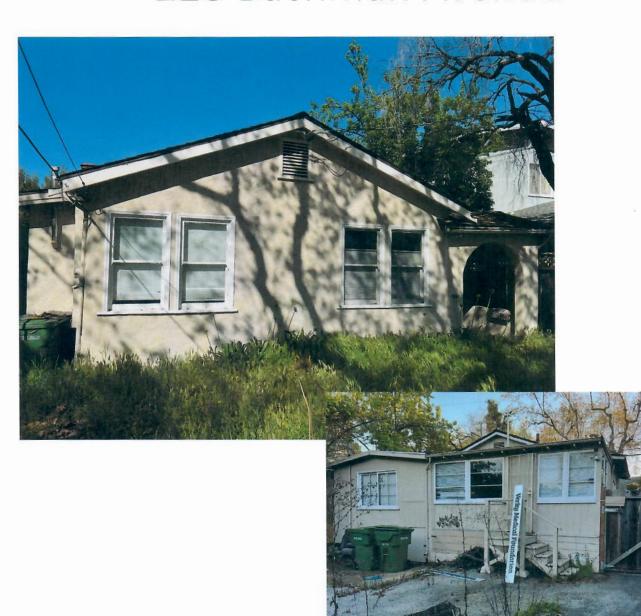
The minutes from the meeting of December 3, 2003 were passed unanimously.

#### 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				

# 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."

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Prepared by:	Approved by:				
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# AMERICAN TRUST COMPANY

Tel. ELgato 4-1710

150 Santa Cruz Ave.

Los Gatos

(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

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BANCROFT AV - From Ridge

Los Gatos rd

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**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

346 McKee Edw @ AEL 4-9596

350 Campbell Susan C Mrs @

354 Martin Pearl W Mrs @

**QEL 4-2759** 

**⊅EL** 4-1808

SANTA CLARA COUNTY FIRE INSURANCE CO. SECURITY — SAVING — SERVICE 60 North 2nd Street San Jose Tel. CYpress 2-0566 LOS GATOS DIRECTORY OF HOUSEHOLDERS (1956) BEAN AV-Contd 385 Francis Danl V @ 308 Presher Maude L Mrs ® **AEL 4-4097** △EL 4-2814 Caldwell av intersects 331 Loose Henry @ 402 Reilly Francis V @ Bay View av intersects 406 Lewis Luella M Mrs @ Massol av intersects **AEL 4-4297** Abram Lewis E 408 Treseder Frank C @ BECK AV - From Hernandez av **DEL 4-2387** Wood Jas V @ AEL 4-4975 BELMONT AV - From Bachman 18465 Wanzer Ralph A @ av south, 7 east of N Santa Cruz **△EL 4-4281** Ridge Crest av intersects 18510 Kramer Leona G.Mrs @ 207 Tobin Geo P ◎ AEL 4-9654 208 Geddes Geo A @ AEL 4-4160 ΔEL 4-4719 209 Reynolds Edw D @ AFL 4-1834 215 Briggs Edw E ◎ AEL 4-3313 BELLA VISTA AV - From New 221 Miller Jos T @ York av to Kentucky rd, 1 west of 225 Davies I H @ AEL 4-3397 San Jose av 231 Correa Manuel R @ 123 Hasse Frank @ AEL 4-9662 △EL 4-3446 233 Paul Eleanor B Mrs @ 125 Caswell Clarence A @ **AEL 4-4203** ΔEL 4-1719 127 Blakeley Nina C Mrs @ 235 Simpson Hugh W @ **AEL 4-2266** ΔEL 4-3346 143 Kaucher Lawrence ® 239 Riggs Flora L @ AEL 4-4837 ΔEL 4-4697 Bachman av intersects 205 Prestigiacomo Angelo ® 300 Thirlkeld Chas N @ **DEL 4-7448 ⊅EL** 4-3736 208 Briggs Mabel S Mrs @ 14 **AEL 4-3836** BENEDICT LANE - From Chirco 210 McAuley Gladys M Mrs @ way northwest, 1 north of Farley **⊅EL 4-3137** 212 Anderson Lowell A 15414 Stutzman Francis L @ 222 Gibson Georgia V Mrs ® ΔEL 4-7610 **DEL 4-2585** 15428 Meloni Rane Mrs @ 225 Minton Ione D Mrs 15429 Banta Frank L @ ДЕЦ 4-3798 226 Etzkorn Harry J @ AEL 4-1764 15442 Marshall Luise Mrs ® 227 Cleghorn Loubelle Mrs @ **⊅EL 4-4023 AEL 4-1632** 15443 Jones Geo W ◎ AEL 4-4403 228 Johnson Theo E @ AEL 4-1775 15460 Sonnenfleth Ernest L @ 229 Lepetich Milton K @ **AEL 4-7508** 240 Davis Lela S Mrs @ 15461 Demmy Ralph L @ ΔEL 4-1728 **△EL 4-4809** Charles intersects 15472 Schneider Frank J @ 252 Vacant **AEL 4-4250** 310 Vacant 15473 Hitchman Wm H @ 312 Battersby Geo M @ AEL 4-2703 **△EL 4-9254** 316 Hillyard Sydney @ AEL 4-2590 15486 Chirco Frank @ 320 Hardy Charlotte M Mrs @ \$\Delta \text{4-3240}\$ 15487 Anderson Henry W @ **AEL 4-3629** 324 Wagner Maelon L 15500 Vincent Nicholas @ 326 Kent Edna Mrs © ДЕL 4-2789 **△EL 4-3545** 332 Pearson Anna Mrs @ 15501 Lange Donald W @ **AEL 4-3646 AEL 4-3247** 337 Camilleri Andy R @ 15514 Swedenburg Romain A Rev **AEL 4-3682** ΦEL 4-7770 338 Vacant 15530 Marino Peter A @

ΔEL 4-9908

15561 Kisling Conrad T @

ΔEL 4-1105

15572 Turrentine Howard D @

15544 Breig Wm @ AEL 4-2723

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