



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

MEETING DATE: 08/27/2025

ITEM NO: 6

DATE: August 22, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Preliminary Review 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. Request for Review Application PHST-25-016. Property Owner: Stanley and Jean Melax. Applicant: Jennifer Kretschmer, AIA. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for preliminary review 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: Sean Mullin, AICP
Planning Manager

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.

DISCUSSION:

The applicant provided a Letter of Justification for the proposed project (Attachment 3). The applicant is requesting preliminary review of a proposal to add an attached single-car garage at the rear of the property, opening up to the alley (Attachment 7). A new covered porch supported with square columns would be added to the front elevation, along with a new bay extension with a fiberglass window with wood trim. Another new porch with square columns would be constructed on the left elevation. The applicant indicates that the additions and new detailing are intended to make the residence look more Victorian in style, consistent with other nearby homes (Attachment 4).

The Letter of Justification (Attachment 4) discusses future plans to incorporate an accessory dwelling unit (ADU) above the new attached garage, shown in light-line in the development plans (Attachment 7). 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 feedback provided to the applicant.

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 is requesting preliminary feedback from the Committee on a proposal 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. The formal application would be forwarded to the Committee for a recommendation to the deciding body.

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. Section 3.9, Residential Design Guidelines
7. Development Plans

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