



DATE: March 24, 2015

AGENDA ITEM # 5

TO: City Council
FROM: Zachary Dahl, Senior Planner
SUBJECT: Two-lot subdivision at 980 Covington Road

RECOMMENDATION:

Approve a tentative map, which includes a variance and historic review permit, for a two-lot subdivision subject to the findings and conditions

SUMMARY:

Estimated Fiscal Impact:

Amount: None

Budgeted: Not applicable

Public Hearing Notice: February 4, 2015

Previous Council Consideration: Not applicable

CEQA Status: Categorically Exempt Pursuant to CEQA Sections 15331 and 15315

Attachments:

1. Tentative Map and Site Development Plan
2. Planning and Transportation Commission Agenda Report dated February 19, 2015
3. Planning and Transportation Commission Meeting Minutes dated February 19, 2015

BACKGROUND

At its meeting on September 22, 2014, the Historical Commission held a public meeting to consider the tentative map, variance and historic review applications to move the historic structures and subdivide the property located at 980 Covington Road. The Commission noted that since the water tower has already been moved from its original location and the original ranch property has been subdivided multiple times, the historic setting of the main house and water tower has already been diminished. Therefore, this division of land would not create any additional impacts to the historic setting. The preservation and restoration should focus on the design, materials, workmanship and feeling of the historic structures.

After discussing the application, the Commission voted 4-0 to recommend approval of the project. Commissioners Baker and Marfatia were absent and Commissioner Chapman recused himself due to his role as the project applicant and designer. The approval included a condition that the architectural details for the exterior modifications to the main house and water tower be reviewed by the Commission prior to building permit issuance (included in Condition No. 11). The meeting minutes and agenda report are included in the Planning and Transportation Commission staff report (Attachment 2).

At its meeting on February 19, 2015, the Planning and Transportation Commission held a public hearing to consider the project. The Commission discussed the subdivision and variance applications, and a majority expressed general support. One Commissioner raised concerns about the subdivision significantly impacting the historic context and setting of the historic structures. Following the discussion, the Commission voted 6-1, with Commissioner Baer opposed, to recommend approval of the tentative map, variance and historic review with the following changes and additional conditions:

- Modify Condition No. 6 to clarify tree nos. 4 and 21 will be removed;
- Tree No. 20 may be removed with future development;
- In the event that future development removes tree No. 20, it shall be replaced with compensatory landscaping; and
- The Engineering Division shall review the corner visibility for pedestrian access.

The staff report (Attachment 2) and meeting minutes (Attachment 3) are included for reference.

DISCUSSION

This project includes a tentative map to subdivide the property into two lots, a historic review to relocate the main house and water tower, which are designated Historic Resources, and variances to allow the main house to encroach into the daylight plane and second story side yard setback, and to exceed the main structure height limit of 27 feet, and the water tower to exceed the accessory structure height limit of 12 feet. The division of land would create two parcels – Parcel A, a 10,015 square-foot interior lot, and Parcel B, an 11,298 square-foot corner lot. The historic structures would be relocated to Parcel B.

To address the Commission's comments, Condition No. 6 has been updated and two new conditions (Nos. 7 and 8) have been added. With regard to the large Bay tree (tree no. 20) and potential future removal, the Commission wanted to be clear that removal was acceptable as part of the development of a new house on Parcel A and they wanted to make sure that appropriate replacement trees and landscaping are planted if the tree is removed. However, they did not want to dictate a specific size and type so that the future homeowner would have flexibility in how they chose to design the front yard landscaping; the Commission purposely chose to use the term "compensatory landscaping" as opposed to specifying a replacement tree in the condition.

FISCAL IMPACT

None

PUBLIC CONTACT

A public meeting notice was posted on the property for the September 22, 2014 Historical Commission meeting.

A public hearing notice was published in the *Town Crier*, posted on the property and mailed to all property owners within 500 feet of the property for the Planning and Transportation Commission hearing that was held on February 19, 2015.

A public meeting notice was posted on the property and mailed to all property owners within 500 feet of the property for the March 24, 2015 City Council meeting.

Posting of the meeting agenda serves as notice to the general public.

FINDINGS

14-DL-02, 14-V-08 and 14-H-03 – 980 Covington Road

1. With regard to Division of Land application 14-DL-02, the City Council finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:
 - a. The proposed subdivision is consistent with the Los Altos General Plan;
 - b. The site is physically suitable for this type and density of development;
 - c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially injure fish or wildlife;
 - d. The design of the subdivision is not likely to cause serious public health problems; and
 - e. The design of the subdivision will not conflict with access easements.

2. With regard to Variance application 14-V-08 to allow the main house to exceed the height limit of 27 feet and to encroach into the daylight plane and second story side yard setback, and the water tower to exceed the accessory structure height limit of 12 feet, the City Council finds the following in accordance with Section 14.76.060 of the Municipal Code:
 - a. That the granting of the variances are consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
 - b. That the granting of the variances are not detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
 - c. That a special circumstance applicable to the property exists due to the Historic Resource designation and the existing heights of the main house and water tower, which are not allowed under the current Code. Since it is a General Plan priority to preserve these historic structures and the existing heights will be maintained, strict application of the provisions of this chapter does deprive this property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications.

3. With regard to Historic Review application 14-H-03, the City Council finds the following in accordance with Section 12.44.140 of the Municipal Code:
 - a. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44); and
 - b. The project does not adversely affect the physical integrity or the historic significance of the subject property.

CONDITIONS

14-DL-02, 14-V-08 and 14-H-03 – 980 Covington Road

GENERAL

1. Project approval is based upon the tentative map and project plans dated March 6, 2015 except as may be modified by these conditions.
2. The applicant shall coordinate the installation of all utilities with the appropriate providers.
3. All work within the public right of way shall be done in accordance with plans to be approved by the City Engineer.
4. A one-year, ten percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.
5. Any future development on the site shall comply with the New Development and Construction Best Management Practices and Urban Runoff Pollutions Prevention Program regulations, as adopted by the City for the purposed of preventing storm water pollution (i.e., downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.). The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet as page 2 in all plan submittals.
6. All existing trees on the site, except for tree nos. 4 and 21, are protected and shall not be removed unless approved by the City during any subsequent development review or tree removal permit application.
7. Tree No. 20 may be removed with future development. In the event that future development removes tree No. 20, it shall be replaced with compensatory trees and/or landscaping.
8. The applicant shall remove all landscaping and tree limbs within the 30-foot visibility triangle at the corner of Miramonte Avenue and Covington Road so that no tree limbs are lower than nine feet and no landscaping is higher than three feet, pursuant to Section 9.20.050 of the Municipal Code.
9. All existing fencing within the Miramonte Avenue public street right-of-way shall be removed.
10. The applicant agrees to indemnify, defend, protect and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

March 24, 2015

Two-lot subdivision at 980 Covington Road

Page 5

PRIOR TO MAP RECORDATION

11. The applicant shall relocate the existing historic structures to Parcel B. This includes providing architectural details and exterior specifications for the main house and water tower for review by the Historical Commission, receiving design review approval and obtaining a building permit.
12. The applicant shall pay all applicable fees, including but not limited to, sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees and final map check fee plus deposit as required by the City of Los Altos Municipal Code.
13. The applicant shall prepare plans and submit a cost estimate for work in the public right-of-way and shall submit a 100 percent performance bond (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held six months after acceptance of the improvements) in an amount approved by the City Engineer. Specifically, the plans shall show:
 - a. A new rolled curb along the Covington Road frontage;
 - b. Removal and replacement of the entire sidewalk along the Covington Road frontage; and
 - c. Removal and replacement of the asphalt concrete (AC) pathway along the Miramonte Ave frontage.
14. The applicant shall dedicate public utility easements as required by the utility companies to serve the both parcels.

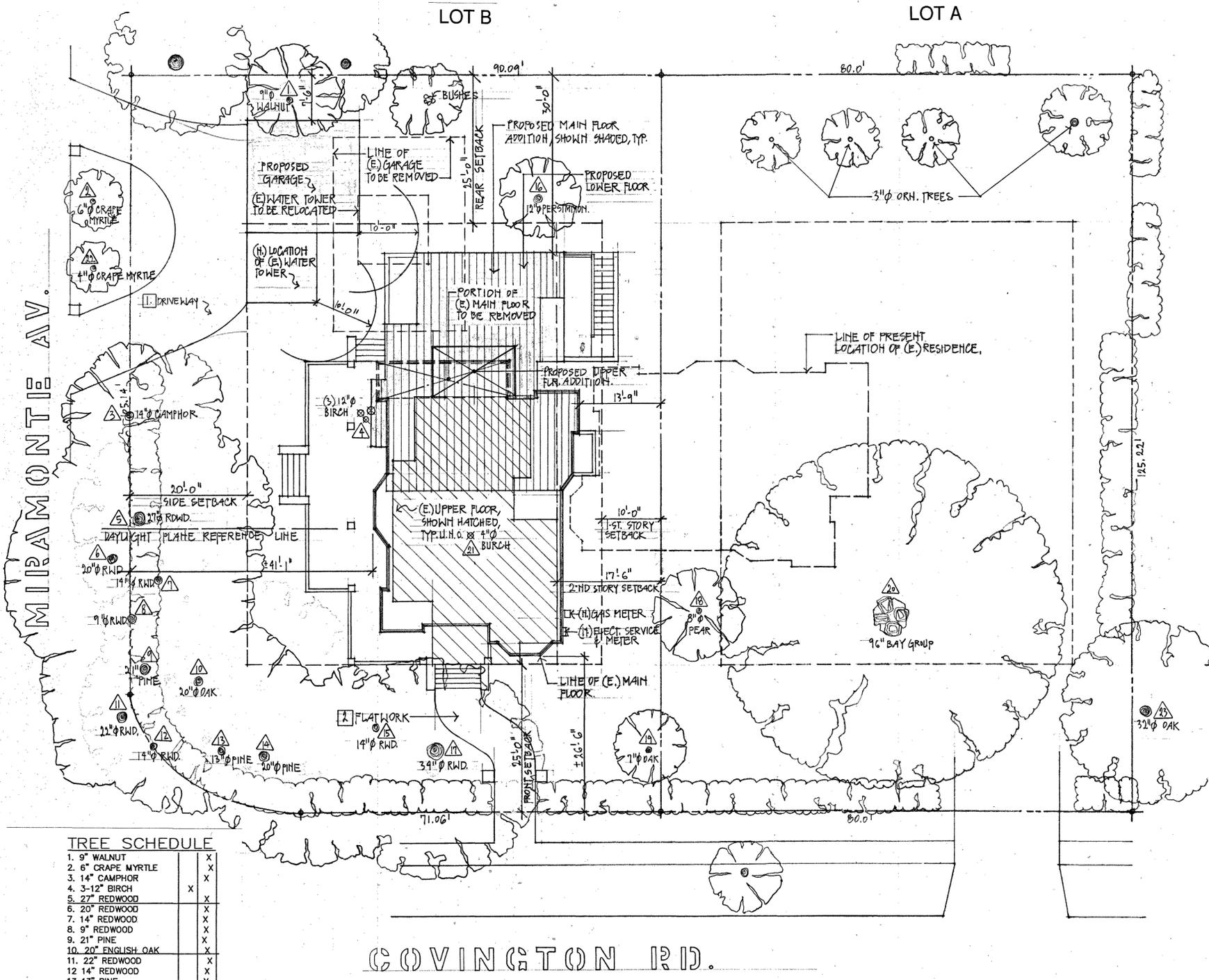
PRIOR TO ISSUANCE OF A BUILDING PERMIT

15. Prior to the issuance of a building permit for Parcel A, the applicant shall record the parcel map.
16. Detailed plans for any construction activities affecting the public right-of-way, including but not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, shall be provided to the City Engineer for review and approval. The applicant shall also submit on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by City staff.
17. A truck routing and staging plan for any proposed excavation of the site shall be submitted for review and approval by the City Engineer.
18. The project shall comply with the Stormwater Pollution Prevention Measures per Chapter 10.16 of the Los Altos Municipal Code.

PRIOR TO FINAL INSPECTION

19. The applicant shall be responsible for the removal/under grounding of the existing overhead utilities.

20. The applicant shall install the rolled curb along the Covington Road frontage.
21. The applicant shall remove and replace the entire sidewalk along the Covington Road frontage.
22. The applicant shall remove and replace the asphalt concrete (AC) pathway along the Miramonte Avenue frontage.



GENERAL NOTES

- A VERIFICATION** CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
- B DIMENSIONS** DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
- C DISCREPANCIES** MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
- D CONTRACT DOCUMENTS** CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

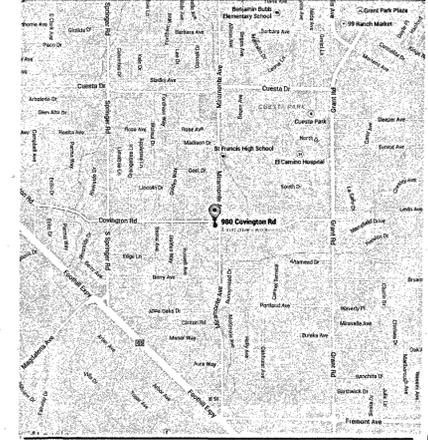
PROPERTY DESCRIPTION

OWNER JOHN & SHERRILL WALKER
 ADDRESS 980 COVINGTON RD.
 LOS ALTOS, CA 94024
 PARCEL 189-11-068
 ACREAGE 0.48
 ZONING RL-10
 PROJECT RELOCATE STRUCTURE,
 DESCRIPTION MAIN FLOOR ADDITION,
 NEW LOWER FLOOR.

SITE PLAN NOTES

- 1 DRIVEWAY ASPHALT
- 2 FLATWORK CONCRETE WALKWAY
- 3 GRADING TO BE PROVIDED W/ BUILDING SUBMITTAL
- 4 DRAINAGE
- 5 STORM DRAINAGE
- 6 SEWER LATERAL (H) SEWER LATERAL FROM STREET
- 7 GAS & ELEC (H) UNDERGROUND SERVICE
- 8 SETBACKS AS PER PLAN
- 9 TREES PROTECT TREES DURING CONSTRUCTION
- 10 FENCES (H) 6' REDWOOD FENCE W/ 2" LATTICE.
- 11 LANDSCAPE PROTECT (E) TREES, PROVIDE (H) GROUND COVER.

VICINITY MAP



CONSULTANT DIRECTORY

SURVEYOR N/A
 SOILS ENGINEER N/A
 CIVIL ENGINEER N/A
 STRUCTURAL ENGINEER H/A
 ENERGY CONSULTANT N/A
 LANDSCAPE ARCHITECT N/A

SHEET INDEX

- A-1 SITE PLAN
- TENTATIVE MAP
- A-1A FLOOR AREA CALCULATIONS DIAGRAM
- A-2 EXISTING MAIN FLOOR PLAN
- A-3 EXISTING UPPER FLOOR PLAN
- A-4 PROPOSED LOWER FLOOR PLAN
- A-5 PROPOSED MAIN FLOOR PLAN
- A-6 PROPOSED UPPER FLOOR PLAN
- A-7 FRONT ELEVATION, EXISTING & PROPOSED
- A-8 REAR ELEVATION, EXISTING & PROPOSED
- A-9 RIGHT ELEVATION, EXISTING & PROPOSED
- A-10 LEFT ELEVATION, EXISTING & PROPOSED
- A-11 EXISTING ROOF PLAN
- A-12 PROPOSED ROOF PLAN
- A-13 SECTIONS "A & B"
- A-14 WATER TOWER / GARAGE FLOOR PLAN & EXTERIOR ELEVATIONS

TABULATIONS, LOT B

RELOCATED (E) MAIN FLOOR	1459.5	S.F.
(E) UPPER FLOOR	1047.0	S.F.
SUBTOTAL	2506.5	S.F.
(E) MAIN FLOOR TO BE REMOVED	150.25	S.F.
MAIN FLOOR ADDITION	668.1	S.F.
UPPER FLOOR ADDITION	119.0	S.F.
TOTAL RESIDENCE	3143.4	S.F.
PROPOSED GARAGE	361.0	S.F.
WATER TOWER	149.0	S.F.
TOTAL	3648.4	S.F.

LOT B		LOT A	
SITE PLAN	11298.0	SQ. FT. = 0.26	ACRES
COV: ALLOWABLE	3389.4	SQ. FT. = 30	%
EXISTING	N/A	SQ. FT. =	%
PROPOSED	3270.1	SQ. FT. = 28.9	%
FAR: ALLOWABLE	3879.8	SQ. FT. = 34.3	%
EXISTING	N/A	SQ. FT. =	%
PROPOSED	3648.4	SQ. FT. = 32.3	%

LOT B		LOT A	
SITE PLAN	10015.0	SQ. FT. = 0.23	ACRES
COV: ALLOWABLE	3004.5	SQ. FT. = 30	%
EXISTING	N/A	SQ. FT. =	%
PROPOSED	N/A	SQ. FT. =	%
FAR: ALLOWABLE	3505.25	SQ. FT. = 35	%
EXISTING	N/A	SQ. FT. =	%
PROPOSED	N/A	SQ. FT. =	%

TREE SCHEDULE

1. 9" WALNUT	X
2. 6" GRAPE MYRTLE	X
3. 14" CAMPHOR	X
4. 3-12" BIRCH	X
5. 27" REDWOOD	X
6. 20" REDWOOD	X
7. 14" REDWOOD	X
8. 9" REDWOOD	X
9. 21" PINE	X
10. 20" ENGLISH OAK	X
11. 22" REDWOOD	X
12. 14" REDWOOD	X
13. 13" PINE	X
14. 20" PINE	X
15. 14" REDWOOD	X
16. 12" PERSIMMON	X
17. 34" REDWOOD	X
18. 8" PEAR	X
19. 7" OAK	X
20. 96" BAY GROUP	X
21. 4" BIRCH	X
22. 4" GRAPE MYRTLE TO THE WEST	X
23. 32" OAK ON NEIGHBOR TO THE WEST	X

ARBORIST'S #1 - 36" WALNUT ON NEIGHBOR TO THE WEST
 TO BE REMOVED
 TO REMAIN

SITE PLAN

1" = 10'-0"

SHEET 11/24/14
 SUBMITTED FOR PLANNING
 2/5/15
 DATA PHASE 1
 JOB NO. 212
 DRAWN BY:
 CHECKED BY:

CLIENT
 WALKER RESIDENCE
 980 COVINGTON RD., LOS ALTOS, CA 94024
 PHONE NO. (650) 965-0315

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890
 NOTE: THE CLIENT HAS REVIEWED AND APPROVED THIS SITE PLAN AND ASSOCIATED DOCUMENTS FOR THE PROJECT. THE CLIENT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR THE RESULTS OF THE PROJECT. THE CLIENT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR THE RESULTS OF THE PROJECT.



1"=10'-0"

TENTATIVE MAP

FOR THE DIVISION OF LANDS OF

JOHN CHARLES WALKER

980 COVINGTON ROAD - LOS ALTOS CA. - JULY 30, 2014

REVISION:
REVISED TREE NAMES PER
ARBORIST'S REPORT.

ROGER E. DODGE, LS 3295
DODGE ASSOC. SURVEYING
20652 CHAPARRAL CIRCLE
PENN VALLEY, CA 95946
(530)432-5212, FAX (530)432-5443

ROGER E. DODGE
LS 3295

LEGEND - NOTES

- ROWD = REDWOOD TREE
- SCO = SANITARY CLEAN-OUT
- E.P. = EDGE OF PAVEMENT
- I.P. = IRON PIPE FROM 399 M 4-7
- = APPROXIMATE TREE DRIP LINES

PROPERTY DESIGNATION
- APN: 189-11-068
- 980 COVINGTON ROAD, LOS ALTOS, CA. 94024
- PARCEL "B", PARCEL MAP BOOK 399 OF MAPS, PG. 4-7

PROPOSAL
DIVIDE 0.489 ACRE PARCEL INTO TWO PARCELS AS SHOWN.

OWNER AND SUBDIVIDER
J.C. WALKER, 980 COVINGTON ROAD

MAP PREPARED BY:
ROGER E. DODGE, LICENSED LAND SURVEYOR
NO. 3295, STATE OF CALIFORNIA
20652 CHAPARRAL CIRCLE
PENN VALLEY, CA. 95946
530-432-5212

ELEVATION DATUM:
CITY OF LOS ALTOS - TOP OF CURB AT
EAST END OF TRACT 1745, SOUTH SIDE OF
COVINGTON ROAD, ELEVATION 175.24.

PARCEL AREAS
PARCEL "A" = 10,015 SQ.FT. (0.230 AC.±)
PARCEL "B" = 11,298 SQ.FT. (0.259 AC.±)

STORM WATER MANAGEMENT MEASURES:
INCLUDED WITH ARCHITECTURAL DOCUMENTS.

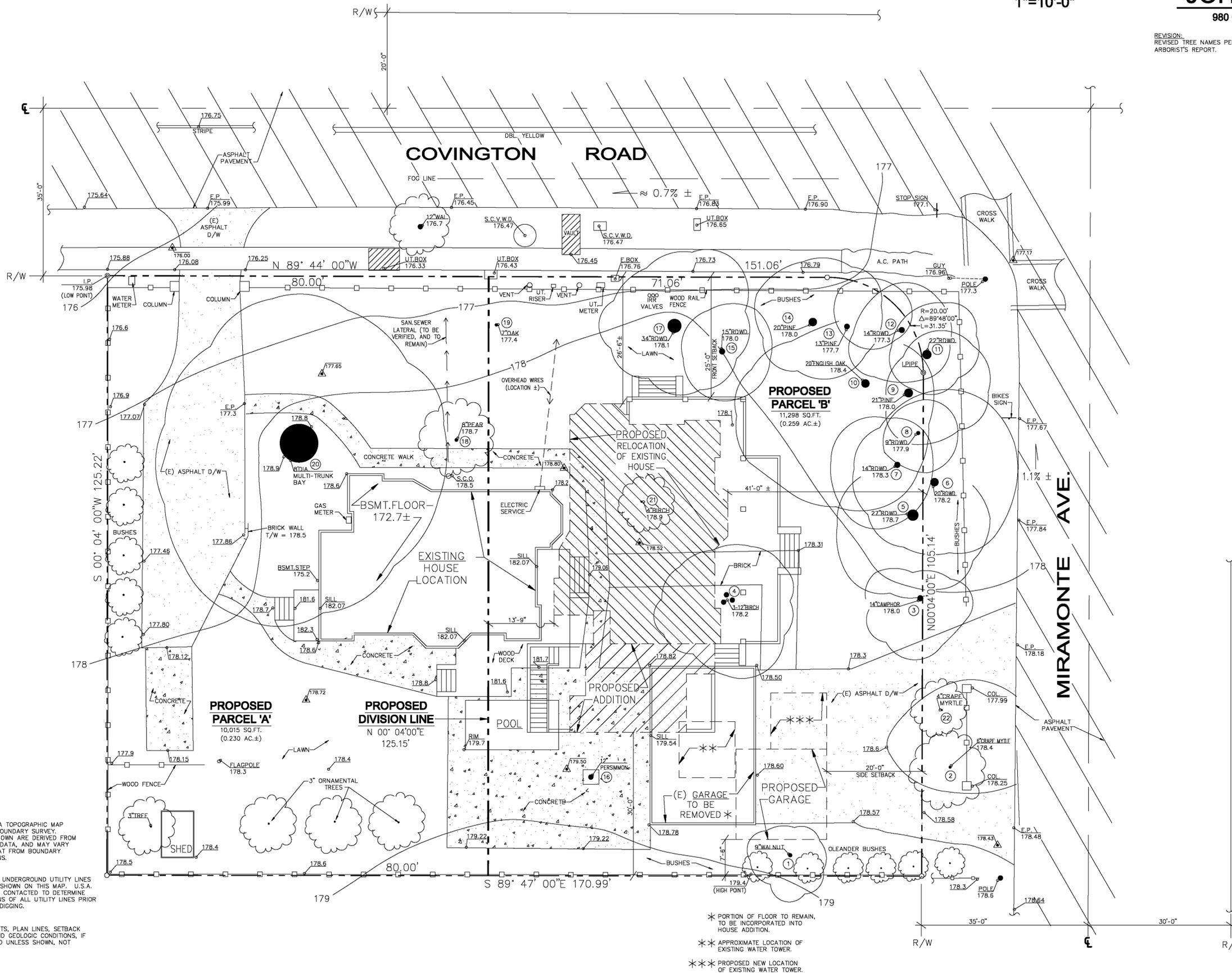
WELLS:
NONE FOUND

TREE SCHEDULE

1. 9" WALNUT	X
2. 6" CRAPE MYRTLE	X
3. 14" CAMPHOR	X
4. 3-12" BIRCH	X
5. 27" REDWOOD	X
6. 20" REDWOOD	X
7. 14" REDWOOD	X
8. 9" REDWOOD	X
9. 21" PINE	X
10. 20" ENGLISH OAK	X
11. 22" REDWOOD	X
12. 14" REDWOOD	X
13. 13" PINE	X
14. 20" PINE	X
15. 14" REDWOOD	X
16. 12" PERSIMMON	X
17. 34" REDWOOD	X
18. 8" PEAR	X
19. 7" OAK	X
20. 98" BAY GROUP	X
21. 4" BIRCH	X
22. 4" CRAPE MYRTLE	X
23. 32" OAK ON NEIGHBOR TO THE WEST	X

ARBORIST'S #1 - 36" WALNUT
ON NEIGHBOR TO THE WEST

TO BE REMOVED
TO REMAIN



NOTE:
THIS IS A TOPOGRAPHIC MAP
NOT A BOUNDARY SURVEY.
LINES SHOWN ARE DERIVED FROM
RECORD DATA, AND MAY VARY
SOMEWHAT FROM BOUNDARY
LOCATIONS.

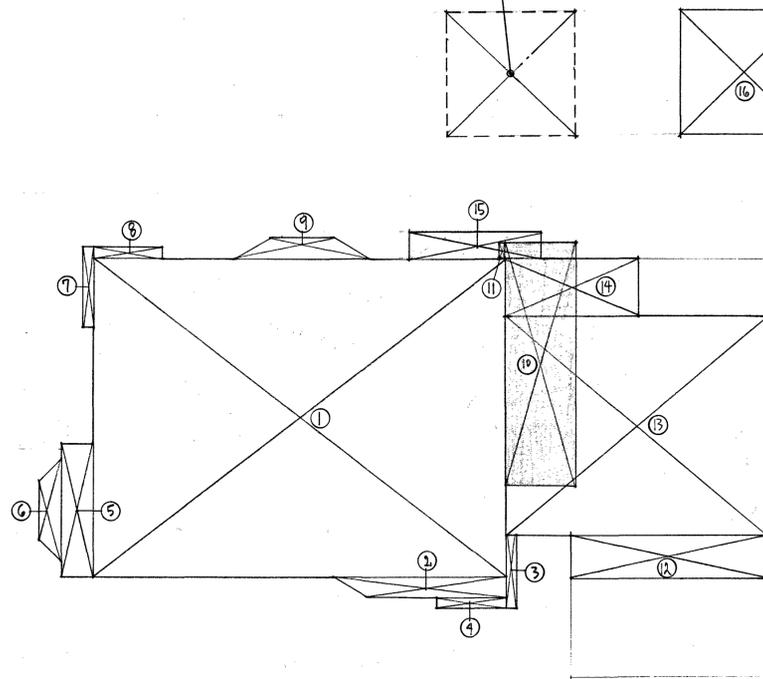
NOTE:
NOT ALL UNDERGROUND UTILITY LINES
MAY BE SHOWN ON THIS MAP. U.S.A.
MUST BE CONTACTED TO DETERMINE
LOCATIONS OF ALL UTILITY LINES PRIOR
TO ANY DIGGING.

NOTE:
EASEMENTS, PLAN LINES, SETBACK
LINES AND GEOLOGIC CONDITIONS, IF
ANY, AND UNLESS SHOWN, NOT
SHOWN.

* PORTION OF FLOOR TO REMAIN,
TO BE INCORPORATED INTO
HOUSE ADDITION.
** APPROXIMATE LOCATION OF
EXISTING WATER TOWER.
*** PROPOSED NEW LOCATION
OF EXISTING WATER TOWER.

MAIN FLOOR

ATTIC AREA OF WATER TOWER
(NOT COUNTED TOWARD F.A.R.)



EXISTING MAIN FLOOR

- ① $30.25 \times 39.0 = 1179.75$ S.F.
 - ② $(6.5 + 13.0) / 2 \times 2.0 = 29.5$ S.F.
 - ③ $7.0 \times 1.0 = 7.0$ S.F.
 - ④ $6.5 \times 1.0 = 6.5$ S.F.
 - ⑤ $3.0 \times 12.75 = 38.25$ S.F.
 - ⑥ $(5.75 + 9.75) / 2 \times 2.0 = 15.5$ S.F.
 - ⑦ $7.5 \times 1.0 = 7.5$ S.F.
 - ⑧ $6.5 \times 1.0 = 6.5$ S.F.
 - ⑨ $(6.0 + 12.75) / 2 \times 2.0 = 18.75$ S.F.
 - ⑩ $6.5 \times 23.0 = 149.5$ S.F. (TO BE REMOVED)
 - ⑪ $1.5 \times 0.5 = 0.75$ S.F. (TO BE REMOVED)
- TOTAL (E) MAIN FR. = 1459.5 S.F.
(E) MAIN FR. TO BE REMOVED = 150.25 S.F.

MAIN FLOOR ADDITION

- ⑫ $4.0 \times 18.5 = 74.0$ S.F.
 - ⑬ $20.75 \times 23.75 = 492.8$ S.F.
 - ⑭ $5.5 \times 12.5 = 68.75$ S.F.
 - ⑮ $13.0 \times 2.5 = 32.5$ S.F.
- TOTAL MAIN FLOOR ADDITION: 668.1 S.F.

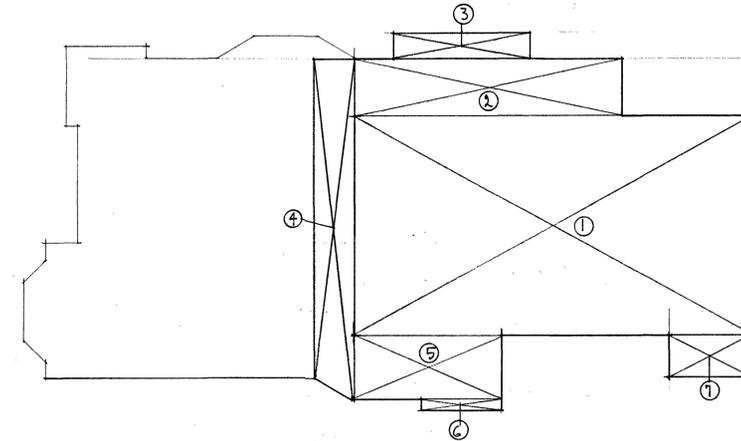
(E) WATER TOWER

- ⑯ $12.0 \times 12.0 = 144.0$ S.F.

(H) GARAGE

- ⑰ $19.0 \times 19.0 = 361.0$ S.F.

LOWER FLOOR

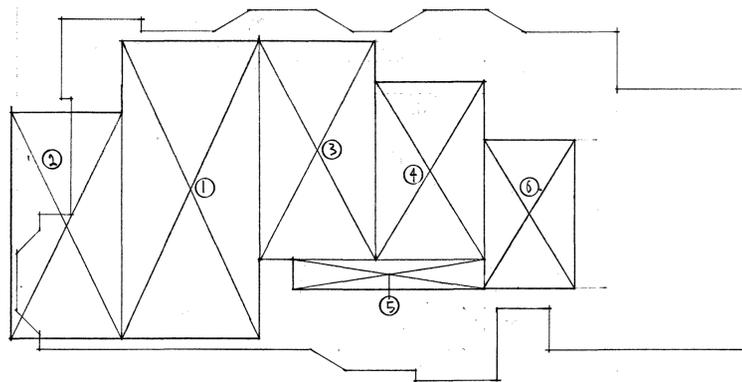


(H) LOWER FLOOR

- ① $37.25 \times 21.0 = 782.25$ S.F.
- ② $5.5 \times 25.25 = 138.9$ S.F.
- ③ $13.0 \times 2.5 = 32.5$ S.F.
- ④ $(30.25 + 32.25) / 2 \times 3.5 = 109.45$ S.F.
- ⑤ $6.0 \times 14.0 = 84.0$ S.F.
- ⑥ $7.5 \times 1.0 = 7.5$ S.F.
- ⑦ $7.75 \times 3.75 = 29.0$ S.F.

TOTAL NEW LOWER FLOOR: 1183.6 S.F.

UPPER FLOOR



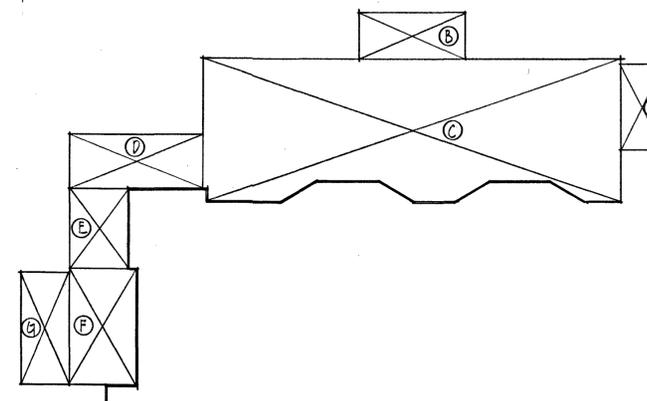
EXISTING UPPER FLOOR

- ① $13.0 \times 18.25 = 237.25$ S.F.
 - ② $21.5 \times 10.5 = 225.75$ S.F.
 - ③ $11.0 \times 20.75 = 228.25$ S.F.
 - ④ $16.75 \times 10.25 = 171.7$ S.F.
 - ⑤ $3.0 \times 18.0 = 54.0$ S.F.
- TOTAL (E) UPPER FLOOR = 1047.0 S.F.

UPPER FLOOR ADDITION

- ⑥ $8.5 \times 14.0 = 119.0$ S.F.

PORCH

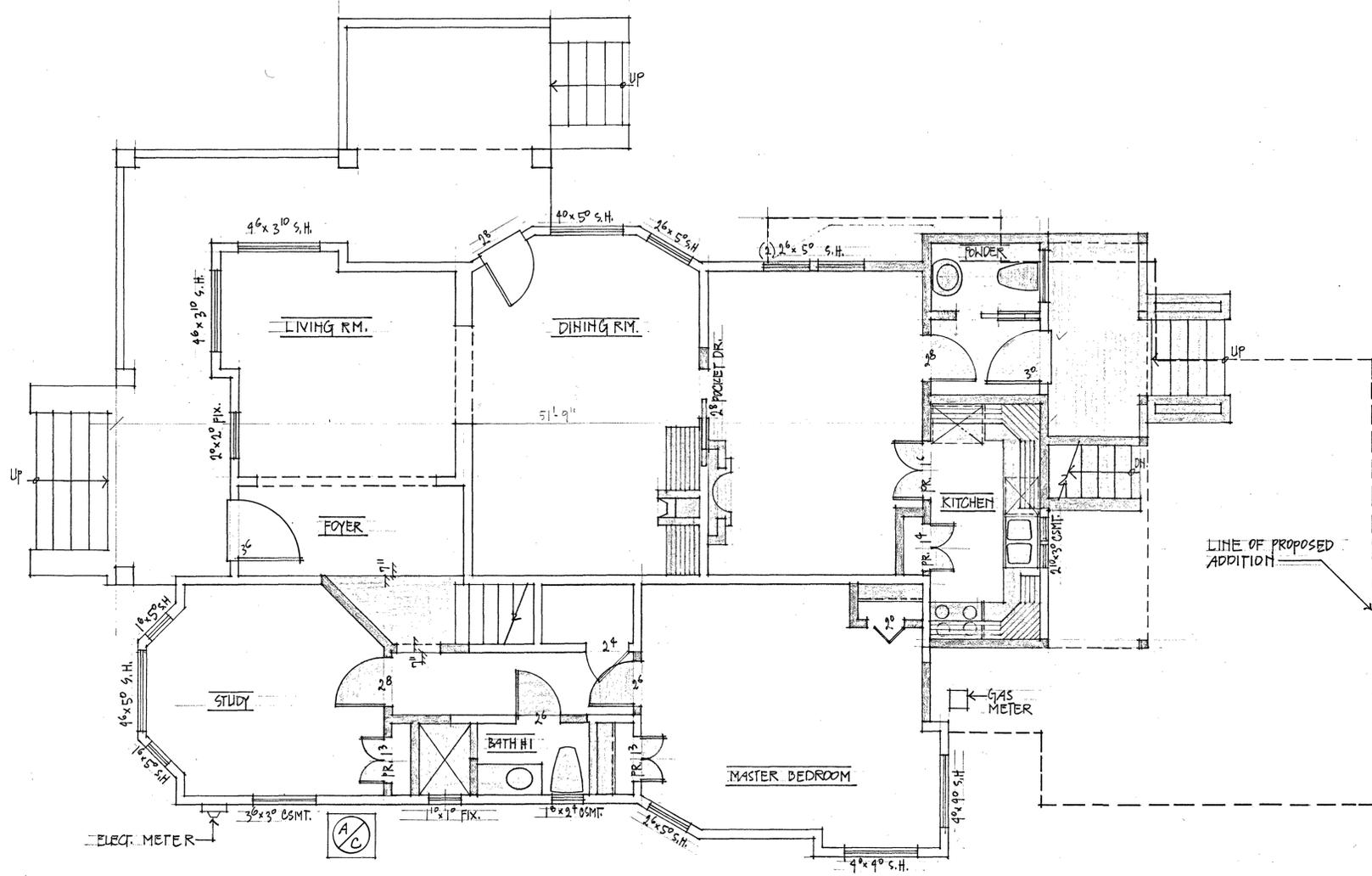


- A $4.0 \times 8.25 = 33.0$ S.F.
- B $10.0 \times 4.0 = 40.0$ S.F.
- C $39.5 \times 13.75 - 18.75 \times 2 = 505.6$ S.F.
- D $12.25 \times 5.25 = 64.3$ S.F.
- E $5.25 \times 7.5 = 39.4$ S.F.
- F $6.25 \times 11.5 = 71.9$ S.F.
- G $10.5 \times 4.5 = 47.25$ S.F.

TOTAL PORCH: 801.5 S.F.

FLOOR AREA CALCULATIONS DIAGRAM

1/8" = 1'-0"



MAIN FLOOR DEMOLITION PLAN
 1/4" = 1'-0"

GENERAL NOTES

- I PLUMBING** CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL** REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK** REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- IV BRACING** CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- V DISPOSAL** ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS** IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C.D.A. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS** SAWAGE/RELOCATE/PROTECT/DISCARD AS PER PLANS & OWNER SPECIFICATIONS.
- 2 WINDOWS & SKYLIGHTS**
- 3 CABINETS**
- 4 FLOOR COVERINGS**
- 5 LIGHT FIXTURES**
- 6 APPLIANCES**
- 7 LANDSCAPE** PROTECT DURING CONSTRUCTION.
- 8 FLATWORK** N/A
- 9 VENEER** BRICK VENEER TO BE REMOVED
- 10 ELECTRICAL METER** (E) SERVICE TO BE RELOCATED
- 11 GAS METER**

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED

REVISIONS

— — CITY PLAN CHECK

DATA 11/24/14
PHASE □ □ □ □
JOB NO. 21216
DRAWN BY:
CHECKED BY:

CLIENT
WALKER RESIDENCE
 980 COVINGTON RD., LOS ALTOS, CA 94024
 PHONE NO. (650) 965-0315

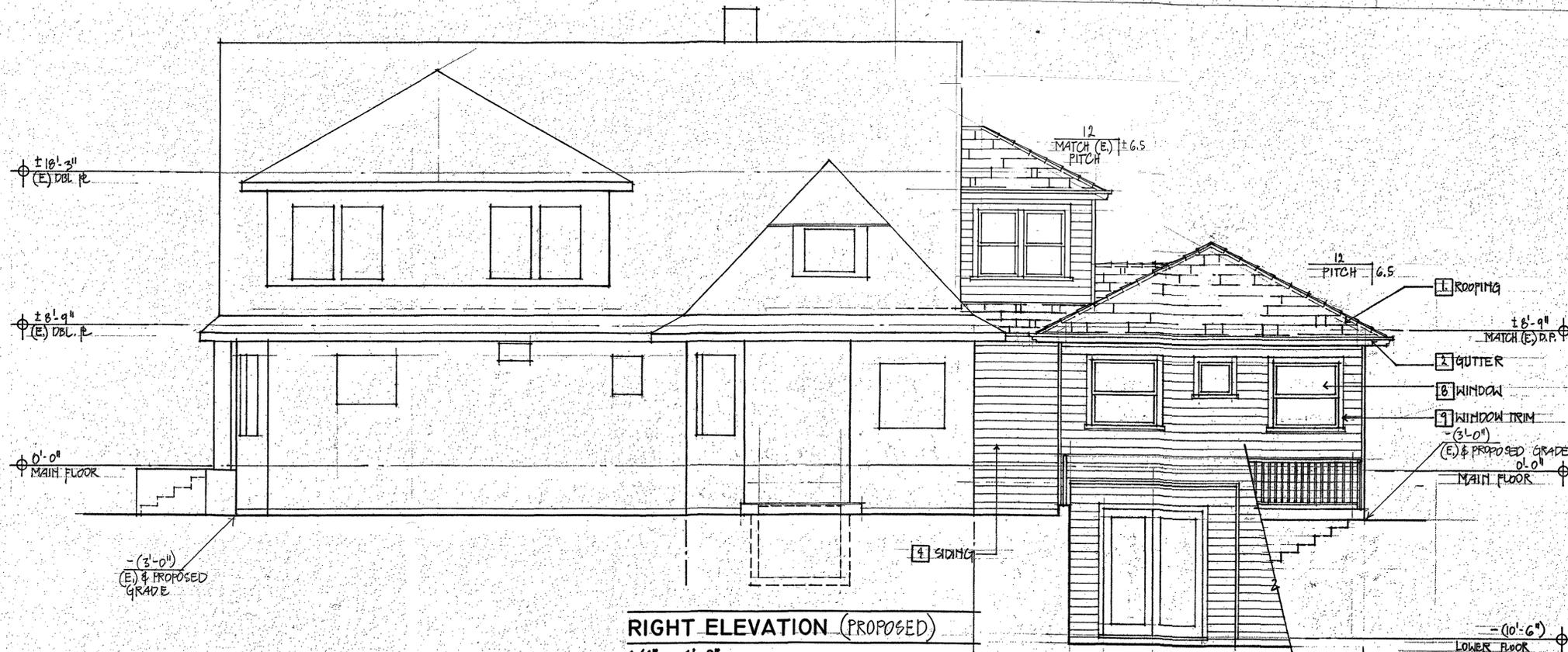
CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890

NOTE *
 THESE PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE SOLE PROPERTY OF CDA AND ARE NOT TO BE REPRODUCED, COPIED, OR SOLELY TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF CDA. THIS DOCUMENT IS VALID ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE PLANS AND SPECIFICATIONS. ANY OTHER USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF CDA.

SHEET A-2
OF SHEETS 24 X 36



(E) RIGHT ELEVATION (EXISTING)



RIGHT ELEVATION (PROPOSED)

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO** REQUIREMENTS: 1) 3-COAT & 7" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2010)
- II FLUE CLEARANCE** AS PER SECTION R1003.18 CRC 2010. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING** AS PER CH. 10 CRC 2010
- IV SPARK ARRESTOR** PROVIDE AS PER SEC. R1003.4.1 CRC 2010
- V TEMPERED GLASS** PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2010

EXTERIOR MATERIAL NOTES

- 1 ROOFING** MEQ. SLATE
- 2 GUTTER** DQUE
- 3 DOWN SPOUTS** RECTANGULAR
- 4 SIDING** 3" TEAR DROP SIDING, SHINGLE SIDING
- 5 TRIM** 2x2 CORNER TRIM
- 6 STUCCO** N/A
- 7 VENEER** BRICK VENEER
- 8 WINDOWS** WOOD FRAME, SINGL. GLAZED.
- 9 WINDOW TRIM** 2x4 C. HEAD & JAMB, 2x3 C. SILL
- 10 SKYLIGHTS** N/A
- 11 CHIMNEY** BRICK CHIMNEY

LEGEND

- WINDOW. SEE "WINDOW SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS
- DOOR. SEE "DOOR SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS

REVISIONS

- - CITY PLAN CHECK

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-8890

CLIENT
WALKER RESIDENCE
980 COVINGTON ROAD, LOS ALTOS, CA 94024
PHONE NO. (650) 965-0315

NOTE
THIS DRAWING AND THE IDEAS, DESIGN, SPECIFICATIONS AND MATERIALS LISTED THEREIN ARE THE SOLE PROPERTY OF CHAPMAN DESIGN ASSOCIATES. NO PART OF THIS DRAWING OR ANY PORTION THEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

11/24/14 SUBMITTED FOR PLANNING
2-15-15 SUBMITTED FOR PLANNING

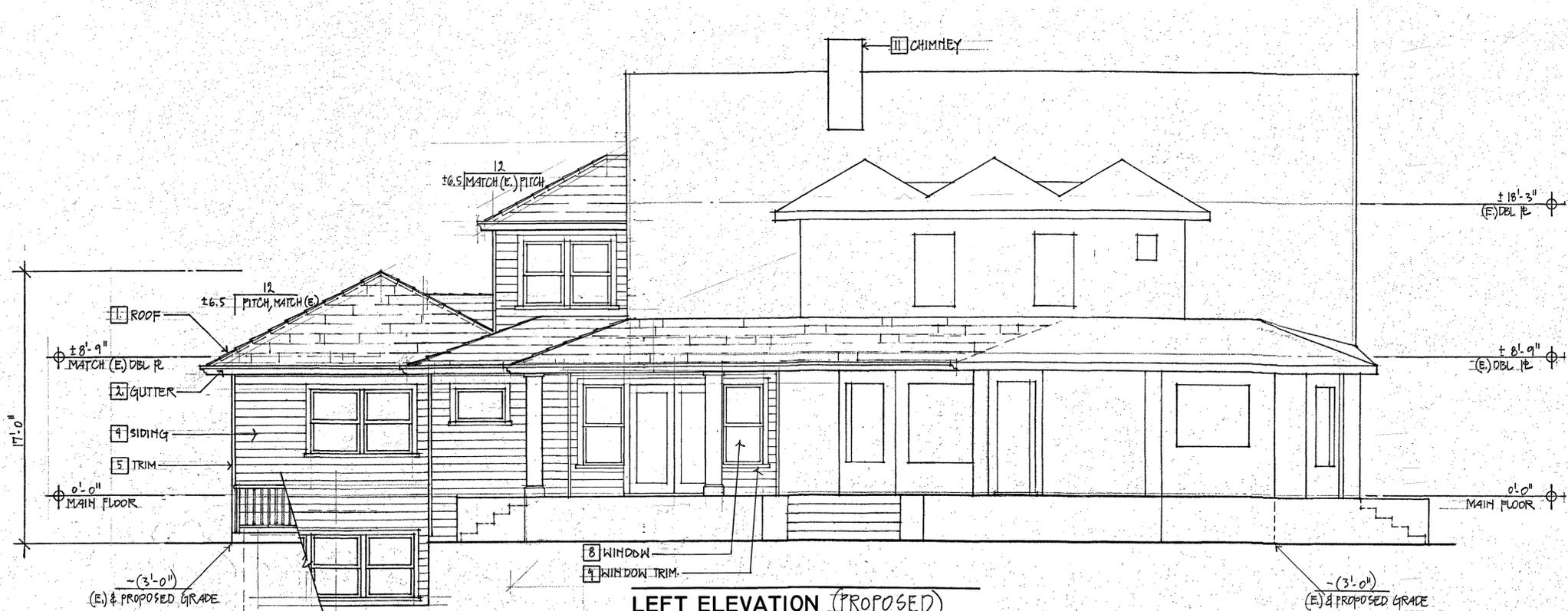
SHEET
PHASE
DATA
JOB NO. _____
DRAWN BY: _____
CHECKED BY: _____

OF SHEETS: 24 X 36
SIZE: 24 X 36



(E) LEFT ELEVATION (EXISTING)

1/4" = 1'-0"



LEFT ELEVATION (PROPOSED)

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO** REQUIREMENTS: 1) 3-COAT & 1/8" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREEN AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2010 AS PER SECTION R1003.18 CRC 2010. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION ● 10'-0" AWAY
- II FLUE CLEARANCE** AS PER CH. 10 CRC 2010
- III CHIMNEY BRACING** PROVIDE AS PER SEC. R1003.4.1 CRC 2010
- M SPARK ARRESTOR** PROVIDE TEMPERED SAFETY GLASS ● HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2010
- IV TEMPERED GLASS**

EXTERIOR MATERIAL NOTES

- 1 ROOFING** MFG. SLATE, MATCH EXISTING.
- 2 GUTTER** DGE, MATCH EXISTING.
- 3 DOWN SPOUTS** RECTANGULAR, MATCH EXISTING.
- 4 SIDING** 6" TEAR DROP WOOD SIDING
- 5 TRIM** 2x2 D.F. CORNER TRIM.
- 6 STUCCO** N/A
- 7 VENEER** BRICK VENEER TO BE REMOVED.
- 8 WINDOWS** WOOD SHUTTERS & AWNING, DUAL GLAZED.
- 9 WINDOW TRIM** 2x4 D.F. @ HEAD & JAMB, 2x3 D.F. SILL
- 10 SKYLIGHTS** N/A
- 11 CHIMNEY** (E) BRICK CHIMNEY TO REMAIN.

LEGEND

- WINDOW. SEE "WINDOW SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS
- DOOR. SEE "DOOR SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS

REVISIONS

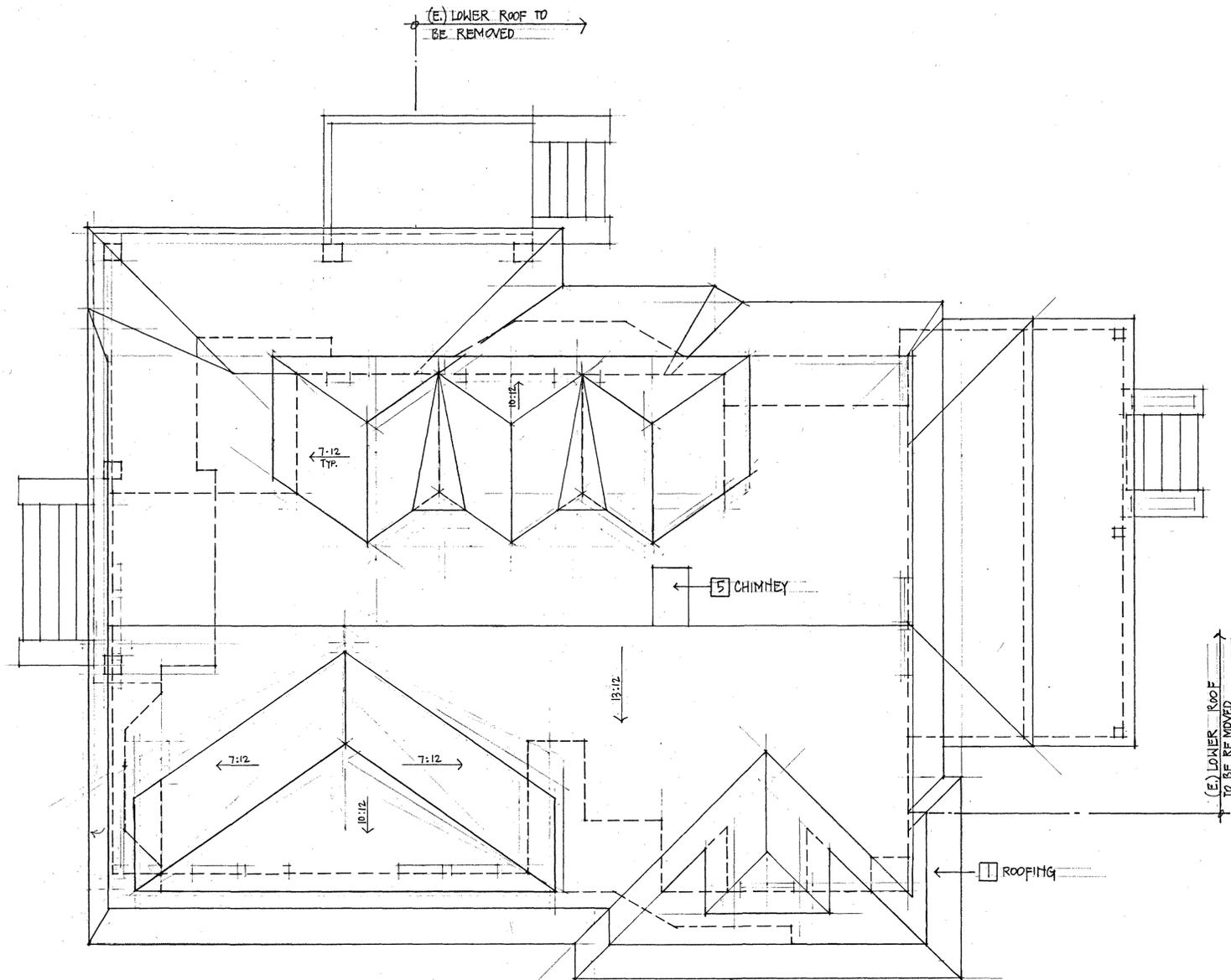
- - CITY PLAN CHECK

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890

CLIENT
 WALKER RESIDENCE
 980 COVINGTON ROAD, LOS ALTOS, CA 94024
 PHONE NO. (650) 965-0315

GENERAL NOTES
 11/24/14 SUBMITTED FOR PLANNING
 2-5-15 SUBMITTED FOR PLANNING
DATA PHASE JOB NO. **2**
SHEET OF SHEETS **24 X 36**
 DRAWN BY:
 CHECKED BY:

NOTE						
THIS DRAWING IS THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES IS STRICTLY PROHIBITED. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE CITY PLAN CHECK.						



ROOF PLAN (EXISTING)

1/4" = 1'-0"

GENERAL NOTES - ROOF

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III CRICKET FLASHING 24 GA. G.I. OVER 3/8" D.F. CDX PLYWOOD (OR BETTER) - 1/4" MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2010 CRC

ROOF PLAN NOTES

- 1 ROOFING - MFG. SLATE
- 2 GUTTERS - OGEE
- 3 DOWN SPOUTS - RECTANGULAR
- 4 SKYLIGHTS - N/A
- 5 CHIMNEY - BRICK CHIMNEY

SHEET
 OF SIZE: 24 x 36
DATA [] [] [] [] [] [] [] [] [] []
PHASE [] [] [] [] [] [] [] [] [] []
JOB NO. [] [] [] [] [] [] [] [] [] []
DRAWN BY: [] [] [] [] [] [] [] [] [] []
CHECKED BY: [] [] [] [] [] [] [] [] [] []

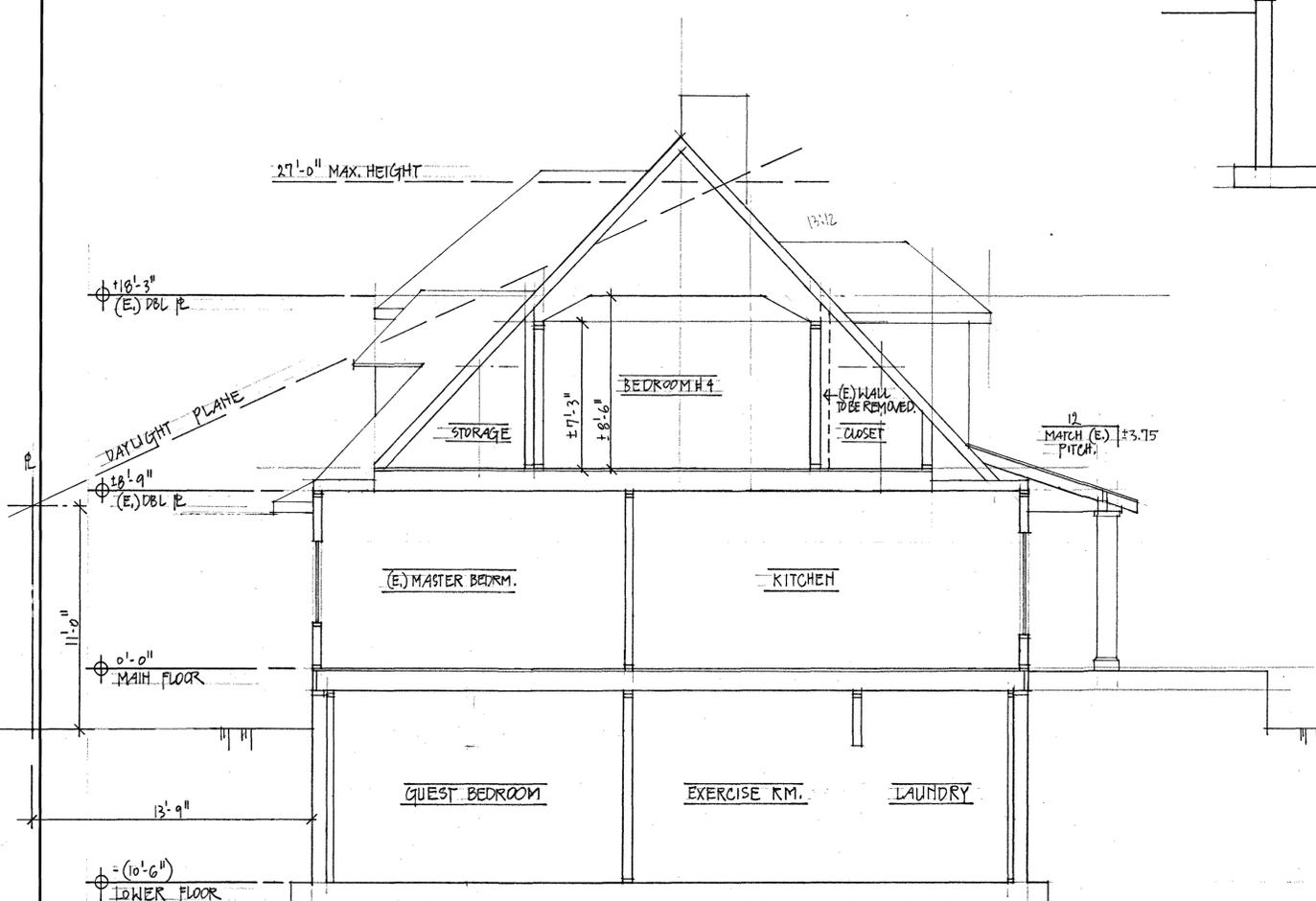
CLIENT
WALKER RESIDENCE
 980 COVINGTON ROAD, LOS ALTOS, CA 94024
 PHONE NO. (650) 965-0315

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE, (650) 941-6890
 LOS ALTOS, CA 94022

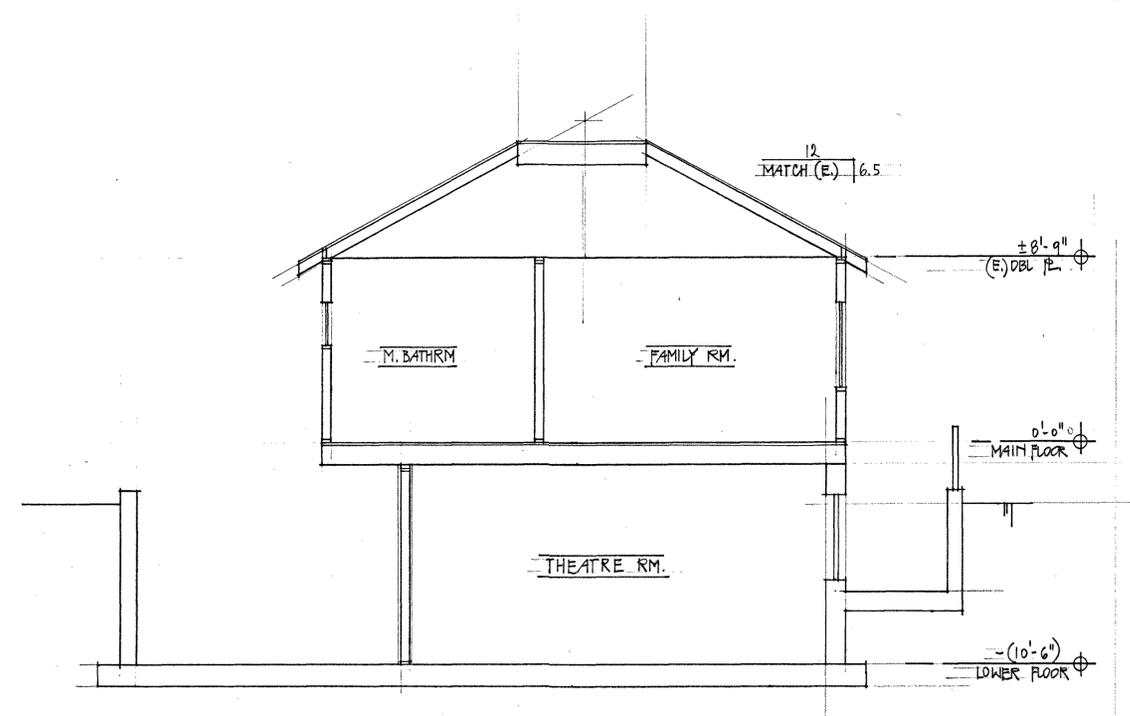
NOTE	*	THE DRAWING AND THE IDEAS, DESIGNS, AND CONCEPTS ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHAPMAN DESIGN ASSOCIATES.
------	---	---

REVISIONS									

CITY PLAN CHECK



SECTION "A-A"
1/4" = 1'-0"



SECTION "B-B"
1/4" = 1'-0"

NOTE *
 THIS DRAWING IS THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY INDICATED THEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES, INC. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED.

CHAPMAN
 DESIGN
 ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890

CLIENT
 WALKER RESIDENCE
 980 COVINGTON RD., LOS ALTOS, CA 94024
 PHONE NO. (650) 965-0315

DATA 11/14/14
 PHASE 0 0 0 0
 JOB NO. 21216
 DRAWN BY:
 CHECKED BY:

SHEET
 OF SHEETS
 SIZE: 24 X 36



DATE: February 19, 2015

AGENDA ITEM # 2

TO: Planning and Transportation Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-DL-02, 14-V-08 and 14-H-03 – 980 Covington Road

RECOMMENDATION:

Recommend approval of the Division of Land, Variance and Historic Review applications 14-DL-02, 14-V-08 and 14-H-03 to the City Council subject to the findings and conditions

PROJECT DESCRIPTION

This project includes a tentative map to subdivide the property into two lots, a historic review to relocate the main house and water tower, which are designated Historic Resources, and variances to allow the main house to encroach into the daylight plane and second story side yard setback, and to exceed the main structure height limit of 27 feet, and the water tower to exceed the accessory structure height limit of 12 feet. The division of land would create an interior lot, 10,015 square feet in size, and a corner lot, 11,298-square feet in size, with the historic structures relocated to the new corner lot. A cover letter from that applicant that provides additional project information is included in Attachment A. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-Family
ZONING: R1-10, Single-Family, residential
LOT SIZE: 21,313 square feet

	Proposed	Required
PARCEL A (Interior)		
Area	10,015 square feet	10,000 square feet
Width	80 feet	80 feet
Depth	125 feet	100 feet
PARCEL B (Corner)		
Area	11,298 square feet	11,000 square feet
Width	91 feet	90 feet
Depth	125 feet	100 feet

BACKGROUND

Existing Conditions

The subject property is located on the corner of Miramonte Avenue and Covington Road, and approximately 475 feet west of Blach Intermediate School on Covington Road. The main house on the property was designed in the Shingle Style of architecture and was originally constructed between 1902 and 1905. At the time of construction, the house was located on a 70-acre fruit ranch. The water tower was constructed around the same period as the main house, but the exact date is not known. In the 1970s, the water tower was moved from elsewhere on the ranch to its current location near Miramonte Avenue on the rear of the property. The property is listed on the City's Historic Resource's Inventory as a Historic Resource and both structures are considered historic.

Historical Commission Review

At its meeting on September 22, 2014, the Historical Commission held a public meeting to consider the tentative map, variance and historic review applications to move the historic structures and subdivide the property. After discussing the application, the Commission voted 4-0-1 to recommend approval of the project. Commissioners Baker and Marfatia were absent and Commissioner Chapman recused himself due to his role as the project applicant and designer. The approval included a condition that the architectural details for the exterior modifications to the main house and water tower be reviewed by the Commission prior to building permit issuance (included in Condition No. 9). The meeting minutes and agenda report are attached for reference.

Since the water tower has already been moved from its original location and the original ranch property has been subdivided multiple times, the historic setting of the main house and water tower has already been diminished. Therefore, this division of land would not create any additional impacts to the historic setting. The preservation and restoration will focus on the design, materials, workmanship and feeling of these historic structures.

DISCUSSION

General Plan and Zoning Compliance

The project conforms with all applicable goals, policies and programs in the Los Altos General Plan and the City's Zoning Ordinance. The Housing Element and Infrastructure and Waste Disposal Element have specific policies that pertain to residential subdivisions. The Community Design and Historic Resources Element has two specific policies that pertain to the preservation of historic structures:

- The City shall ensure that the development permitted in the creation of land divisions results in an orderly and compatible development pattern, within the subdivision and in relation to its surroundings; provides for quality site planning and design; and provides for quality structural design. (Housing Element, Policy 1.4);
- Review development proposals to determine whether adequate water pressure exists for existing and new development. (Infrastructure and Waste Disposal Element, Policy 1.3);

- Review development proposals to ensure that if a project is approved, adequate sewage collection and treatment capacity is available to support such proposals. (Infrastructure and Waste Disposal Element, Policy 2.2);
- Ensure that the integrity of historic structures and the parcels on which they are located are preserved through the implementation of applicable design, building, and fire codes. (Community Design and Historic Resources Element, Policy 6.1).
- The City shall regard demolition of landmark and historic resources listed in the Historic Resources Inventory as a last resort. Demolition would be permitted only after the City determines that the resource has lost its physical integrity, retains no reasonable economic use, that demolition is necessary to protect health, safety and welfare or that demolition is necessary to proceed with a new project where the benefits of the new project outweigh the loss of the historic resource. (Community Design and Historic Resources Element, Policy 6.2).

The proposed subdivision is creating two regular shaped lots: Parcel A, an interior lot that fronts on Covington Road and Parcel B, a corner lot with its frontage facing Covington Road and driveway access on Miramonte Avenue. The proposed lots meet the minimum lot size requirements and all applicable site standards such as width, depth and frontage for the R1-10 District. The properties in this area are diverse in their shapes and range from 8,700 to 40,000 square feet in size. Therefore, the project conforms to the Housing Element policy related to orderly and compatible development and the City's Zoning Ordinance.

The Santa Clara County Fire District and California Water Service Company, the City's water provider, have confirmed that adequate water pressure exists in this area to serve the subdivision. The Public Works Department has confirmed that adequate sewage collection and treatment capacity is available to support the subdivision. Therefore, the project conforms to the Infrastructure and Waste Disposal Element policies related to new development.

In order to avoid demolition of the two historic structures, the main house and the water tower are proposed to be moved to Parcel B. As outlined in the attached Historical Commission agenda report, it is feasible to move the structures while maintaining their physical integrity and historic significance. There are variances required in order to move these structures, which are discussed further below, but with the preservation of these historic structures, the project will conform with the policies in the Community Design and Historic Resources Element.

Subdivision Findings

The State's Subdivision Map Act requires several general findings in order to approve a subdivision. First, the subdivision must conform to the City's General Plan. The property is designated with a Single-Family, Small Lot land use on the General Plan Land Use Policy Map, which allows for a density of up to four dwelling units per net acre. The proposal creates two single-family lots, which fall within that allowed density range.

Second, the subdivision design and the proposed improvements should not cause substantial environmental damage, substantially injure fish or wildlife, or cause serious public health problems. The site is generally flat with minimal slope and located within a suburban context with access to all

city services, including sewer, water, electricity and public streets. There are not any negative environmental or public health issues associated with the subdivision and it is exempt from the California Environmental Quality Act review due to its small scope.

Third, the subdivision cannot conflict with any access easements. There are not any existing access easements associated with the property, so the proposed subdivision satisfies this finding.

Historic Structure Variances

In order to move both historic structures to Parcel B, the project includes three variances: 1) allow the main house to maintain its height of 29 feet where the maximum allowable height is 27 feet; 2) allow the second story of the main house to encroach into the second story side yard setback and daylight plane on the right side adjacent to Parcel B; and 3) allow the existing water tower to maintain its height of 22 feet where a maximum allowable height for accessory structures is 12 feet. A letter from the applicant which outlines their reasons for requesting the variances is included in Attachment A.

Staff finds that the variances are consistent with the objectives of the City's zoning plan and maintain an appropriate relationship among land uses. These structures were some of the original built in this area of Los Altos and contribute the character of the neighborhood. Preserving historic structures is also a goal of the City's General Plan and Historic Preservation Ordinance.

Staff finds that the variances are not injurious to persons or properties in the vicinity. The heights of the existing structures will be maintained and the second story side yard setback and daylight plane encroachments are adjacent to the new parcel, not any existing properties. Thus, the variances will not result in any impacts that would be detrimental to the health, safety or welfare of persons living or working in the vicinity.

There is a special circumstance applicable to the property due to the Historic Resource designation and the existing heights of the main house and water tower, which are not allowed under the current Code. Since it is a General Plan priority to preserve these historic structures and the existing heights will be maintained, strict application of the provisions of this chapter does deprive this property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications.

The proposed addition to the main house and the new detached garage adjacent to the water tower is shown for reference, but will not be approved as part of this application. The design review for addition and remodel will be processed separately per the City's Single-Family Design Review requirements. Since it involves historic structures and a second story addition, public meetings before the Historical Commission and Design Review Commission will be required for approval.

Existing Trees

The property includes 18 trees on site and five trees in the Miramonte Avenue and Covington Road right-of-ways along the property frontage. An arborist report that evaluated all 23 trees is included in Attachment E. As outlined in the report, most of the trees are in fair or good condition. In order to move the structures, two Birch trees will need to be removed (nos. 4 and 21). Also, the large Bay Laurel (tree no. 20) located in the front of the building envelope of Parcel A could be removed in

the future when a new house is built on this lot. While it is a large mature tree, its condition is fair to poor and there are many other mature trees on the site, so removal be consistent the City's Tree Protection Regulations.

However, since design review for both new lots is not included as part of the subdivision approval process, and the City places a priority on preserving healthy mature trees, all tree removal should be considered within the context of the design review for each lot when the applications are submitted. Staff has included Condition No. 5 to protect all existing trees on the property.

Environmental Review

For the purposes of environmental review, this project separated into two parts. The first part includes the relocation of the main house and water tower, both of which are historic structures. This phase is categorically exempt from environmental review under Section 15331 of the California Environmental Quality Act (CEQA) because it involves the rehabilitation, restoration and preservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. As documented in the Historic Property Review prepared by Urban Programmers (Attachment C), the relocation of the main house and water tower can be completed without any adverse impacts to the physical integrity or historic significance of either structure.

The second part includes the tentative map for a two-lot land division, which is categorically exempt from environmental review under CEQA Section 15315 because it is a division of property into four or fewer parcels. The division of land is in conformance with the City's General Plan and Zoning Ordinance and does not require any variances or exceptions. While there are variances associated with this project, they are related to the preservation of the historic structures, not the tentative map for the division of land, which meets all applicable site standards, including width, depth, frontage and minimum lot area.

Cc: Chapman Design Associates, Applicant and Designer
John and Sherrill Walker, Owners

Attachments:

- A. Application and Cover Letter
- B. Area Map and Vicinity Map
- C. Historical Commission Agenda Report, September 22, 2014
- D. Historical Commission Meeting Minutes, September 22, 2014
- E. Arborist Report

FINDINGS

14-DL-02, 14-V-08 and 14-H-03 – 980 Covington Road

1. With regard to Division of Land application 14-DL-02, the Planning and Transportation Commission finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:
 - a. The proposed subdivision is consistent with the Los Altos General Plan;
 - b. The site is physically suitable for this type and density of development;
 - c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially injure fish or wildlife;
 - d. The design of the subdivision is not likely to cause serious public health problems; and
 - e. The design of the subdivision will not conflict with access easements.

2. With regard to Variance application 14-V-08 to allow the main house to exceed the height limit of 27 feet and to encroach into the daylight plane and second story side yard setback, and the water tower to exceed the accessory structure height limit of 12 feet, the Planning and Transportation Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:
 - a. That the granting of the variances are consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
 - b. That the granting of the variances are not detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
 - c. That a special circumstance applicable to the property exists due to the Historic Resource designation and the existing heights of the main house and water tower, which are not allowed under the current Code. Since it is a General Plan priority to preserve these historic structures and the existing heights will be maintained, strict application of the provisions of this chapter does deprive this property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications.

3. With regard to Historic Review application 14-H-03, the Planning and Transportation Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:
 - a. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44); and
 - b. The project does not adversely affect the physical integrity or the historic significance of the subject property.

CONDITIONS

14-DL-02, 14-V-08 and 14-H-03 – 980 Covington Road

GENERAL

1. Project approval is based upon the tentative map and project plans dated February 5, 2015 except as may be modified by these conditions.
2. The applicant shall coordinate the installation of all utilities with the appropriate providers.
3. All work within the public right of way shall be done in accordance with plans to be approved by the City Engineer.
4. A one-year, ten percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.
5. Any future development on the site shall comply with the New Development and Construction Best Management Practices and Urban Runoff Pollutions Prevention Program regulations, as adopted by the City for the purposed of preventing storm water pollution (i.e downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.). The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet as page 2 in all plan submittals.
6. All existing trees on the site are protected and shall not be removed unless approved by the City during any subsequent development review or tree removal permit application.
7. All existing fencing within the Miramonte Avenue public street right-of-way shall be removed.
8. The applicant agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

PRIOR TO MAP RECORDATION

9. The applicant shall relocate the existing historic structures to Parcel B. This includes providing architectural details and exterior specifications for the main house and water tower for review by the Historical Commission, receiving design review approval and obtaining a building permit.
10. The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees and final map check fee plus deposit as required by the City of Los Altos Municipal Code.
11. The applicant shall prepare plans and submit a cost estimate for work in the public right-of-way and shall submit a 100 percent performance bond (to be held until acceptance of improvements)

and a 50 percent labor and material bond (to be held six months after acceptance of the improvements) in an amount approved by the City Engineer. Specifically, the plans shall show:

- a. A new rolled curb along the Covington Road frontage;
- b. Removal and replacement the entire sidewalk along the Covington Road frontage; and
- c. Removal and replacement of the asphalt concrete (AC) pathway along the Miramonte Ave frontage.

12. The applicant shall dedicate public utility easements as required by the utility companies to serve the both parcels.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

13. Prior to the issuance of a building permit for Parcel A, the applicant shall record the parcel map.

14. Detailed plans for any construction activities affecting the public right-of-way, including but not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, shall be provided to the City Engineer for review and approval. The applicant shall also submit on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by City staff.

15. A truck routing and staging plan for any proposed excavation of the site shall be submitted for review and approval by the City Engineer.

16. The project shall comply with the Stormwater Pollution Prevention Measures per Chapter 10.16 of the Los Altos Municipal Code.

PRIOR TO FINAL INSPECTION

17. The applicant shall be responsible for the removal/under grounding of the existing overhead utilities.

18. The applicant shall install the rolled curb along the Covington Road frontage.

19. The applicant shall remove and replace the entire sidewalk along the Covington Road frontage.

20. The applicant shall remove and replace the asphalt concrete (AC) pathway along the Miramonte Ave frontage.



ATTACHMENT A

AUG 28 2014
CITY OF LOS ALTOS
PLANNING

CITY OF LOS ALTOS
GENERAL APPLICATION

Type of Review Requested: (Check all boxes that apply)

Permit # 1104286

<input checked="" type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input checked="" type="checkbox"/>	Variance(s)	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input checked="" type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input checked="" type="checkbox"/>	Other: <u>HISTORICAL Com.</u>

Project Address/Location: 980 COVINGTON RD

Project Proposal/Use: RESIDENTIAL / SNGL FAMLY

Current Use of Property: " "

Assessor Parcel Number(s) 189-11-068 Site Area: _____

New Sq. Ft.: 509 Remodeled Sq. Ft.: 240 Existing Sq. Ft. to Remain: ~~917.5~~

Total Existing Sq. Ft.: 2,506.5 Total Proposed Sq. Ft. (including basement): 4,118.5

(N) GARAGE 361.00 RELOCATED WATER TOWER 144.00

Applicant's Name: CHAPMAN DESIGN ASSOCIATES

Home Telephone #: _____ Business Telephone #: (650) 941-6890

Mailing Address: 620 S. EL MONTE AVE.

City/State/Zip Code: LOS ALTOS CA. 94022

Property Owner's Name: JOHN WALKER

Home Telephone #: (650) 965-0315 Business Telephone #: _____

Mailing Address: 980 COVINGTON RD.

City/State/Zip Code: LOS ALTOS CA. 94022

Architect/Designer's Name: WALTER CHAPMAN Telephone #: (650) 941-6890

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)

14-H-03
14-DL-02
14-V-08

VARIANCE REQUEST WALKER RESIDENCE
980 Covington Road

Dear Commissioners,

This variance request is unusual as it is combined with a Lot Subdivision and a Historical Residence. The findings for the variance are not based on any unique feature relevant to the property; they are associated with the house. Built in 1905 the "Emerson" house was not subjected to the zoning rules that exist today and the variance requests are relevant to the non-conforming aspects of the structure. In particular, there are three areas that would need to be made exempt from current zoning rules; the height of the finish floor above grade; the height of the structure itself; and a daylight plane encroachment due to a second floor dormer.

Before addressing the variances required, there is the question of the lot subdivision and its viability. The property at 980 Covington is a large corner parcel which technically meets city requirements for subdividing in terms of meeting min. lot widths, depth and square footage. The only question regarding it being subdivided is the current historical residence which in its current location would straddle the new property boundary.

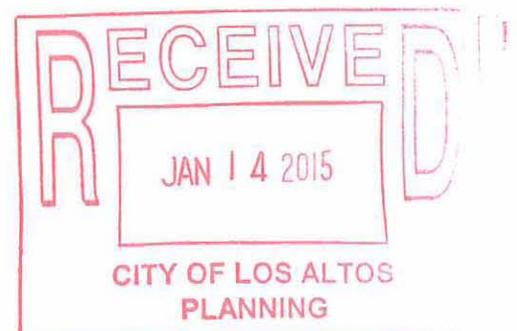
What we are proposing is to relocate the residence onto the new corner lot which would be large enough to accommodate not only the square footage of the existing structure and water tower, but also a new two car garage, family room and new upper floor bedroom. This concept has been reviewed and approved by the Historical Commission as a reasonable way of preserving the structure while also modernizing it for the needs of a contemporary lifestyle. There are no exceptions requested to setbacks or square footage required, only the aforementioned variances for finish floor height, total height of structure and daylight plane encroachment.

Attached is a copy of the letter that accompanied the submittal for Historical Review. It states the reasons the property owner has taken this course and the relevant merits of this approach in order to restore and preserve this home. Relocating historical structures or subdividing the properties they sit upon is not an uncommon solution to support their preservation. This has been done many times in Los Altos, the Neutra House 181 hillview, the Shoup House 500 University, the Farnsworth -Meyers House 439 Riconada Court, the Coxhead Designed Home 420 Yerba Santa Ave. and most recently 10 Yerba Buena to name a few. All these Historical structures needed variances or relocating to preserve their place in Los Altos history.

The variances requested here are quite minor in nature and will have no detrimental effect on the immediate neighborhood or the greater community. We appreciate you consideration of this matter.

Sincerely,

Walter Chapman



WALKER RESIDENCE - 980 COVINGTON ROAD

This proposal is based on the current property owner's wish to do more than just maintain the historical house he has lived in over the past 30 years. It will provide him the means to restore the house to its former glory while still keeping the home within the family. John Walker and his wife Sheryl first took on the responsibility of ownership of this unique home in 19—and although Sheryl passed away before her dream of a new kitchen with a family room was accomplished it is still John's desire to finish what they started.

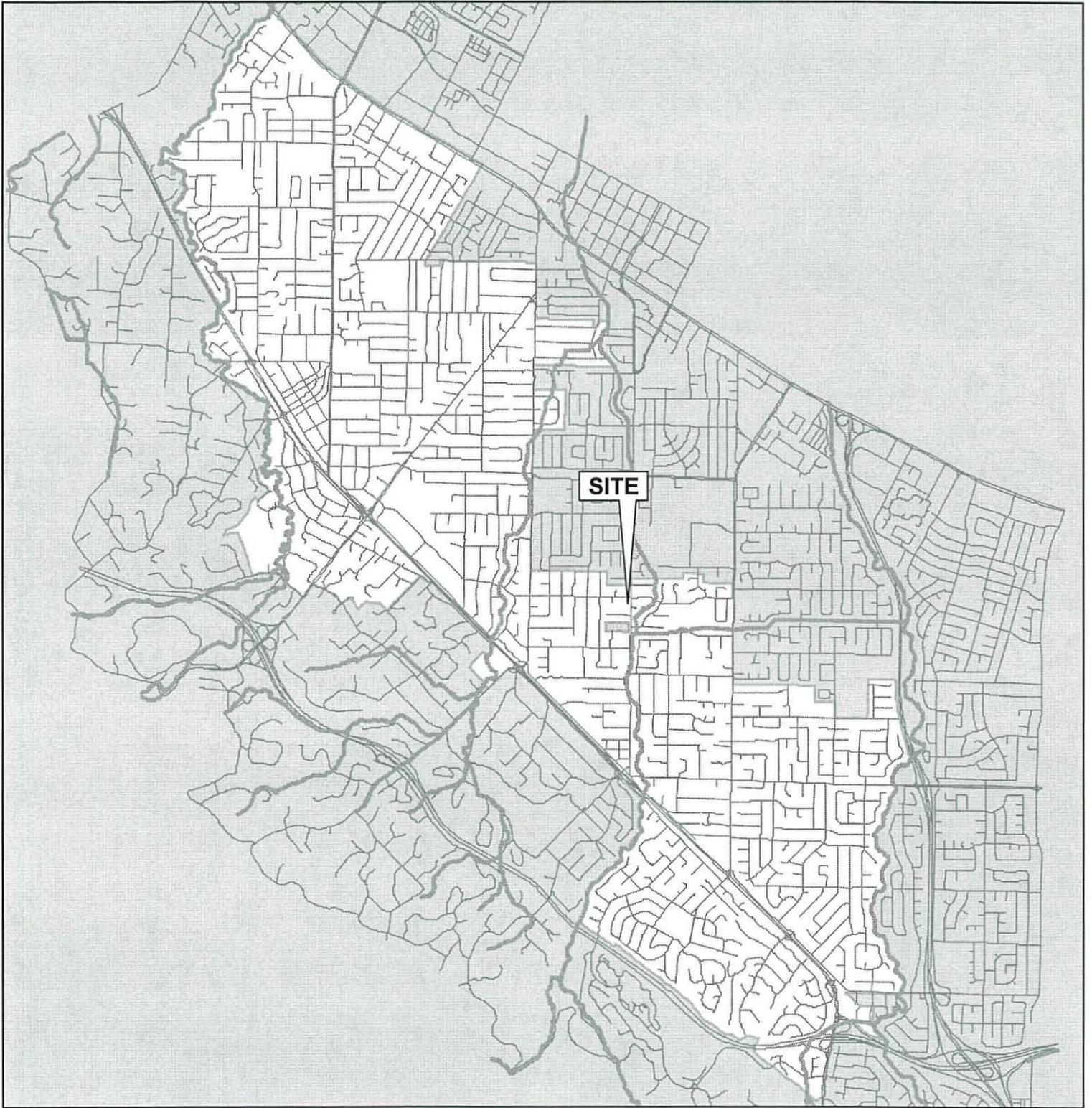
In order to accomplish both of these goals, Mr. Walker has recognized the only way to fund the repair, restoration and improvements the house warrants & deserves is to leverage the land it sits upon. The property at Covington & Miramonte is of sufficient size to be subdivided into two lots. The corner lot would accommodate the existing house, while the newly created interior lot would be sold to fund the restoration project.

As shown in the plans the existing home would be rotated 90 degrees so the front of the house would now face Covington, not Miramonte. The existing water tower would be relocated to accommodate a new two car garage. This relationship of house, water tower and garage would re-establish a proper relationship for these structures into a historical context. The water tower was relocated into the yard in front of the house when the property was previously subdivided in 19—without thought to its relationship to the primary structure. By relocating both the house and the water tower the architectural integrity will be restored.

The single story addition to the back of the house will be subservient to the primary residence and the garage will be subservient to the water tower. This allows for the historical elements of the house and water tower to be prominent and remain relevant. The proposed project meets all city zoning rules with the exception of current height restrictions and a daylight plane encroachment. The relocated historical home would exceed the maximum height of 27' and would require a variance based on its current height of 29'-3". The daylight plane encroachment is to accommodate a triple dormer feature on the right elevation.

This decision to move the home was not made lightly. Many years of deliberation went into the analysis of what could be done, and at what cost, to make essential repairs to the home. Based on estimates received to replace the foundation, repair of dry rot to porch and external trim, reroofing and painting of exterior. It was determined that sub dividing the lot was the best options the Walker's had left to them, short of selling the property outright.

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 14-H-03, 14-DL-02 and 14-V-08
APPLICANT: Chapman Design Associates /J. Walker
SITE ADDRESS: 980 Covington Road

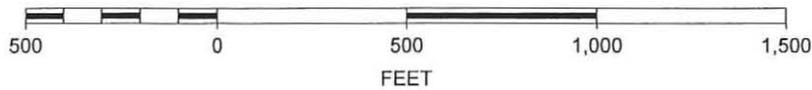


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 14-H-03, 14-DL-02 and 14-V-08
APPLICANT: Chapman Design Associates /J. Walker
SITE ADDRESS: 980 Covington Road



DATE: September 22, 2014

AGENDA ITEM # 2

AGENDA REPORT

TO: Historical Commission
FROM: Zachary Dahl, Staff Liaison
SUBJECT: 14-H-03 – 980 Covington Road

RECOMMENDATION:

Recommend approval of the Tentative Map and Variance applications to the Planning and Transportation Commission subject to the findings and conditions

PROJECT DESCRIPTION

The project is a proposed tentative map to subdivide a Historic Resource property into two new lots of 10,015 square feet and 11,298 square feet. As part of the tentative map, the existing historic main house is proposed to be moved toward the exterior side property line (Miramonte Avenue) and would be located on the new corner lot (Parcel B). A new basement is proposed to be constructed under the house and 654 square feet would be added to the first floor. The historic tank house (water tower) will be moved closer to the exterior side property line and a new two-car garage would be constructed next to tank house to provide covered parking for the existing house. The project also includes a variance to allow for the main house to exceed the 27-foot height limit, the tank house to exceed the 12-foot height limit for accessory structures and the main house to encroach into the second story side yard setback and side yard daylight plane. A letter from the applicant that provides additional information about the proposed project is included in Attachment A.

BACKGROUND

The main house on the property was designed with the Shingle Style of architecture and was originally constructed between 1902 and 1905. At the time of construction, the house was located on a 70-acre fruit ranch owned by Edwin and Annie Emerson. The tank house was constructed around the same period as the main house, but the exact date is not known. In the 1970s, the tank house was moved from elsewhere on the ranch to its current location near Miramonte Avenue on the rear of the property. The larger detached garage that is built around the base of the tank house was constructed after the move and is not considered historic or part of the original structure. The property's historic report and updated property evaluation (DPR forms) are included in Attachments B and C.

DISCUSSION

The subject property is designated as Single-Family (four dwelling units per acre) in the General Plan and zoned R1-10 Single-Family. With a lot size of 21,203 square feet, the property meets the Zoning

Code requirements to subdivide into two parcels. However, the main house, which is a historic structure, is located in the middle of the property and will need to be relocated or removed in order to approve the subdivision. As outlined in Policy 6.2 of the Community Design and Historic Resources Element of the General Plan, “the City shall regard demolition of landmark and historic resources, listed in the Historic Resources Inventory, as a last resort...” In order to preserve this historic structure, the project is proposing to move the house into the new lot on the corner of Covington Road and Miramonte Avenue.

The project historian has reviewed the proposed relocation of the main house and tank house and finds that it will not significantly diminish the historic setting or context. The original size of the property (70-acres) has already been significantly reduced and the relationship between the house and the tank house has already been altered. However, by maintaining the house’s position adjacent to the intersection of Miramonte Avenue and Covington Road, it will preserve the original relationship that the structure had to these two streets. Also, by maintaining the placement of the tank house behind the main house, the feeling of an early 20th century rural farm will be preserved.

As part of the relocation of the historic structures, several variances will need to be approved with the subdivision. The historic structures will comply with the floor area and lot coverage requirements for the new corner lot and will meet most of the required setbacks. The variances include: 1) recognizing the main house height of 29 feet, four inches where a maximum of 27 feet is allowed; 2) recognizing the tank house height of 22 feet where a maximum of 12 feet is allowed for accessory structures; 3) allowing a small dormer window on the right elevation to have a second story side yard setback of 16 feet where 17 feet, six inches is required; and 4) allowing a portion of the second floor to encroach into the side yard daylight plane.

Staff supports the proposed variances in order to preserve the property’s historic buildings as part of the subdivision. The building heights already exist and would not change as a result of the subdivision. The second story setback and daylight plane encroachments are relatively minor and are adjacent to the new property line, so they would not negatively impact any of the surrounding properties.

However, additional details should be provided to show how the alterations and addition will preserve the historic character of the main house and tank house. Staff has added a condition that requires additional architectural details and specifications for the proposed exterior modifications to both structures to be reviewed by the Historical Commission prior to issuance of the building permit.

Historic Landmark Consideration

The historic report provides evidence to support the designation of this property as a historic landmark structure. However, the current application does not include a request to designate the property as a Historic Landmark. Staff supports the designation of the property (Parcel B) as a Historic Landmark and encourages the applicant to bring a request back to the Commission for consideration.

Cc: Chapman Design Associates, Applicant and Designer
John Walker, Owner

Attachments:

- A. Applicant Cover Letter
- B. Historic Property Report
- C. Updated Historic Property Evaluation (DPRs)

FINDINGS

14-H-03 – 980 Covington Road

With regard to the Advisory Review, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44);
and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property.

CONDITIONS

14-H-03 – 980 Covington Road

1. The recommendation is based on the plans received on August 28, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Prior to issuance of the building permit, the applicant shall provide architectural details and specifications for the proposed exterior modifications to the main house and tank house for review by the Historical Commission.

AUG 28 2014

CITY OF LOS ALTOS
PLANNING

WALKER RESIDENCE - 980 COVINGTON ROAD

This proposal is based on the current property owner's wish to do more than just maintain the historical house he has lived in over the past 36 years. It will provide him the means to restore the house to its former glory while still keeping the home within the family. John Walker and his wife Sherrill first took on the responsibility of ownership of this unique home in 1978, and although Sheryl passed away before her dream of a new kitchen with a family room was accomplished it is still John's desire to finish what they started.

In order to accomplish both of these goals, Mr. Walker has recognized the only way to fund the repair, restoration and improvements the house warrants and deserves is to leverage the land it sits upon. The property at Covington & Miramonte is of sufficient size to be subdivided into two lots. The corner lot would accommodate the existing house, while the newly created interior lot would be sold to fund the restoration project.

As shown in the plans the existing home would be rotated 90 degrees so the front of the house would now face Covington, not Miramonte. The existing water tower would be relocated to accommodate a new two car garage. This relationship of house, water tower and garage would re-establish a proper relationship for these structures into a historical context. The water tower was relocated into the yard in front of the house when the property was subdivided in the 1970's, without thought to its relationship to the primary structure. By relocating both the house and the water tower the architectural integrity will be restored.

The single story addition to the back of the house will be subservient to the primary residence and the garage will be subservient to the water tower. This allows for the historical elements of the house and water tower to be prominent and remain relevant. The proposed project meets all city zoning rules with the exception of current height restrictions and a daylight plane encroachment. The relocated historical home would exceed the maximum height of 27' and would require a variance based on its current height of 29'-3". The daylight plane encroachment is to accommodate an existing triple dormer feature on the right elevation.

This decision to move the home was not made lightly. Many years of deliberation went into the analysis of what could be done, and at what cost, to make essential repairs to the home. Based on estimates received to replace the foundation, repair of dry rot to porch and external trim, reroofing and painting of exterior. It was determined that subdividing the lot was the best option that the Walker family had left to them.



PALISADE BUILDERS, INC.

1875 S. Bascom Ave. Ste 7400 Campbell CA 95008 CA Lic. 838016 408 429 7700 Fax. 408 429 7701

July 31, 2014

John Walker
980 Covington Road
Los Altos, CA 94024

RE: House restoration project estimate

Dear John,

Per our meeting on site and a follow-up meeting with a house mover I have prepared an initial estimate to provide a current code compliant foundation under your existing house with related work. The work generally includes:

Shore up existing house several feet to provide access to install a new foundation – work includes removal of existing foundation, forming, rebar, foundation bolts and concrete placement.

Existing utilities – Disconnect prior to raising the house all plumbing, water, gas, heating and ventilation, flues, electrical and low voltage systems. Once house is set back in place re-connect all systems. I have provided for the existing water service to be temporarily connected to the existing irrigation sprinklers.

Landscape – There will be some damage to the existing planting around the perimeter of the house. I have assumed that some of the more mature and significant plants will be removed and then re-planted when the house work is complete.

Remove and replace existing cripple walls from existing floor line to top of current foundation walls. I have included placing shear panel back on these walls to improve the seismic strength of the home. The structural engineer can guide us on how best to attach the house to the new foundation. We should explore how to attach some of the existing walls down to the foundation to improve the structure of the existing house.

Chimney removal / reconstruction – Remove existing brick chimneys from top of roof to basement. I have assumed that the chimneys will be reconstructed with a pre-fabricated metal fire place with wood framing to replace the existing masonry. Where chimney is exposed above the roof there will be a brick façade to replicate what you presently have. I have included a \$ 5,000 allowance for the interior fireplace hearth and mantle.

Framing

Rebuild the decorative balcony which was previously removed.

Remove the old plywood deck and replace with new oak planking.

Basement – This area is approximately 550 square feet of laundry, cedar lined closet, workshop, storage area and contains the furnace and hot water heater. I have assumed this area will be reconstructed with the existing materials and that there will be new flooring, drywall and paint.

I have included an allowance to completely tent the structure for termites as well as a repair allowance of \$ 17,500 to replace framing and trim where damaged (above and beyond the decorative balcony work referenced above). Once you get a complete termite report we can adjust this estimate accordingly.

Misc. interior patching – In temporarily raising the house there will be interior damage such as wall cracking. This will also impact the existing wallpaper. I have included an allowance of \$ 15,000 to repair the walls and to paint them. I have not included replacement wall coverings.

Engineering and permit fees - I have included the cost for the new foundation structural plans and a building permit fee.

Exterior repainting – I have included the cost to repair the cracks the in the exterior caused by the new foundation work. I have assumed a two color paint scheme – one body color and one trim color.

Re-roofing – The Fire Free cement roof tiles will require some repair – I have assumed a \$ 3,500 allowance for this work.

General conditions – I have included the costs for power, rental equipment, superintendent, debris boxes, and insurance. I have assumed the total duration of the work to be about 3.5 months assuming no delays caused by weather.

Exclusions

This estimate does not include bringing the structure up to the present codes except for the new foundation. I have included some incidental repairs such as blocking and strapping but have not included any new framing except for the new chimney structure and the decorative balcony.

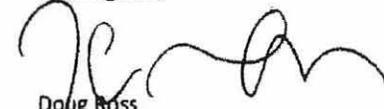
Any work on the water tower structure.

No cabinet work or plumbing or electrical fixtures.

Costs for your moving out during construction. It would be most efficient if the furniture and your belongings were moved out of the house. We cannot take responsibility for anything that might be damaged or be stolen. I have not included security.

The total costs for the work outlined above is between \$ 350,000 and \$ 375,000. If you wish to proceed I can bring in additional subcontractors to better define the scope and costs. A termite report would also assist in clarifying the scope of work.

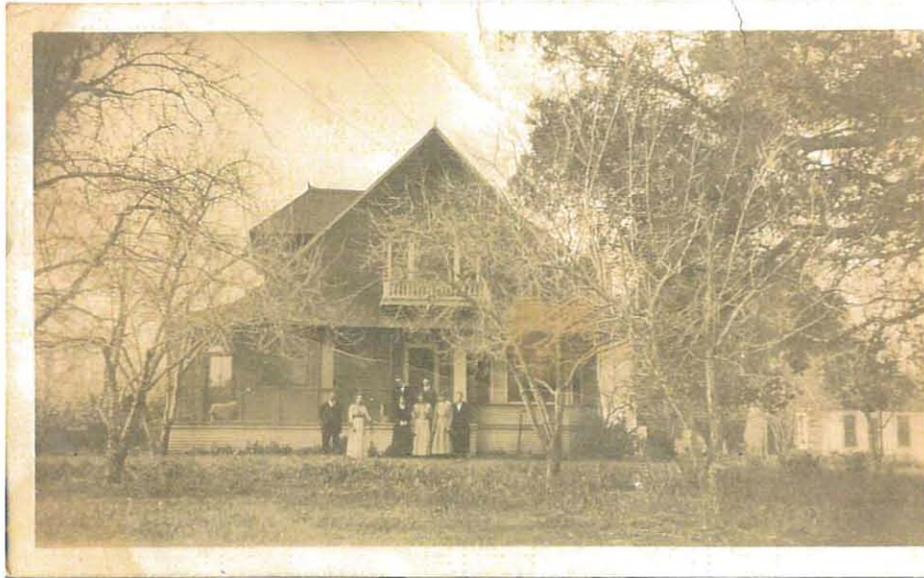
Best regards,



Doug Ross
Palisade Builders, Inc.

ATTACHMENT B

Historical Background and Historical and Architectural Evaluation
of the Property at
980 Covington Road
Los Altos, Santa Clara County California



Report requested by: John Walker
980 Covington Road
Los Altos CA

Prepared by: Urban Programmers
10710 Ridgeview Ave.
San Jose CA, 95127
408-254-7171
BBamburg@usa.net

Date: October 15, 2013
Revised December 8, 2013

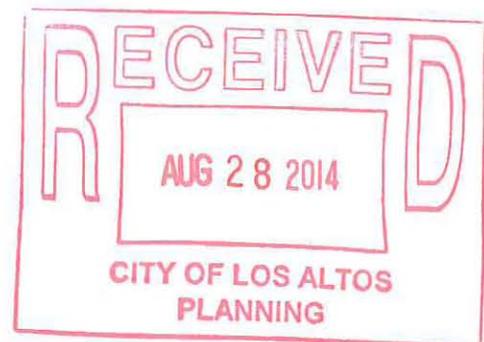


Table of Contents	Page
1. Introduction	3
2. Executive Summary	4
3. Report Preparation	5
4. Historical Background	6
4.1 Historical Context	6
4.2 History of the owners of 980 Covington Rd	6
5. Description of the property and buildings at 980 Covington Rd	8
5.1 Edwin Emerson House	8
5.2 Other Improvements or objects	9
5.3 Photographs of the existing building	
6. Evaluation and Conclusions of Significance	18
7. Evaluation of the proposed changes to the property and how they address the guidelines found in the Secretary of the Interior's Standards for the Treatment of Historic Property	21
8. Appendix:	23
Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings	23
Sources Consulted	25

DPR 523 Forms A & B (continuation sheets)

193
45

EMERSON TRACT — MAP No.2
MIRAMONTE

CYRUS BERRY SUBDIV. No. 1 — LOT 4
P.M. 439—M—54
AVENUE



Figure 1 Santa Clara County Assessors Map 980 Covington Road, Los Altos
APN: 189-11-068

1. Introduction:

John Walker, the owner of the property located at 980 Covington Road, Los Altos (APN 189-11-068) may apply to the City of Los Altos for Historical Landmark designation and a Mills Act Contract for his residence. In 2008 the City contracted with Circa Historic Property Development to provide an updated survey of historically important properties within the City. The property at 980 Covington Road was determined to be eligible for the Los Altos Historic Resources Inventory based upon the Shingle style architecture which is rare in Los Altos. However the note was made that the finding was based upon the architecture and the designation could benefit from additional historical research and information. This report provides additional information about the history of the property and its owners. This report considers the Edwin L Emerson House, its history, historical and architectural value as defined by the California Register of Historic Resources and the Historic Preservation Element in the General Plan adopted by the City of Los Altos. It concludes with a description that includes proposed repairs and remodeling, including relocating the tank house and the potential to split the double wide lot into two residential parcels.

2. Executive Summary:

The history of the property describes the early settlement agricultural period, prior to the establishment of the City and the family that bought the land and constructed the existing house. The property was originally owned by Silas Emerson who came from Main and constructed a farm house on the property that unfortunately was destroyed by fire in 1902. The existing house was developed by his nephew Edwin Emerson who came from Boston and completed early in 1906. Originally the address was at the corner of Emerson and Mira Monte Roads (Emerson Road was changed to Covington Road, Mira Monte is now spelled Miramonte Road) it was the farm house for a 70 acre fruit ranch. The Edwin Emerson immediate family was part of an extended family that typified the western migration of established families who came from the east and brought their energy, wealth and experience in farming, social and civic life to the area. The family history in Los Altos is that of an agricultural (fruit ranch) family, The house represents a lasting tie to the turn-of-the-century era and provides the information that the family was award of architectural trends on the east coast selecting the Shingle style that is now a rare example in Santa Clara Valley. This is a glimpse into the early lifestyle in Los Altos. The similarity to the country homes of architect William Ralph Emerson is striking and research attempted to find a connection but could not in the time allotted for this work. Letters of inquiry sent to scholars of William Ralph Emerson may yet identify and return information about a link to this noted architect.

Although reduced in size and surrounded by residential subdivisions the architectural style of the house, Vernacular Shingle, is very unusual in the area and rare for the period when it was constructed. The enclosing of a utility porch as an addition in the rear the house does not significantly reduce the integrity of the design and the house retains a high degree of original design, materials, craftsmanship and association. The tank house, once moved and again proposed to be moved adds to the visual importance of the property.

For the reasons stated above the property and Edwin Emerson House meets the criteria for designation to the Los Altos Historic Resources Inventory and should be elevated to City Landmark status.

3. Report Preparation:

The report was prepared by Urban Programmers and compiled by Bonnie Bamburg. Ms Bamburg has over 35 years experience in preparing historic surveys and evaluation reports for cities, counties and the federal government. She has prepared numerous National Register Nominations for individual sites and historic districts. In addition, she has advised owners and architects on compliance with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and has prepared Certifications for historic properties in several states. She is a former instructor in Historic Preservation at SJSU, a lecturer in historic preservation and former San Jose Historical Landmark Commissioner (1974-1980). Ms. Bamburg is an advisor to Preservation Action Council San Jose, and is a board member of the Western Region of Preservation Technology.

Associates working with the firm include; William Zavlaris, B.A, MUP, received his education in art and architectural history at UCB and received his Masters Degree in Urban Planning, City Design, from San Jose State University. Mr. Zavlaris has 25 years' experience in evaluating architecture for local historical surveys and National Register Nominations for private clients and government agencies. Douglas Aaron Bright, B.A. CSU-East Bay, M.A. Historic Preservation, Savannah College of Art and Design. Rachel Sims, B.A. English/History Lewis & Clark College. Walt Nagle, Legal and Title Documents specialist, MBA Architects, reviews existing conditions. Rachelle Sims provides verification and editing of the report. Ms. Sims is a graduate of Lewis & Clark College with a degree in English and History. Marvin Bamburg, AIA has over 40 years of experience in historic preservation architecture for residential and commercial properties and is listed with the Office of Historic Preservation as expert in historic preservation architecture. Mr. Bamburg visited the property as part of the site investigation. His comments are included in the architectural descriptions and condition of the building.

The preparation of the report followed standard methodology for research and site investigation. The information contained in the report was derived from a combination of interviews with people knowledgeable about certain aspects of the property or associations in history, city directories, historic maps, public records, and special collection materials at local repositories. When applicable the internet was used as a repository for research.

4. Historical Background

4.1 Historical Context: The Historical Context Statement¹ adopted by the City of Los Altos designates the era at the turn of the century as the Age of Subdivision and Mass Transit reflecting the train service and Los Altos train station of 1913. However, it is important to note that in the early 1900s the area was still very rural and producing crops such as hay, apricots, strawberries, and prunes. Like much of the Lower Peninsula, the good weather and pleasant surrounding encouraged population growth and development. Beginning in 1907, commercial development expanded along Main Street with the help of Paul Shoup and the Altos Land Company. By 1913 the Los Altos train station was constructed providing local access to San Francisco and San Jose. The improved transportation access and infrastructure provided by the Southern Pacific Railroad predictably encouraged the sale of the lots offered by the Altos Land Company. Both of these mutually benefitting companies, the Southern Pacific and Altos Land Company, were led by Paul Shoup. He is the man is credited as "The Father of Los Altos" for the development of the 100 acre Winchester tract that became the heart of the City. With the sale of lots, the area took on the appearance of other residential communities expanding during the first decades of the Twentieth Century. Homes are known to have been designed by leading architects from the Bay Area including Charles McKenzie and Ernest Coxhead as well as landscape architect Emerson Knight. Unfortunately, the exact locations of these works are not always known. The designs included Late Victorian, Spanish Colonial, Neoclassical, Craftsman Bungalows of all sizes and the rare Colonial Revival, Tudor Revival and Shingle styles which were brought from the east.

Prior to 1907, the predominate land use in the Los Altos area (Mt. View or Fremont District) was agricultural. Vast orchards and farms for row crops filled the area. The early families were a mix of California families (second or third generation), European immigrants and those that came west seeking to gain or enhance their fortunes. Often the hospitable climate and ease of finding fine agricultural land were the drawing factors for experienced farmers to relocate. To these factors was the financial opportunity that drew a number of investors who saw the potential of the area first in agriculture and then land speculation through subdivisions followed by commercial and residential development that occurred after the turn of the century.

4.2 History of the owners and occupants of 980 Covington Road, Los Altos

Just as Los Altos was began resembling a city, the Eastern Shingle style house (c.1906) at 980 Covington Road (formerly Emerson Road) was constructed amid 70 acres of orchards and farm crops.

The subject property was part of several hundred acres owned by Silas Blake Emerson in the 1880s. Silas came to California in 1849 when he was 29 years old and worked as a carpenter in San Francisco before settling in the Mountain View District in 1852. He acquired approximately 800 acres in the district and tracts of land elsewhere in California.² Silas Emerson died October 29, 1889 and is buried in Santa Clara Memorial Cemetery.³ After his death the house he built on Permanete Creek was lived in by his brother

¹ City of Los Altos [Historic Resources Inventory](#)

² Letter from Edith Emerson to the Los Altos Times, 1955 (copy)

³ cemetery records

and burned in 1902. Also about the turn-of-the-century the acreage was subdivided into lots of approximately 80 acres (1/8 Section). The parcel that is the subject of this study was transferred to Silas B. Emerson's nephew Edwin Emerson for his family home.

Edwin and Annie Emerson; the original owners of the house at 980 Covington Road.

After fire destroyed the existing house, Edwin began building the house on Mira Monte Road (Covington Road) late in 1902.⁴ It took a while to construct. During this time Annie and their children Edith and Ralph were living with Annie's parents the Thomas Murphys in Knightsen outside Brentwood except for the summer when they lived in the tank house on the property. It appears that Edwin had architectural plans for the house and had trouble finding a carpenter who could read them.^{5 6} In spring of 1903, David Morey a ships carpenter, was hired to work on the house which was completed early in 1906, before the April 18th earthquake. It seems the construction was solid and the earthquake damaged the house very little. It was inspected by an engineer and approved on May 4, 1906.⁷ The family tended the vegetables, flowers and orchards and lived in the house as it was originally constructed until 1918 when the upstairs was remodeled, In this remodeling, dormers were added to bring light and ventilation into the upper bedrooms where there was not good circulation and the spaces were rearranged to provide closets and the potential for a bathroom.

Accounts tell of a very active social life with guests coming and staying overnight (no mention of who or from where they came). Edwin was managing a ranch in Oakley for his mother as well as the Mt. View property when he died in 1921. At the time his father died Ralph was attending the College of the Pacific in San Jose. The death of his father forced Ralph to balance the ranch work and studies until he graduated in 1924. It appears that the effort to manage two ranches was too much and the Los Altos ranch was sold in 1930. After the sale or likely foreclosure by Bank of America, the land was sold to California Lands Inc. and recorded April 11, 1930. After losing the land, Ethel and her mother moved to Palo Alto where Ethel was employed in the Hoover War Library (Hoover Institute for War and Peace). Ralph, it appears, continued to manage the ranch in Oakley and later went to work for P.G. & E. in San Francisco.

Subsequent owners of the house and property

California Lands Inc., sold the property to John Duzanica and his wife Katherine who were both natives of Dalmatia (Yugoslavia). John was born in 1894 and his wife about the same year. They immigrated in 1910 and spent some time in the Sacramento area before settling in the Santa Clara Valley in 1920, where they had an extended family. They had three children, Nicholas T. (1916), Anne K. (1918) and John P. (1929). It does not appear the Duzanicas lived on the subject property, their residence was on Portola Road in Woodside. Anthony Nicholas and his wife Stephanie appear to move onto the property and care for the orchards. Anthony was born in Yugoslavia in 1882 and immigrated to the United States in 1899. Stephanie was also from Yugoslavia born in 1893 and emigrated in 1912. The Nicholas family lived close by the Emerson's property in the Fremont District where Anthony worked on farms and owned a small farm

⁴ Emerson, Ethel, The Emerson Home on Mira Monte, presented to the California History Section of the Los Altos-Mt. View AAUS, March 12, 1979

⁵ Ibid page 2

⁶ There is unconfirmed indication that the plans may have come from William Ralph Emerson, Bostonian architect. The house is very similar to his designs and the Edwin Emerson were from Boston. Further research would be warranted.

⁷ Chimney and house inspection report, 1906

prior to taking on the Duzamica property. The Nicholas family included daughter Pearl and son John Nicholas. In 1940, Stephanie's older brother, Andrew Mareovich also lived with them and worked on the ranch.⁸

After his death in 1965 the property was distributed to Katherine Duzanica,(individual property) and Trustee Nick T. Duzanica and John N. Duzanica. In 1970 the property was sold by the Duzanica's to James Edward Pease, his wife Ruby Lee Pease and Georgia Ann Nelson. During the time the Pease/Nelson ownership the tank house was moved to the side of the house. The next owner, David Torres Jr. purchased the property on February 16, 1977 and sold it a year and a half later on July 13, 1978 to John Charles and Sherrill K. Walker. After her passing, the current owner is John C. Walker. It is the desire of Mr. Walker to return the tank house to a location at the rear of the property and to repair the deterioration to the house that has occurred over time, including a new foundation. The house and tank house will be moved on the property to align them as they would have been and to tank house's relocation on the property and to create an additional residential parcel.

5. Description of the Property and Buildings at 980 Covington Rd.

Located in a residential area where most buildings are much newer and landscaping is tailored, the 1.5 story house was constructed between 1902-1905 and sits on a double lot accessed from Covington Road by a straight in style driveway. The site is relatively flat and was at one time the farm house surrounded by orchards.

5.1 Edwin and Annie Emerson House

The house was designed in a variation of the Shingle style with the character defining front facing gable (steep pitched roof) with hipped gables on each side. The roof extends a broad eave overhanging the lower level. Boxed eaves and the base of each gable has a slight flare that is clad in diamond shaped shingles. Dentils decorate the cornice and triangular vents are set in each gable peak. The roof is clad with slate shingles. Giving the style its name the dominate gable and dormer surfaces are clad in wood shingles that are square cut on the larger fields and diamond pointed on the front bellowed extension (square cut on the sides). The lower level, recessed below the gable, is clad with horizontal lapped siding. The porch is set below and behind the upper overhang which is supported by square posts and open on the sides. Accessed by non-original concrete stairs with used brick low walls, the porch has a wood floor. Fenestration includes a Palladian window and had a decorative wood balconette in the center front gable (this is severely deteriorated and has been removed awaiting repair and reinstallation). Other windows include one-over-one double-hung wood frame windows and several square fixed bay windows with fixed rectangular transoms. Windows have a molded lung sill and dentil-trimmed meeting rail. The south façade has been remodeled to include side stairs and a landing at the porch. Like the rear addition the stair element is constructed with used brick and concrete stairs. A cross-member western style railing, part of the remodeling provides the fencing for the porch. The design is more appropriate to a Ranch style house than this Shingle style and should be replaced with a style more appropriate to the building. Historic photographs show the porch enclosed with screen, this would not be necessary to replicate. The rear of the house exhibits an addition that encloses the former utility porch. This addition uses contemporary materials, casement windows and brick veneer on the lower wall, stair-walls and porch. The foundation is damaged, cracked and settling at irregular elevations putting stress on different parts of the building. This is seen in interior where the floors rise and slope and plaster has cracked.

Even with the alterations, the house retains a high degree of original integrity, with only the rear addition a strong deviation, and this appears to follow the original foundation line. The porch railing and brick and concrete stairs on the front and side along with the need for general repair can be corrected as part of the planned rehabilitation work proposed by the Walkers.

⁸ U.S. Census 1940

The condition of the house is basically good, however it needs immediate foundation replacement. In addition to the items described above, the building needs substantial maintenance to repair and care for the windows and siding. There remain extensive repair issues to bring all windows to operable condition and repair the deteriorated wood pieces that have been painted but not properly filled or replaced in-kind. Water diversion systems have allowed water to collect in some areas that should drain away from the building. These should be repaired/repositioned and maintained to protect the building. There is also repair and refinishing that should be done to maintain interior features, staircases and other wood systems.

5.2. Other improvements on the subject site:

The second building on the property is a tank house that has been relocated from the rear of the house to the front - south side of the house, on the same parcel. The building has been enlarged to create a garage. The basic structure of the tank house appears to be present and in good condition inside the additions to create the garage and additional enclosed space. It may be that the wood used for the additions came from a barn on the property although this is discounted by Ethel Emerson in her interview. However, the construction is rather crude and much of the material is deteriorating. Although altered, the tank house is considered a defining feature of the property and should be preserved. The proposed plan is to move it closer to the original location, off the rear facade and behind the house. This relocation will provide a more accurate interpretation of how a turn-of-the -century farm house and tank house would have been sited.

The third building on the property is called a “carriage house” and is not considered a historic resource. This building is proposed to be removed.

Swimming pool, pool house and pool terrace. The swimming pool, pool house and concrete terrace around the pool are not historic structures and do not contribute to the character of the house. They are proposed to be removed.

5.3. Photographs of the property and house and tank house at 980 Covington Road, Los Altos



Photograph 1 980 Covington Road, Los Altos – Main house

View: Historic photograph Front façade showing porch and screen enclosure (note the side dormer has not been added)

Date: c. 1912 Source: John Walker



Photograph 2 980 Covington Road, Los Altos – Main house

View: Historic photograph Front façade showing porch stair wall and screen enclosure

Date: c. 1912 Source: John Walker



Photograph 3 980 Covington Road, Los Altos – Main house

View: front facade of the main house.

Date: August 2013

Camera facing: west



Photograph 4
View: Rear facade showing the addition enclosing the former utility porch.
Date August, 2013
Camera facing: East



Photograph 5

View: North facade – enlarged dormer c.1918, new dormer in rear.

Date August, 2013

Camera Facing: SE



Photograph 6

View: North façade; Looking from the rear of the house toward the front

Date: January 4, 2013

Camera facing: SW



Photograph 7

View: South facade showing the additional stair and western cross brace porch railings. Swimming pool is in the foreground.

Date: August, 2013

Camera facing: north



Photograph 8
View: Tank house with additions creating a garage
Date: August 2013
Camera Facing: East



Photograph 9
View: Tank house with additions creating a garage
Date: August 2013
Camera Facing: South

6. Evaluation and Conclusion of Significance:

The building at 980 Covington Road is a rare turn-of-the-century Shingle style farm house. It was constructed in 1902-1905 for Edwin and Annie Emerson and their two children Ethel and Ralph. The family were fruit orchardists in Los Altos and part of an extended family from Boston that settled in what became Los Altos. Fruit orchards and fruit products were the economic backbone of Santa Clara Valley from the 1870s through the start of WWII. The house, though altered and enlarged in the rear, retains the appearance of an early 1900 home and is an uncommon style for the Los Altos area. Constructed prior to the development of a downtown, the area was known as Santa Clara County's Fremont, or Mountain View District, and was part of the "Valley of Heart's Delight", the period when orchards covered the Valley in spring blossoms and the aroma of ripe or drying fruit filled the Valley in the late summer. This house represents a significant architectural element in the history of residential architecture and habitation in Los Altos. Although their story is not unique in Santa Clara Valley, the Emerson family were pre-1900 settlers in Los Altos and their home is an important living monument to the evolving story of the families that came to the area and made it their home as well as their business and in doing so creating the physical history of Los Altos.

The house retains a high degree of integrity as measured by the seven aspects defined by the National Register of Historic Places. The aspects are:

Location-the place where the historic property was constructed or the place where the historic event occurred.

Design- the combination of elements that create the form, plan, space, structure and style of a property (building)

Setting- the physical environment of a historic property

Materials- the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property

Workmanship- the physical evidence of the crafts of a particular culture of people during any given period in history or prehistory

Feeling- a property's expression of the aesthetic or historic sense of a particular period of time.

Association-the direct link between and important historic event or person and a historic property.

The Emerson House retains a high degree of integrity from six of the seven aspects. Those are location, design, materials, workmanship and feeling. The aspect of setting is diminished by the subdivision and development of houses instead of the rural orchard setting. While this is unfortunate, the house with a tank house communicates a strong message of its era and artistic design.

The California Register of Historic Resources:

The State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The Register is the authoritative guide to the state's significant historical and archeological resources.

The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.

Criteria for Designation

- Criterion 1 Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- Criterion 2 Associated with the lives of persons important to local, California or national history.
- Criterion 3 Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- Criterion 4 Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The Emerson House qualifies for the California Register of Historic Resources under Criterion 3.

The property retains a high degree of integrity and embodies the distinctive characteristics of the “Shingle” architectural style, one that is rare in the City of Los Altos and reflects the home design of a sophisticated fruit rancher at the turn of the century. The building shows a type, period and method of construction that represents a work with high artistic values

National Register of Historic Places

The National Register of Historic Places has established standards for evaluating the significance of resources that are important in the heritage of the Nation. Historic resources may be considered important at the local level, state level or national level. To apply the standards the resource must be considered within significant historical contexts.

Requiring a slightly higher degree of integrity and significant associations the National Register of Historic Places criteria is as follows;

1. A property must generally be fifty years old or meet additional criteria.
2. The resource must retain architectural and historical integrity from the period of significance.
3. The resources must meet at least one of the following four criteria:
 - a. are associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. are associated with the lives of persons significant in our past; or
 - c. embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. have yielded, or may be likely to yield, information important in prehistory or history

Criteria of age: The main house and tank house are over 50 years old

Evaluation of Integrity: It appears that the main house retains integrity of location, design, setting, materials, workmanship, feeling and association. Although alterations to the building and setting have occurred over time, the house retains sufficient architectural integrity to be further evaluated using the criteria for the National Register of Historic Places. The criteria for integrity require that a property retain most if not all of the seven attributes of integrity.

Criterion “a” – The era of development and agricultural expansion within Santa Clara County in the area of Los Altos that occurred in the very early 1900s is represented in the development of this property with a house, tank house barn and ancillary buildings set amid 80 acres of fruit orchards.. However the National

Register further clarifies the broad events with the word significant “*with events that have made a significant contribution to the broad patterns of our history*”. The subdivision and subsequent development of this individual property as the farm house for a fruit ranch, without other events associated with the property is not considered significant at the level required by the National Register of Historic Places.

Criteria “b” Research indicates the original and recent past owners of the property, did not have significant associations with historical events or were people important in the history of Los Altos. To be considered significant, the National Register requires property to be “...*associated with the lives of persons significant in our past*. Although agriculture was the leading industry and fruit ranches were very important, without additional information that Edwin Emerson contribute to the agricultural industry in a significant way the property does not appear to meet criterion b.

Criteria “c” The house represents a Shingle style that gained popularity along the east coast at the turn-of-the-century but is rare in Los Altos. The design is not an exceptional example of the early version of this style and it has been altered with an addition to the rear of the building and elements that are not appropriate to the style. A review of data bases maintained at local universities did not uncover the name of the architect. The Register requires “*buildings embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction*. The main house embodies the distinctive characteristics of the Shingle style and is artistic in the design, however the remodeling and use of inappropriate design elements diminishes the integrity of the building. After rehabilitation the buildings may meet the criteria of criterion C

Criteria “d” The surface of the property has been extensively disturbed during farming and then with the excavation of the foundations for the house, swimming pool and tank house. This activity has dislocated the native soil to a depth of several feet. Therefore it is unlikely that the site will yield additional information about history or prehistory. The criteria for eligibility requires properties that have *yielded, or may be likely to yield, information important in prehistory or history*.

Considering the criteria of the National Register of Historic Places, the property is potentially eligible for listing under criterion C. because the house exhibits an architectural style that is well defined and rare in Los Altos.

7. Evaluation of the proposed changes to the property and how they address the guidelines found in the Secretary of the Interior’s Standards for the Treatment of Historic Property.⁹

1. Relocation and New Foundation: The Emerson house requires a new foundation. The usual process is to lift the building move it to the side and replace basement and the foundation then return the building to the new foundation and tie it down. In this case it is proposed to construct the new foundation to the side of the building and then move the building to the new foundation rotating it 90 degrees so the entrance is onto Covington Road.

Generally it is not advised to relocate historic buildings, however in this proposal the relocation is on the same property so the association with the Emerson family is not lost. Rotating the axis of the house to face Covington Road will not alter the character defining features of the house. When it was constructed, Mira Monte was a rural road and Emerson

⁹ The Secretary of the Interior’s Standards for the Rehabilitating Historic Buildings, and guidelines are included in the Appendix.

Road, now Covington Road an even smaller road. Today Mira Monte is a major thoroughfare street in Los Altos and Covington less trafficked. The change in orientation does not significantly alter the architectural features of the building or dramatically alter the way the building represents the early twentieth-century farm house.

The parcel is proposed to be divided creating a new residential parcel. The result of this action will reduce the size of the parcel with the Emerson House and tank house. While it is nice to have a large parcel-70 acres or so to display a farm house in its original setting, this is not feasible. The farm house has been without its original orchard setting for many years. Yet it continues to exhibit the architecture and relationship to a tank house that immediately tell a viewer this is an early twentieth-century house and with the tank house also visible, that it was a rural farm house. Continuing the location on the corner retains a connection with the original location on Emerson and Mira Monte Roads. The reduction in parcel size does not appear to significantly diminish the current setting of the house and tank house.

Relocation of the Tank House. The tank house was moved to its current location along the side of the house in the 1970s. In most rural settings the tank house is to the rear of the farm house, as was true for the Emerson property. There are several reasons for this on an active farm, one that carries to the present is the view. Tank houses are ancillary buildings and were not placed in locations that they become the primary view from the “public” rooms of the house. Spaces between the farm house and the orchard were usually devoted to gardens (flower and vegetable) and a driveway to the rear behind the house where barns, tank houses, stables, and other supporting buildings were found. When possible, prevailing wind or breeze was also a factor in locating the buildings away from the house to reduce the incident of strong odors into the house. Relocating the tank house to a site behind the house will return the original relationship to the site. Rehabilitating the original tank house structure in conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Property will preserve this historic building. At present the plans for the rehabilitation of this building are in the conceptual phase and appear to be appropriate with a shed style garage on one side. If the concept is approved the final plans will need to be reviewed for conformance with the “Standards.”

Addition to the rear of the house. It is proposed to remodel the rear of the house and to add a 675 square foot, single-story room. When it is necessary or desirable to add space to a historic building the preferred location is always away from the prime facades. With houses the prime facades are usually those seen from the public way, front and side. Thus the rear becomes the preferred location for an addition. In very schematic form, the plan for the additions appears to be an appropriate size that does not diminish the significant architectural features of the house. However, the design appears to copy elements and features of the historic building, something that is discouraged by the Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If approved in concept, the new addition should not copy or attempt to be seen as the historic building, but should differentiate the two eras of construction. Plans for the remodeling should be reviewed for conformance with the Secretary of the Interior's Standards for the rehabilitation of Historic Buildings.

General maintenance and repair: The building requires substantial repair work, including the windows which do not operate and wood siding that has been damaged by insects or other causes and inappropriate materials such as concrete steps in the front. The brick currently around the foundation should not be used again. IT is inappropriate to the architectural style and was not part of the house during the time the Emersons owned the property.¹⁰

This work remains in concept and has not been thoroughly defined. All work should follow the guidance in the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

8 APPENDIX

8.1 Secretary of the Interior's Standards for Rehabilitation and Rehabilitating Historic Buildings

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

¹⁰ Emerson, Ethel, The Emerson Home on Mira Monte, presented to the California History Section of the Los Altos-Mt. View AAUS, March 12, 1979 pg 16

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

8.2. References Consulted:

Periodicals and Official Records are noted in the footnotes.

Circa Historic Property Development, DPR 523 A& B for the property at 1448 Fowler Lane, Los Altos, 2008

Circa Historical Property Development. City of Los Altos Historic Resources Inventory, 2011

Emerson, Ethel E., *The Emerson Home on Mira Monte*, March 12, 1979 (unpublished paper delivered to the California History Section, Los Altos-Mountain View AAUW)

Laffey, Glory Anne, DPR file for 980 Covington Road, 1997 (courtesy of Charlene Detlefs)

McAlester, Virginia & Lee; A Field Guide to American Houses, New York, Alfred A. Knopf, 2002

McDonald, Don & Los Altos History Museum, Images of America-Early Los Altos and Los Altos Hills, Arcadia Publishing, Charleston South Carolina, 2010

State of California, Office of Historic Preservation, Instructions for Nominating Historical Resources to the California Register of Historical Resources, 1997

United States Department of the Interior, National Register Bulletin – How to Apply the National Register Criteria for Evaluation, 1997

United States Department of the Interior, National Park Service, The Secretary of the Interior's Standards for the Treatment of Historic Buildings. U.S. Government Printing Office 1992

United States Department of the Interior, National Park Service, The Secretary of the Interior's Standards for the Rehabilitating and Rehabilitation of Historic Buildings. U.S. Government Printing Office 1995

Woodworth, Edwin B., The Birth of a Town-A Historic Resource Manuscript, History House Books, Los Altos History House Publication, 1988

The Los Altos History Museum, Lisa Robinson assisted with the research.

Interview: Charlene Detlefs, provided information from the files of Glory Anne Laffey's 1997 survey

Email and Interview; John Walker, owner of the property

ATTACHMENT C

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

Other Listings _____
Review Code _____ Reviewer _____ Date _____

AUG 28 2014

CITY OF LOS ALTOS
PLANNING

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 980 Covington Rd., Los Altos CA

P1. Other Identifier: Edward L. Emerson House (HRI #17)

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 980 Covington Road City Los Altos Zip 94024

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 580804 mE/ 4135725 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 189-11-068

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Located in a residential area where most buildings are much newer, the 1.5 story house was constructed between 1902-1905 and sits on a double lot accessed from the street by a driveway. The site is relatively flat and was at one time surrounded by orchards.

The house was designed in the Shingle Style with the character defining front facing gable (steep pitched roof) with hipped gables on each side. The roof extends a broad eave overhanging the lower level. Boxed eaves and the base of each gable has a slight flare that is clad in diamond shaped shingles. Dentils decorate the cornice and triangular vents are set in each gable peak. The roof is clad with slate shingles. Typical of the style the gable and dormer surfaces are clad in wood shingles while the lower level is clad with lapped siding. The porch is set below and behind the upper overhang which is supported by square posts and open on the sides.

(Continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP 2 Single family detached house



P5b. Description of Photo: (view, date, accession #) View W
Front Facade, 9/09/2007

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
Constructed: 1905 family records

*P7. Owner and Address:
John Walker
980 Covington Rd. Los Altos

*P8. Recorded by: (Name, affiliation, and address)
Bonnie Bamberg
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. Date Recorded: 9/20/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Los
Altos Historic Resource
Inventory

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S1/3CS

Page 2 of 3

*Resource Name or # (Assigned by recorder) 980 Covington Road, Los Altos

B1. Historic Name: Edwin Emerson House

B2. Common Name: Emerson House

B3. Original Use: residence

B4. Present Use: residence

*B5. Architectural Style: Shingle Style

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown x Date: _____ Original Location:

*B8. Related Features:

Tank house and mature trees

B9a. Architect: Unknown b. Builder: David Morey

*B10. Significance: Theme residential architecture Area City of Los Alto

Period of Significance 1906-1963

Property Type house

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Emerson House is important in the architectural heritage of Los Altos because it is a very good example of the Shingle style interpreted for a rural fruit ranch setting. It retains a high degree of original design and materials from 1906, and appears to be the only Shingle style and one of the few remaining Los Altos fruit ranch houses from the early 1900s, that retains integrity. The house is eligible for Los Altos Landmark designation and for the California Register of Historic Resources based upon its architecture and association with the Edwin Emerson Family.

The style is very similar to the houses on the east coast designed by William Ralph Emerson (1833-1917) "The Father of the Shingle Style", an architect who practiced in the Boston area. Originally from Illinois, his first house in the true shingle style was constructed in Bar Harbor Main as were several country homes along the eastern coast, for which is best known. If not designed by William Ralph Emerson, it can be assumed that the designer of the house was familiar with Emerson's work.

Although not as individually unique as the architecture, the Emerson family history tells of an east coast family that settled in the Santa Clara Valley and became successful raising fruit. Through the adversity of their house burning they stayed in the area, rebuilt, and continued the hard work of operating a fruit ranch. (Continued on Page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP

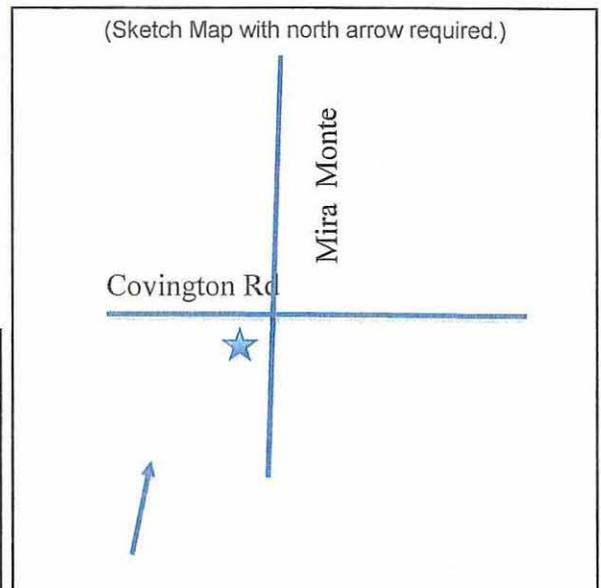
*B12. References: City & County public documents, Emerson, Ethel, The Emerson Home on Mira Monte, a paper written March 12, 1979

B13. Remarks:

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 9/10/2013

(This space reserved for official comments.)



Page 3 of 3 *Resource Name or # (Assigned by recorder) 980 Covington Rd, Los Altos

*Recorded by: Urban Programmers *Date _____ x Continuation Update

P3.Description continued

Fenestration includes a Palladian windows with decorative wood balconette in the center front gable (this is severely deteriorated and has been removed awaiting repair and reinstallation). Other windows include one-over-one double-hung wood frame windows and several square fixed bay windows with fixed rectangular transoms. Windows have a molded lung sill and dentil-trimmed meeting rail. The rear of the house exhibits an addition that encloses a former utility porch using contemporary materials, casement windows and brick. The house retains a high degree of original integrity, with only the rear addition a deviation, and this appears to follow the original foundation line.

The second building on the property is a tank house that has been relocated from the rear of the house to the front side- on the same parcel and altered. The basic structure of the tank house appears to be present within additions that created additional enclosed space for storage and a garage. Although altered and relocated, the tank house is considered a defining feature of the property.

The house is a good example of turn of the century Shingle style in residential architecture which is uncommon in Santa Clara County. The selection of an eastern style demonstrates that the family was aware of trends and brought Eastern architectural styles to the west coast and their ranch in Santa Clara Valley. Unconfirmed is the connection to William Ralph Emerson, "Father of the Shingle Style" residential architecture. If ever confirmed it would make the building even more significant as likely the only west coast example of his work.

This conclusion supports that made by Circa Historic Property Development in July 2011

B13. Significance Continued:

The history of Los Altos begins with the Ohlone, Native Americans who lived on the land for centuries. They were decimated by the illness and lifestyles of the Europeans (Spanish) brought in the late 1700s and early 1800s. Archeological sites in Los Altos give clues to this early population. With Independence from Spain, the Mexican government allowed large Ranchos to be granted to private people, usually in recognition of service. The area which is now Los Altos was part of the 4,438 acre Rancho San Antonio, a land grant given in 1843 to Juan Prado Mesa, a soldier. The area grew with the recognition that it was a fertile plain the large tracts used for grazing were divided and turned into fruit ranches initially by Americans and by 1880 European immigrants experienced in farming and fruit ranching. By the turn of the century the area was recognized for its mild climate and with access to the Southern Pacific Railroad between San Francisco and San Jose a town was promoted by Paul Shoup, President of the Altos Land Company. Although fruit ranching continued unto the 1960s, Los Altos was defined as a residential community by 1909 and has continued to grow with primarily residential development.

The first home of the Edwin Emerson family in Santa Clara County was a farm house constructed by Edwin's uncle Silas Blake Emerson. After the house burned in 1902 Edwin took on the task of building a new home, which took three years to complete. His journal and letters to his wife describe the difficulties getting experienced construction workers to fulfill his plans.¹ The family continued to operate fruit their fruit ranch until 1930 when it was sold. The Emerson family home is associated with the fruit ranching era in the area that became Los Altos.

¹ Ethel Emerson, *The Emerson Home on Mira Monte*, A paper presented to the California History Section of the Los Altos-Mountain View AAUW, March 12, 1979



ATTACHMENT D

HISTORICAL COMMISSION MINUTES

Monday, September 22, 2014 – 7:00 P.M.
Los Altos Community Meeting Chambers
1 North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Chair AHMADJIAN-BAER called the meeting to order at 7:00 P.M.

ESTABLISH QUORUM

Present: Chair AHMADJIAN-BAER, Vice-Chair CHAPMAN, Commissioners BISHOP, MABE and WELSH

Absent: Commissioners BAKER and MARFATIA

Staff: Staff Liaison GALLEGOS and Senior Planner DAHL

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Citizen Gary Hedden, a member of the Environmental Commission, spoke about the historic bicycle tour and the History Museum newsletter that discussed the centennial anniversary of the Los Altos library.

ITEMS FOR CONSIDERATION/ACTION

1. Commission Minutes

MOTION by Commissioner BISHOP, seconded by Vice-Chair CHAPMAN, to approve the August 25, 2014 meeting minutes as amended.

MOTION CARRIED UNANIMOUSLY

2. 14-H-03 – Chapman Design Associates – 980 Covington Road

Vice-Chair CHAPMAN recused himself from the item because he is the project designer/presenter.

Staff Liaison DAHL presented the staff report.

The Commission discussed the item and expressed their general support for the project.

MOTION by Commissioner WELSH, seconded by Commissioner BISHOP, to recommend approval of a Historic Review Application 14-H-03 to the Design Review Commission subject to the listed findings and conditions,

MOTION CARRIED UNANIMOUSLY (4-0-1)

ARBORIST REPORT

Submitted To:

Mr. John Charles Walker
980 Covington Road
Los Altos, CA 94024

Project Location:

980 Covington Road
Los Altos, CA

Submitted By:

McCLENAHAN CONSULTING, LLC
John H. McClenahan
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists
December 18, 2014
©Copyright McCLENAHAN CONSULTING, LLC 2014



McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012

Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

December 18, 2014

Mr. John Charles Walker

980 Covington Road

Los Altos, CA 94024

Assignment

As requested, I performed a visual inspection of 23 trees to determine species, size and condition and provide Tree Preservation Guidelines for proposed site improvements.

Summary

Proposed plans include relocating existing house to face Miramonte Avenue. At this point it is not clear how the structure will be moved. It is reasonable to remove trees 4, 18 and 19 if it helps the construction team better preserve the larger trees on site. Any grading or excavation within designated *Tree Protection Zones* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter and shall provide mitigation for any root cutting within the *TPZ*.

Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

Tree Description/Observation

1: **Black walnut** (*Juglans hindsii*)

Diameter: Estimated 36.0" Low Branching

Height: 55' **Spread:** 50'

Condition: Poor to Fair

Location: Neighbor's on Miramonte

Observation: Dormant at time of inspection. Narrow branch attachments. The *TPZ* is 18-feet.

2: **Crape myrtle** (*Lagerstroemia indica*)

Diameter: 6.3"

Height: 20' **Spread:** 22'

Condition: Fair to Good

Location: Miramonte frontage

Observation: Dormant at time of inspection. One side crown with a slight lean. The *TPZ* is 6-feet.

Mr. John Charles Walker

Page 2

3: Camphor (*Cinnamomum camphora*)

Diameter: 14.3"

Height: 30' **Spread:** 22'

Condition: Poor

Location: Miramonte frontage

Observation: Crown dieback. Low vigor. In decline. The *TPZ* is 7-feet.

4: European white birch (*Betula pendula*)

Diameter: 24.5" Low Branching

Height: 36' **Spread:** 30'

Condition: Fair

Location: Miramonte side lawn

Observation: Dormant at time of inspection. Slight lean toward garage. Poor structure created by low branching growth habit. Proposed for removal.

5: Coast redwood (*Sequoia sempervirens*)

Diameter: 31.2"

Height: 85' **Spread:** 22'

Condition: Fair to Good

Location: Miramonte frontage

Observation: Crown overlaps with adjacent redwoods. The *TPZ* is 16-feet.

6: Coast redwood

Diameter: 24.3"

Height: 75' **Spread:** 22'

Condition: Fair to Good

Location: Miramonte frontage

Observation: Crown overlaps with adjacent redwoods. Interior deadwood. The *TPZ* is 12-feet.

7: Coast redwood

Diameter: 13.8"

Height: 50' **Spread:** 14'

Condition: Fair

Location: Miramonte frontage

Observation: Crown overlaps with adjacent redwoods. Interior deadwood. The *TPZ* is 7-feet.

8: Coast redwood

Diameter: 9.3"

Height: 25' **Spread:** 16'

Condition: Fair

Location: Miramonte frontage

Observation: Crown overlaps with adjacent redwoods. Interior deadwood. The *TPZ* is 6-feet.

9: Canary Island pine (*Pinus canariensis*)

Diameter: 22.2"

Height: 70' **Spread:** 24'

Condition: Fair

Location: Miramonte frontage

Observation: Crown overlaps with adjacent redwoods. Interior deadwood. The *TPZ* is 12-feet.

10: English oak (*Quercus robur*)

Diameter: 22.1"

Height: 55' **Spread:** 32'

Condition: Fair

Location: Miramonte frontage

Observation: Dormant at time of inspection, species identification is questionable. One sided competes with other trees for light. The *TPZ* is 12-feet.

11: Coast redwood

Diameter: 24.0"

Height: 75' **Spread:** 24'

Condition: Fair

Location: Miramonte frontage

Observation: Crown is one sided with interior deadwood. Competes with adjacent trees for light. The *TPZ is 12-feet.*

12: Coast redwood

Diameter: 15.8"

Height: 40' **Spread:** 18'

Condition: Poor to fair

Location: Front corner

Observation: Crown is one sided with interior deadwood. Competes with adjacent trees for light. The *TPZ is 8-feet.*

13: Canary Island pine

Diameter: 13.9"

Height: 45' **Spread:** 36'

Condition: Poor to fair

Location: Front corner

Observation: Crown is one sided with interior deadwood. Competes with adjacent trees for light. Grows to a lean toward the street. The *TPZ is 7-feet.*

14: Canary Island pine

Diameter: 21.3"

Height: 75' **Spread:** 22'

Condition: Poor to fair

Location: Covington frontage

Observation: Moderate interior deadwood. Crown overlaps with adjacent trees. The *TPZ is 12-feet.*

15: Coast redwood

Diameter: 13.7"

Height: 36' **Spread:** 16'

Condition: Fair

Location: Covington frontage

Observation: Moderate interior deadwood. Crown overlaps with adjacent trees. The *TPZ is 7-feet.*

16: Persimmon (*Diospyros kaki*)

Diameter: 12.6"

Height: 20' **Spread:** 26'

Condition: Fair

Location: Patio tree

Observation: Dormant at time of inspection. Previously topped. Poor root environment created by small planter. The *TPZ is 7-feet.*

17: Coast redwood

Diameter: 34.4"

Height: 70' **Spread:** 30'

Condition: Fair to Good

Location: Covington frontage

Observation: Outcompeting smaller trees. The *TPZ is 18-feet.*

18: Evergreen pear (*Pyrus kawakamii*)

Diameter: 8.9"

Height: 20' **Spread:** 26'

Condition: Poor to Fair

Location: Side of house

Observation: Dormant at time of inspection. Surface rooting observed. The *TPZ is 6-feet*.

19: Red oak (*Quercus rubrum*)

Diameter: 7.0"

Height: 30' **Spread:** 22'

Condition: Fair

Location: Covington frontage

Observation: Dormant at time of inspection. Young establishing tree. The *TPZ is 6-feet*.

20: California bay laurel (*Umbellularia californica*)

Diameter: 80.3"

Height: 70' **Spread:** 70'

Condition: Poor to fair

Location: Corner of house

Observation: Dieback of crown observed. Narrow scaffold limb attachments create weak structure. Fruiting bodies from internal wood decay observed below bifurcations in at least two areas of low stem. The *TPZ is 40-feet*. Recommend crown reduction pruning and removal of broken limbs and dead limbs.

21: European white birch

Diameter: 3.0"

Height: 12' **Spread:** 9'

Condition: Fair

Location: Front of house

Observation: Dormant at time of inspection. Proposed for removal.

22: Crape myrtle

Diameter: 4.0"

Height: 13' **Spread:** 12'

Condition: Fair

Location: Miramonte frontage

Observation: Dormant at time of inspection. One sided crown. The *TPZ is 5-feet*.

23: Coast live oak

Diameter: Estimated 32.0"

Location: Neighbor's on Covington

Observation: *TPZ is 18'*

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is *mandatory*.

Barricades

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. These barricades should remain in place until final inspection of the building permit, except for work specifically required in the approved plans to be done under the trees to be protected. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a tree's drip line, should any roots greater than one inch (1") in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line ***within twenty-four (24) hours.***

Pruning

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

Irrigation

A supplemental irrigation program is recommended for the trees on site and should be accomplished at regular three to four week intervals during the period of October 31st through May 1st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately fifteen (15) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

Fertilization

A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection

Periodic inspections by the **Site Arborist** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

McCLENAHAN CONSULTING, LLC



By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists

JHMc: pm



McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012

Telephone (650) 326-8781

Fax (650) 854-1267

www.spmcclenahan.com

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist:

John H. McClenahan

Date:

December 18, 2014

MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, FEBRUARY 19, 2015, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY
HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA

DRAFT

ESTABLISH QUORUM

PRESENT: Chair BODNER, Vice-Chair JUNAID, Commissioners BAER, BRESSACK,
LORELL, MOISON, and McTIGHE

STAFF: Planning Services Manager KORNFELD and Senior Planner DAHL

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Planning and Transportation Commission Minutes**
Approve the minutes of the February 5, 2015 regular meeting.

MOTION by Commissioner BRESSACK, seconded by Commissioner McTIGHE, to approve the minutes of the February 5, 2015 regular meeting as written.

THE MOTION PASSED BY A 6/0/1 VOTE, WITH VICE-CHAIR JUNAID ABSTAINED.

PUBLIC HEARING

2. **14-DL-02 and 14-V-08 – Chapman Design Associates – 980 Covington Road**
Consideration of a Tentative Map to subdivide the property into two lots, a Historic Review to relocate the main house and water tower, which are designated Historic Resources, and Variances to allow the main house to encroach into the daylight plane and exceed the main structure height limit of 27 feet, and the water tower to exceed the accessory structure height limit of 12 feet. The subdivision would create an approximately 10,018-square-foot interior lot and an approximately 11,186-square-foot corner lot with the historic structures relocated to the new corner lot. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of the Division of Land, Variance and Historic Review applications 14-DL-02, 14-V-08 and 14-H-03 to the City Council subject to the findings and conditions.

Project designer Walter Chapman spoke in favor of the project, noting that the variances were necessary to preserve the existing historic structures. Property owner John Walker stated that a significant investment is needed to properly restore the historic structures and the subdivision would provide the funding necessary for the historic restoration.

The neighbor at 970 Covington Road, Janet Brant, raised a concern that the subdivision might impact her Oak tree, which has Oak root fungus, if it is not approved for removal by the City.

The Commission discussed the subdivision and variance applications, with specific focus on removal of the large Bay tree and pedestrian visibility at the intersection corner, and a majority expressed their general support. Commissioner BAER said he supported preserving the historic structures, but could not support the subdivision because it would negatively impact the historic context.

MOTION by Commissioner BRESSACK, seconded by Commissioner MOISON, to recommend approval of Division of Land, Variance and Historic Review applications 14-DL-02, 14-V-08 and 14-H-03 to the City Council subject to the findings and conditions and with the following change and additional conditions:

- Modify condition No. 6 to clarify tree #4 and #21 be removed.
- Tree No. 20 may be removed with future development.
- In the event that future development removes tree No. 20, it shall be replaced with compensatory landscaping.
- The Engineering Division shall review the corner visibility for pedestrian access.

THE MOTION PASSED BY A 6/1 VOTE, WITH COMMISSIONER BAER OPPOSED DUE TO THE SUBDIVISION LESSENING THE HISTORIC CONTEXT OF THE HOUSE.

DISCUSSION

3. Story Poles

Discussion of City Council direction to consider the use of story poles in conjunction with design review applications. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report to provide a recommendation to the City Council on the use of story poles.

The Commission did not recommend the use of story poles. While the Commission appreciated the Council's intent to improve the development review process; the Commission felt that the use of story poles was more appropriate in hillside or other unique environments and expressed concerns with the accuracy and effectiveness of such structures in the commercial environment. The Commission recommended the continued use of computer generated graphics and photomontages.

COMMISSIONER'S REPORTS AND COMMENTS

Vice-Chair JUNAID met with the Mayor and reported that the Planning and Transportation Commission is doing well in context, with good communication with staff. She said that other Commissions were having communication issues and do not have the joint respect among commissioners, like the PTC. Commissioner BAER reported on the February 10, 2015 City Council meeting regarding the appeal of the Design Review Commission's approval for 178 Santa Rita Court.