



DATE: November 20, 2013
AGENDA ITEM # 2

TO: Design Review Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 13-V-11, 13-SC-23 and 13-H-03 – 10 Yerba Buena Drive

RECOMMENDATION:

Approve Variance application 13-V-11, Design Review application 13-SC-23 and Historical Review application 13-H-03 subject to the findings and conditions

PROJECT DESCRIPTION

This is a Variance, Design Review and Historical Review application for a two-story addition to the main house and the conversion of an existing accessory building (water tower) into a second living unit on a Historic Resource property. The addition would add 329 square feet to the first story and 299 square feet to the second story of the main house. The variances would allow: 1) a total floor area of 5,949 square feet, where a maximum floor area of 4,989 square feet is permitted, 2) a reorientation of the house on the lot to allow an existing two-story gable roof to encroach into the left side daylight plane, and 3) convert the existing tank house into a second living unit and allow its nonconforming second story side yard setback of 14 feet, where 17.5 feet is required. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family Residential
ZONING: R1-10
PARCEL SIZE: 22,394 square feet
MATERIALS: Wood shingle roof, wood shingle and horizontal siding and wood trim details

	Existing	Proposed	Allowed/Required
COVERAGE:	3,891 square feet	3,939 square feet	6,718 square feet
FLOOR AREA:			
First floor	3,470 square feet	3,685 square feet	
Second floor	1,965 square feet	2,264 square feet	
Total	5,435 square feet	5,949 square feet	4,989 square feet
SETBACKS:			
Front	38 feet	25 feet	25 feet
Rear	27 feet	29 feet	25 feet
Right side (1 st /2 nd)	4.3 feet/15 feet	N-C/N-C	10 feet/17.5 feet
Left side (1 st /2 nd)	10.6 feet/26 feet	15 feet/17.5 feet	10 feet/17.5 feet
HEIGHT:	40 feet	N-C	25 feet

BACKGROUND

Existing Conditions

This property is designated as a Historic Resource and listed on the City's Historic Resources Inventory. The site contains multiple structures - the main house is a Craftsman style bungalow that was originally constructed in 1911, a water tower (a.k.a. tank house), a barn (a.k.a. carriage house), a shed (non-historic) and a gazebo (non-historic). Both the water tower and barn were constructed after the main house (dates unknown) and appear to be in their original locations. At the time of construction, the property was 10 acres in size and fronted on San Antonio Road. The property has been subdivided multiple times, with the most recent occurring in 1968, which created a parcel between the house and San Antonio Road. As a result, the original front of the house became a side-facing elevation. A complete historic property evaluation is attached the Historical Commission agenda report (Attachment D).

Historical Commission Review

On October 28, 2013, the Historical Commission held a public meeting to review the proposed project. A member of the public expressed support for the preservation of the historic property but raised concerns about the overall size of the house and the intensity of use of the property with the second living unit. The Commission discussed the project and expressed general support for the preservation of the structures and reorientation of the house to face Yerba Buena Avenue, but raised concerns about the ability to move the main house without damaging it and the scale of the new addition. The owner noted that they would have the house fully evaluated by a structural engineer to ensure that it would not be damaged during the reorientation.

Following the discussion, the Commission voted unanimously to recommend approval of the project, with recommendations that the new addition to the main house be compatible yet distinct and that the addition should be subordinate. Their recommendation also included a staff condition that the applicant to provide architectural details and specifications for review by the Commission prior to issuance of the building permit (Condition No. 6). The draft meeting minutes are included in Attachment C and the Historical Commission agenda report is included in Attachment D.

DISCUSSION

Project Overview

As outlined above, the project includes three variances to: 1) allow a total floor area of 5,949 square feet, where a maximum floor area of 4,989 square feet is permitted, 2) allow a reorientation of the house that would result in the existing two-story gable roof to encroach into the left side daylight plane, and 3) convert the existing water tower into a second living unit and allow its nonconforming second-story side yard setback of 14 feet, where 17.5 feet is required.

Both the water tower and the barn are considered historic and contribute to the historical integrity of the property, so the goal is to ensure that both of these structures are preserved and maintained. However, since the barn has two floors and the water tower has three floors, they account for a significant amount of floor area – the barn is 1,438 square feet in size and the water tower is 889

square feet in size. The current code limits accessory structures to one-story and a maximum of 800 square feet in these locations.

The existing structures currently exceed the maximum allowable floor area for the property by 446 square feet; however the house is only 2,937 square feet in size (2,052 square feet under the limit for a property of this size). The applicant is seeking to add 628 square feet to main house, add 20 square feet to the water tower, remove a 14 square-foot shed on the water tower and demolish a 120 square foot shed; resulting in a net floor area increase of 514 square feet to the property's floor area.

As part of the preservation and restoration of the main house, the structure would be rotated 90 degrees in order to have the original front of house to face Yerba Buena Avenue. The house was originally built to face San Antonio Road, but after the property was subdivided, the front of the house became a side elevation. When rotated, the left side yard setback will increase from 10 feet to 15 feet, but the large two-story gable roof form, which is a character-defining feature of the house's Craftsman architectural style, will encroach into the left side daylight plane. In order to meet the left side daylight plane, the house would need to have a minimum 25-foot left side setback, which would move it within 20 feet of the barn structure. In order to preserve the historic context and feeling of the property, a larger setback between the barn and the house is appropriate.

The third variance pertains to the non-conforming second-story side yard setback of the water tower. In order to convert an existing structure into a second living unit, it must meet all present setback regulations. In this case, the second-story of the water tower has an existing side yard setback of 14 feet, where a setback of 17 feet, six inches is required. So the variance would allow the water tower to be converted into a second living unit even though it has a nonconforming side yard setback. According to County Assessor records and the past property owner, this structure has been historically used as a second living unit dating back to the 1960s.

To meet the covered parking requirements, the barn will be altered and converted into a garage with two new garage doors added to the structure's Yerba Buena Avenue elevation. The garage doors will be designed to match the existing barn door in order to maintain the structure's historic integrity.

Variance Findings

Staff finds that the variances are consistent with the objectives of the City's zoning plan and maintains 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.

Staff finds that the variances are not injurious to persons or properties in the vicinity. Allowing an increase the floor area on the property, encroaching into the left side daylight plane and maintaining the water tower's right side yard setback will not result in any impacts that would be detrimental to the health, safety or welfare of persons living or working in the vicinity, or to any single-family residential properties since it is adjacent to an open space area.

There is a special circumstance applicable to the property due to the Historic Resource designation and the two- and three-story accessory buildings which not be allowed under the current Code. Since the historic accessory buildings, the tank house and barn, are required to be preserved, the

allowable floor area for the main house is significantly reduced, so 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.

Design Review Findings

With the main house being rotated 90 degrees and moved 13 feet closer to the street, the property will be strengthening its relationship to the street and reestablishing the original front elevation with the street frontage. The front elevation will be restored and preserved in order to maintain the structure's historic integrity as a Craftsman style bungalow. A new basement will be built under the new location of the house and small first- and second-floor additions are proposed at the rear of the house. The addition is designed to be compatible with the existing house and with the massing subordinate to the main roof form. Smaller architectural details can be incorporated to ensure that the addition is compatible, yet differentiated, from the existing house, which is a goal for historic preservation projects.

The project will result in one large window in the master closet and a smaller clearstory window in the master bedroom facing the left side yard. The window in the master closet is an existing window that is part of the house's original design; however the passive use of the room will minimize any potential privacy impacts. The master bedroom window is designed with a sill height of almost six feet above the floor and does not create any privacy issues.

The project also includes two new balconies on the second floor – a more passive four-foot deep balcony off of the master bedroom and a larger balcony (eight feet by 25 feet) off of bedroom no. 2 and the stairway landing. Both of these balconies have been design to face the interior of the site and are screened from view to the left side by the massing of the house and to the right side by the massing of the barn and water tower. However, there could be some views from the balconies over the rear property line. Therefore, staff has added a condition to install additional evergreen screening trees along the rear property line. With the incorporation of the evergreen screening, staff finds that the project has been designed to maintain a reasonable level of privacy.

Second Living Unit Findings

Section 14.14.050 of the Municipal Code outlines the standards for second living units. These standards include meeting all current development regulations of the residential zoning district regarding location. The unit should be clearly subordinate to the main unit and architecturally compatible with the main unit. The entry to the second living unit should be screened from the street. The second unit needs to provide one covered and one uncovered parking space in addition to the parking spaces required for the main house.

The property is 22,394 square feet in size, which exceeds the minimum lot size of 15,000 square feet required for a detached secondary dwelling unit in the R1-10 District. The existing water tower has a height of 40 feet, which exceeds the 18-foot height requirement for an accessory structure. However, since this is a legally existing accessory structure that is being maintained, the height is allowed. The right side second-story setback encroachment is addressed in the variance outlined above. The structure contributes to the historic integrity of the property and is compatible with the main house. As the original water tower for the property, the structure subordinate to the main

house. The entrance to the second living unit is located behind the main house, faces the interior of the property and is screened from street view.

The City's parking ordinance requires two on-site parking spaces, one covered and one uncovered, for each dwelling unit. With the conversion of the barn into a two car garage, the property will be able to provide two covered parking spaces and a minimum of four onsite parking spaces. Since this is an existing accessory structure, it does not create unreasonable bulk, mass or privacy impacts. Overall, staff finds that this application meets the required design review findings.

Public Correspondence

Six comment letters have been submitted on the subject application (Attachment F). All six of these letters express support for the proposed project.

ENVIRONMENTAL REVIEW

Projects which may cause a substantial adverse change in the significance of a historic resource can not be categorically exempt from environmental review. However, as documented in the Initial Secretary of the Interior's Standards Review prepared by Leslie Dill with Archives & Architecture (Attachment E), the proposed project would not result in any adverse impacts to the historic significance of the property. In fact, the reorientation and restoration of the main house will improve the historic integrity of the property. Therefore, this project can be categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the addition and remodel of an existing single-family house.

Cc: Greg Evard, Applicant and Architect
Duco and Lauri Pasmooij, Owners

Attachments:

- A. Application and Cover Letter
- B. Area Map and Vicinity Map
- C. Draft Historical Commission Meeting Minutes, October 28, 2013
- D. Historical Commission Agenda Report, October 28, 2013
- E. Public Correspondence
- F. Initial Secretary of the Interior's Standards Review, Archives & Architecture

FINDINGS

13-V-11, 13-SC-23 and 13-H-03 – 10 Yerba Buena Drive

1. With regard to the variance for the maximum allowable floor area, the left side daylight plane encroachment, and recognition of the nonconforming second story side yard setback for an accessory structure (Tank House), the Design Review 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 two- and three-story accessory buildings which are not allowed under the current Code. Since the historic accessory buildings, the tank house and barn, are required to be preserved, the allowable floor area for the main house is significantly reduced, where the strict application of the provisions of this chapter deprives this property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications.

2. With regard to the two-story addition, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The proposed addition complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
 - c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
 - d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
 - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.
3. With regard to the addition and alteration to a Historic Resource property, the Design Review 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.
 4. With regard to converting the water tower into a second living unit, the Design Review Commission makes the following findings in accordance with Section 14.14.030 of the Municipal Code:
 - a. That public benefit will result because the proposed second living unit will be maintained as affordable for a very-low income household;
 - b. That appropriate administrative measures, including disclosure of the maximum rent allowed and the income level of the occupant(s), have been required which will ensure that if the second living unit is rented or leased, it will be at a rate which is affordable to a person or persons of very-low income levels as required by Section 14.14.040, and that the income levels of the resident(s) of the second unit meets the appropriate limits for a very-low income household as determined by city based on state and federal guidelines;
 - c. That required parking areas are located on the site;
 - d. That the parcel size is adequate in size to maintain a second unit and related parking in terms of its status as an accessory use both visually and functionally;
 - e. Appropriate conditions have been applied as necessary to ensure that the second living unit does not adversely impact neighboring property owners due to:
 - i. Inappropriate location, amount and/or design of on-site parking;
 - ii. Inappropriate location with respect to the character of the existing neighborhood;
 - iii. Excessive noise potential, particularly when neighboring homes are in close proximity;
 - iv. An excessive number of second living units in the vicinity;
 - v. Insufficient screening of the unit; and
 - vi. Lack of compliance with the floor area ratio, setback, lot coverage, and other development standards of the R1 zoning districts.

CONDITIONS

13-V-11, 13-SC-23 and 13-H-03 – 10 Yerba Buena Drive

1. The approval is based on the plans received on November 13, 2013, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. A deed restriction shall be recorded setting forth the occupancy requirements that not more than two persons shall reside in the second living unit (Water Tower) and that the principal residence of the property owner shall be maintained on the property.
3. Install a row of evergreen screening trees along the rear property line.
4. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
5. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of all trees to be preserved. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.
6. **Prior to zoning clearance plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. A deed restriction for the second living unit, per Condition No. 2, shall be recorded in a form approved by city staff.
 - c. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: **“the tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.”**
 - d. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.
 - e. Show the measures to comply with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).
7. **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 accessory buildings for review by the Historical Commission.
8. **Prior to final inspection**, all landscaping in the front yard shall be installed and/or maintained as required by the Planning Division.
9. **At the time an initial rental contract is executed for the second living unit:**

- a. The owner shall furnish the tenant(s) with a written disclosure of the maximum rent allowed in order for the unit to meet the affordability requirements for a person or person(s) of very-low income level. The maximum rent disclosure shall be signed by the tenant(s) and a copy retained by the property owner.
- b. The tenant(s) shall execute an affidavit certifying that their household income level currently meets the requirements of the use permit and this article. The affidavit shall be signed by the tenant(s) and a copy retained by the property owner.
- c. Upon request, the property owner shall furnish a copy of the signed rent disclosure, rental contract/lease and tenant affidavit to the city.
- d. The property owner shall ensure that the property and improvements thereon are maintained in a commonly acceptable manner as determined by the planning department.
- e. The property owner shall ensure that unreasonable noise disturbances do not occur.
- g. The very-low income affordability of the second living unit shall be maintained at all times.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105792

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" 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 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>HISTORIC REVIEW</u>

Project Address/Location: 10 YERBA BUENA AVE
 Project Proposal/Use: SINGLE FAMILY RESIDENTIAL
 Current Use of Property: SINGLE FAMILY RESIDENTIAL
 Assessor Parcel Number(s) 167-29-058 Site Area: 22,393.80
 New Sq. Ft.: 2,618.5 Remodeled Sq. Ft.: 4,300 Existing Sq. Ft. to Remain: 1,010
 Total Existing Sq. Ft.: 5,309.5 Total Proposed Sq. Ft. (including basement): 7,928

Applicant's Name: GREGORY P. EVARD, ARCHITECT
 Home Telephone #: (650) 948-3600 Business Telephone #: (650) 948-3600
 Mailing Address: 171 MAIN ST. #180
 City/State/Zip Code: LOS ALTOS, CA 94022

Property Owner's Name: DUCO & LAURI PASMOOIJ
 Home Telephone #: (408) 425-3696 Business Telephone #: (408) 425-3696
 Mailing Address: 10 YERBA BUENA AVENUE
 City/State/Zip Code: LOS ALTOS, CA 94022

Architect/Designer's Name: GREGORY P. EVARD Telephone #: (650) 948-3600

*** 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)

GREGORY P. EVARD

ARCHITECT ✽ member, American Institute of Architects
947 Industrial Avenue, Palo Alto, California 94303
voice 650.843.1014 ✽ fax 650.843.1015
greg@evardarchitect.com

August 6, 2013

Mr. Zach Dahl, Planner
Los Altos Planning Department
1 North San Antonio Road
Los Altos, CA 94022



Dear Zach,

I am writing this letter to request a variance in the allowed floor area for the residential property located at 10 Yerba Buena Avenue in Los Altos. As you know, this property and the structures located there are the remnants of a larger ranch property that was built in the early 1900's. The remaining house and out buildings are a unique and important glimpse into the history of the Santa Clara Valley and the formative years of Los Altos. This house, water tower and barn have been classified as historical assets and are thereby protected from demolition removal. We are fortunate to have owners who are excited about conserving these structures and restoring them as their home. To turn this restoration project into reality and create a home with the desired modern features and amenities we are asking that the floor area of the barn hay loft and the upper floors housed in the water tower not be counted as contributing to MFA calculations. If counted, these areas would consume 963 sq ft of the allowable floor area or 19.3 % of the allowable FAR. These building areas are of little use in suburban Los Altos today yet they enhance the beauty of Los Altos and reminding us of the unique evolution of the town.

The granting of this variance will be consistent with the objectives of the zoning plan set forth in Article I of Chapter 14.02 of the Los Altos Municipal Code. In particular, the proposed modifications will help preserve and enhance the distinctive physical character of this resource and the surrounding neighborhood.

The granting of this variance will not be detrimental to the health safety or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity. The proposed restoration will in fact update the utilities and services to the site making the property safer, attractive and code compliant.

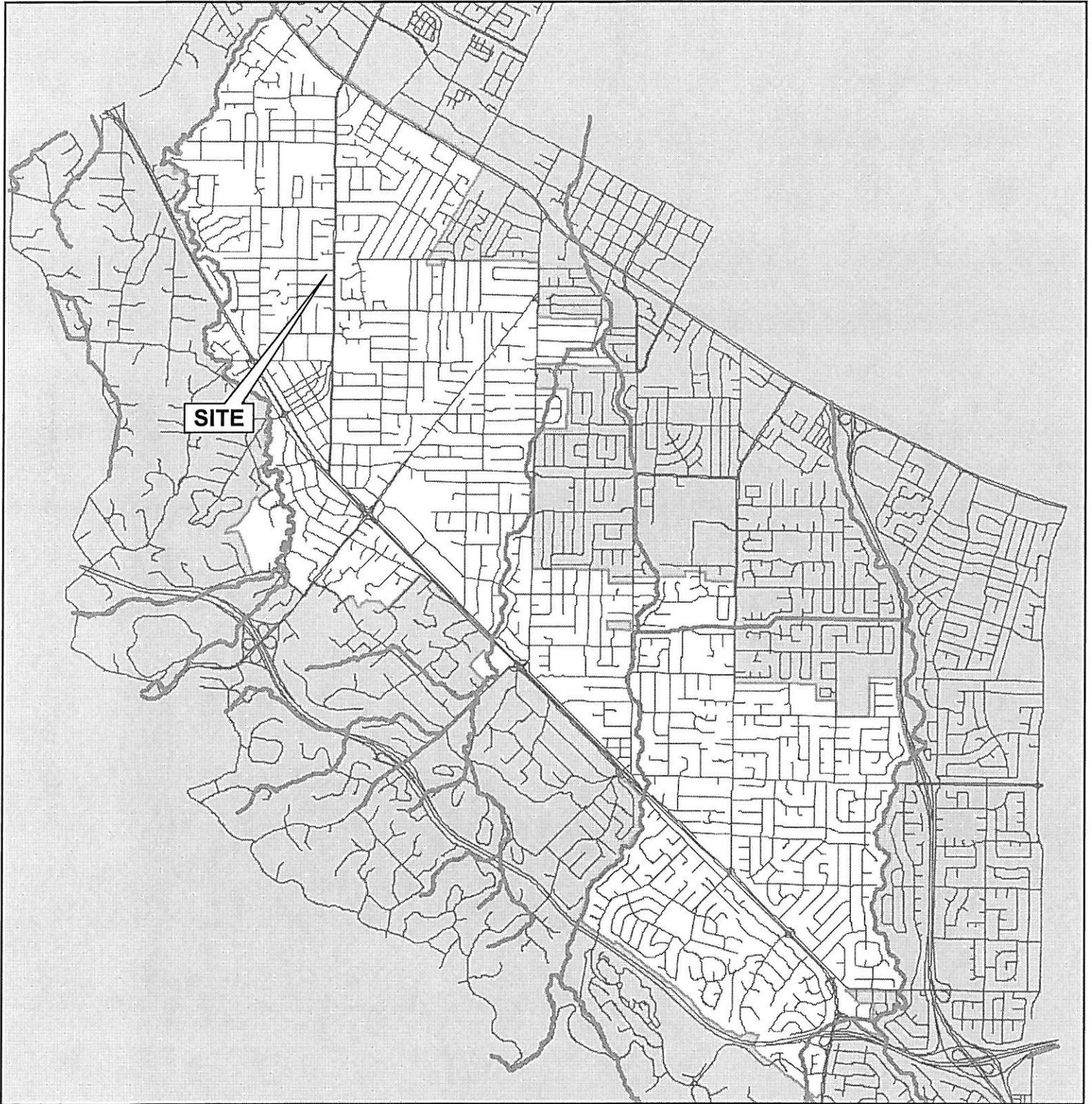
We are asking that this variance be granted because of the special circumstance of the requirement to preserve the historic buildings on the site. This requirement is unique to this property and without a variance it would deprive the current owners of the useable floor area enjoyed by others in the vicinity under the identical zoning classification.

Very truly yours,

Gregory P. Evard, AIA



AREA MAP



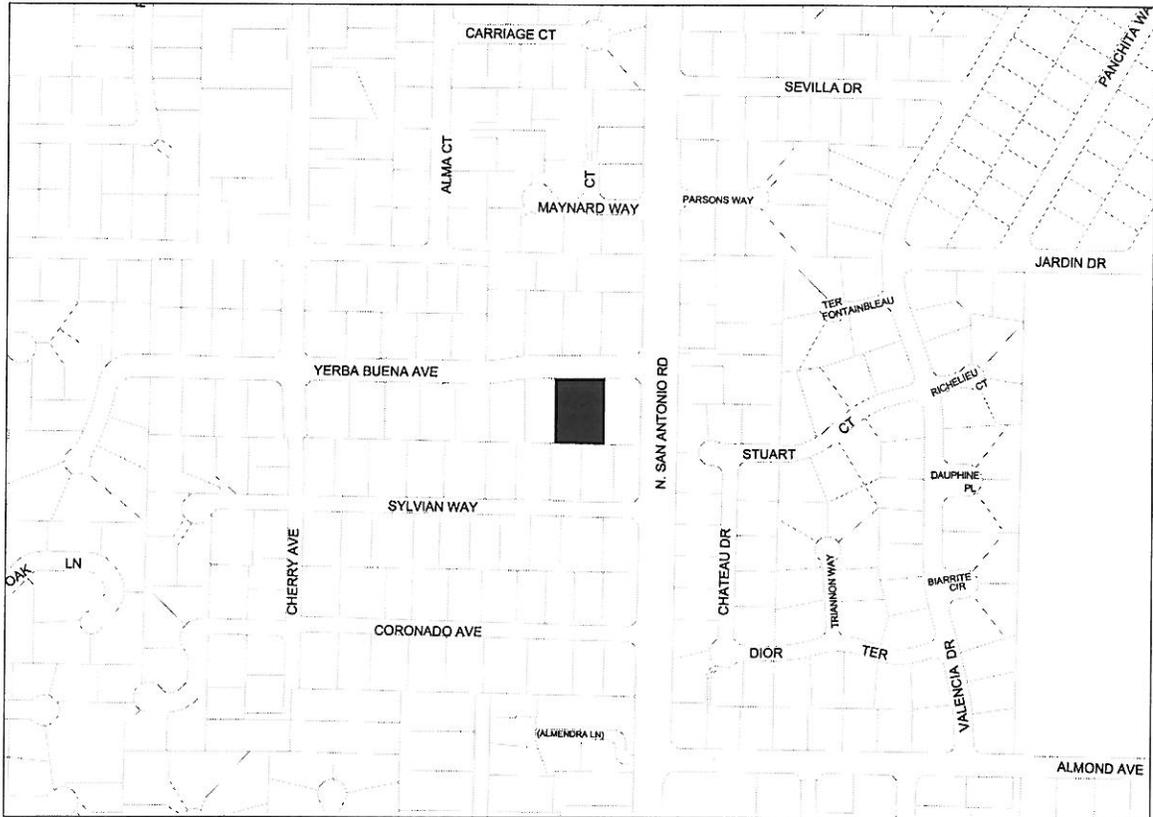
CITY OF LOS ALTOS

APPLICATION: 13-V-11, 13-SC-23 and 13-H-03
APPLICANT: G. Evard, Architect/D. and L. Pasmooij
SITE ADDRESS: 10 Yerba Buena Avenue

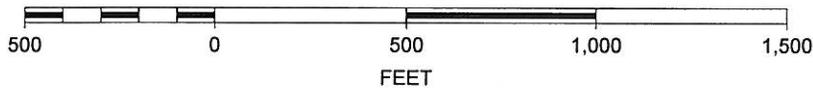


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 13-V-11, 13-SC-23 and 13-H-03
APPLICANT: G. Evard, Architect/D. and L. Pasmooij
SITE ADDRESS: 10 Yerba Buena Avenue



DRAFT

HISTORICAL COMMISSION MINUTES

7:00 p.m. Monday, October 28, 2013 – 7:00 P.M.
 Los Altos Community Meeting Chambers
 1 North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Chair BISHOP called the meeting to order at 7:01 P.M.

ESTABLISH QUORUM

Present: Chair BISHOP, Vice-Chair AHMADJIAN-BAER, Commissioners BAKER (7:04 pm),
 CHAPMAN, MARFATIA and WELSH
 Absent: Commissioners MABE
 Staff: Staff Liaison DAHL and Assistant Planner DAVIS

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Citizen Gary Hedden spoke about the History Museum Exhibit opening April 10, 2014 about the history of bicycling.

ITEMS FOR CONSIDERATION/ACTION

1. Commission Minutes

MOTION by Commissioner WELSH, seconded by Vice-Chair AHMADJIAN-BAER, to approve the September 23, 2013 meeting minutes as drafted.

MOTION CARRIED UNANIMOUSLY (5-0)

2. 12-H-04 – 2066 Crist Drive

Staff Liaison DAHL presented the staff report.

Commissioner MARFATIA noted that the historic property evaluation report had been updated to include County Assessor information and comments from Patricia Jobs (Steve Jobs sister).

MOTION by Commissioner MARFATIA, seconded by Commissioner WELSH, to designate the property at 2066 Crist Drive as a Historic Resource due to its association with Apple Computer Company co-founder Steve Jobs and list it on the Los Altos Historic Resources Inventory.

MOTION CARRIED UNANIMOUSLY (6-0)

3. 13-H-03 – Yerba Buena Avenue

Chair BISHOP recused himself from the item because he lives within 500 feet of the property.

Vice-Chair AHMADJIAN-BAER took over as chair.

DRAFT

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Staff Liaison DAHL presented the staff report, recommending that the Commission recommend approval of the project to the Design Review Commission subject to the findings and conditions.

Project architect, Greg Evard and project historian, Leslie Dill presented the project, noting that the project goal was to re-establish the true front of the house with the property's street frontage along Yerba Buena Avenue..

One Resident, Tracy Moison, commented on the project, raising a concern about the structural integrity of the house when moved and reorienting, the overall size of the house with the addition and the intensification of use with the establishment of the second unit in the water tower. There were no other public comments.

The Commission discussed the project, expressing general support for the project, noting that the reorientation of the house to face the street and the preservation of the historic structures was beneficial to the City and improved the historic integrity of the property. One Commissioner raised concerns about the below grade patio with deck above and encroachment of house into the left side daylight plane.

MOTION by Commissioner MARFATIA, seconded by Commissioner AHMADJIAN-BAER, to recommend approval of the Design Review and Variance applications to the Design Review Commission subject to the listed findings and conditions, with the following additional recommendations:

- All new additions should be compatible yet distinct; and
- Subordinate massing of the addition at the rear of the structure.

MOTION CARRIED UNANIMOUSLY (6-0)

Chair BISHOP returned to meeting.

INFORMATIONAL ITEMS

4. Historic Plaque Program

Staff Liaison DAHL presented the item, noting that there was no further update. The Commission discussed the rollout of the program and options for commencement for the program. Staff Liaison DAHL noted that staff was working to get bids to manufacture the plaques and would provide an update to update Commission at next meeting.

5. Monthly staff report

Staff Liaison DAHL discussed the dates for the November and December meetings, noting that the December meeting conflicted with the Christmas holiday and would be canceled.

COMMISSIONER REPORTS AND COMMENTS

Commissioner WELSH provided an update on the Steven's Creek Trail discussion at the previous City Council meeting.

Commissioner AHMADJIAN-BAER provided information on how to become a member of the Los Altos History Museum.

DRAFT



DATE: October 28, 2013

AGENDA ITEM # 3

AGENDA REPORT

TO: Historical Commission
FROM: Zachary Dahl, Staff Liaison
SUBJECT: 13-H-03 – 10 Yerba Buena Avenue

RECOMMENDATION:

Recommend approval of the Design Review and Variance applications to the Design Review Commission subject to the findings and conditions

PROJECT DESCRIPTION

The project would rotate the main house 90 degrees to allow the original front of the structure to face Yerba Buena Avenue, construct a new basement, and add 317 square feet to the first story and 261 square feet to the second story. The project also includes a variance to exceed the maximum allowable floor area; a total floor area of 5,892 square feet is proposed, where a maximum floor area of 4,989 square feet is permitted. The existing barn would be modified to function as a garage with two garage doors facing Yerba Buena Avenue and the tank house would be converted into a second living unit.

BACKGROUND

The main house on the property is a Craftsman style bungalow that was originally constructed in 1911. At the time of construction, the property was 10 acres in size and fronted on San Antonio Road. The tank house and the barn (aka carriage house) were constructed after the main house (dates unknown) and appear to be in their original locations. The property has been subdivided multiple times, with the most recent occurring in 1968, which created a parcel between the house and San Antonio Road. As a result, the original front of the house became a side facing elevation. The property's historic report and updated property evaluation (DPR forms) are included in Attachment A.

DISCUSSION

As outlined above, the project proposes to relocate and rotate the main house to face Yerba Buena Avenue in order to re-establish the original front of the house with the property's street frontage. As part of the relocation, the project includes an alteration to the structure to construct a full basement, add 317 square feet to the first story and add 261 square feet to the second story. The first and second story additions would be located at the rear of the house. The project would maintain and restore the front elevation with a goal of preserving the original architectural character. The historical consultant, Archives & Architecture, prepared an evaluation of the proposed reorientation,

rehabilitation and alterations, and outlined how it complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Attachment B).

The project also includes alterations to the tank house and barn. The tank house would be remodeled to be a second living unit. This work is primarily interior, with only minor exterior alterations. The barn would be remodeled to become a two garage. This would include two new garage doors facing Yerba Buena Avenue, the relocation and removal of doors and windows on the other three elevations and new skylights along the roof ridge line. The garage doors would replicate the appearance of the existing barn door in order to maintain the character of the structure.

The owner is seeking a floor area variance due to the fact that the total floor area of the main house, two-story barn and three-story tank house already exceed the maximum allowed floor area for a property of its size. In order to allow for a modest addition to the main house (578 square feet) and maintain the tank house and barn, which contribute the historic integrity of the property, a variance is required.

Overall, staff supports the proposed variance in order to allow for a reasonable addition to the house while preserving the property's historic accessory buildings. Staff also supports the proposed reorientation and alterations to the main house. However, additional details should be provided to show how the alterations and addition will preserve the historic character of the house. Staff has added a condition that requires additional architectural details and specifications for the proposed exterior modifications to the main house and accessory buildings for review by the Historical Commission prior to issuance of the building permit. This will give the project an opportunity for the Design Review Commission to review the variance and design review applications and take action before the construction level details are developed.

Cc: Greg Evard, Applicant and Architect
Duco and Lauri Pasmooij, Owners

Attachments:

- A. Historic Property Report
- B. Reorientation, Rehabilitation and Addition Report

FINDINGS

13-H-03 – 10 Yerba Buena Avenue

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

13-H-03 – 10 Yerba Buena Avenue

1. The recommendation is based on the plans received on October 17, 2013 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 accessory buildings for review by the Historical Commission.

10 YERBA BUENA AVENUE

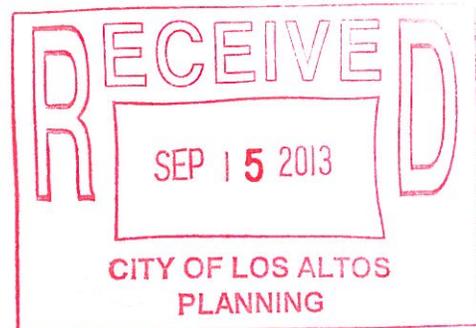
May 7, 2013

10 Yerba Buena Ave., Los Altos, Santa Clara County, California
(Assessor's Parcel 167-29-059)



Prepared for:

Duco and Laurie Pasmooij
10 Yerba Buena Ave.
Los Altos, CA 94022



Prepared by:



ARCHIVES & ARCHITECTURE, LLC
PO Box 1332
San Jose, CA 95109-1332
<http://www.archivesandarchitecture.com>

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INTRODUCTION

The single family residential property located at 10 Yerba Buena Ave. in Los Altos is being proposed for rehabilitation and expansion, and possible re-working of the site configuration. The property owner has contracted with Archives & Architecture, LLC, to prepare this report in order to update the information contained in the City's Historic Resource Inventory listing for the property. The update provides an intensive-level historical investigation of the property, and evaluation according to City of Los Altos historic significance criteria. The intent is to submit this report to the City of Los Altos as a part of an application for entitlements involving future construction on the property.

The historic significance criteria are defined in Los Altos Municipal Code Article 12.44 (Historical Preservation) and explained in Section I of the City's Historic Resources Inventory as adopted by the Los Altos City Council in 2011. The policy requires that this review be done by a qualified preservation professional when a project involves a historic resource listed on the Inventory.

Archives & Architecture, LLC, is a partnership of Leslie A.G. Dill, Historic Architect, Franklin Maggi, Architectural Historian, and Charlene Duval, Public Historian. The partners of the firm, in addition to staff Historians Jessica Kusz and Sarah Winder, are preservation professionals. The firm was founded in 1989 by the late Glory Anne Laffey, Historian, and has been constituted in its current form since 2003.

This report is being prepared for review by staff of the Planning Division of the Department of Community Development of the City of Los Altos, and may be forwarded to the Los Altos Historical Commission for recommendation to staff on the project.

SUMMARY OF FINDINGS

The residential property at 10 Yerba Buena Ave. is listed on the Los Altos Historical Resources Inventory. The listing notes that the extant tankhouse on the property is a rare historic building type in present-day Los Altos.

The property was initially surveyed and identified by the early 1990s and subsequently recorded by the City's historical consultants in 1997 and 2010, who found that the property was eligible for listing on the Historical Resources Inventory.

This report presents supplementary information that collaborates the prior findings, and provides additional information on the history of the property, including the correct date of construction, individual and later owners and occupants, character-defining features of the buildings, and an evaluation of significance according to City of Los Altos historic significance criteria. It is the professional opinion of the consultants that modifications and additions to the site should be done in a sensitive way in order to retain the historic character of the buildings on the site. However, since the site itself is no longer reflective of its early twentieth century origins, modifications to the configuration can be done in a way that retains an appropriate setting for the buildings.

QUALIFICATIONS

The principal author of this report was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Leslie A.G. Dill, Architect, collaborated on the investigation and provided the technical description of the architectural characteristics of the property. Ms. Dill has a Master of Architecture with a Program Certificate in Historic Preservation from the University of Virginia, Charlottesville, and is a licensed architect in the State of California.

Both investigators, Franklin Maggi and Leslie Dill are listed as qualified to do this work within the California Historical Resources Information System (CHRIS). The Northwest Information Center, Sonoma State University, Rohnert Park, operated under authority of the California State Office of Historic Preservation, maintains a list of Historical Resources Consultants who are qualified to do work in the area.

Franklin Maggi and Leslie Dill meet the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History and Historic Architecture respectively, in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

HISTORICAL EVALUATION PROCESS¹

Los Altos is a community that celebrates its history. This rich past has been incorporated into the fabric of the City and provides a link to the community's heritage and history. The remaining sites and structures of architectural and/or historic significance enhance the community's unique character and contribute to a sense of place.

As outlined in the Los Altos General Plan, it is a goal of the City to preserve and enhance historic and cultural structures and resources within the community. To support that goal, the General Plan identified specific historic preservation policies:

- 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.
- The City shall regard demolition of landmark structures and historic structures 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 integrity, retains no reasonable economic use, that demolition is necessary to protect health, safety and welfare, or that demolition is necessary to precede with a new project where the benefits of the new project outweigh the loss of the historic resource.

¹ Policies excerpted from City of Los Altos Historical Resource Inventory, 2011.

- Work with property owners to preserve historic resources within the community.

These goals and policies are implemented through the City's Historical Preservation Ordinance. The primary purpose of the Ordinance is to ensure the protection of irreplaceable historic resources, enhance visual character through architectural compatibility, and encourage appreciation and recognition of the City's past.

The Los Altos Historic Resources Inventory (HRI) is the official list of historic resources, designated historic landmarks and designated historic districts that are significant at the local level (contribute to the history of Los Altos). If a property is over 50 years old, retains its integrity, and has association with one or more of the criteria of significance, then it is eligible for designation as a Historic Resource.

The Los Altos historic evaluation process has been developed using the criteria outlined in the State and National evaluation practices and is intended to coordinate the areas of integrity, significance, and association between the California Register and the City of Los Altos, in order to avoid conflicting information or interpretations. The evaluation process consists of three steps, which are summarized below.

The first step is to determine whether or not the property is over fifty years of age – buildings must, in most cases, be fifty years old or older to be considered historic resources.

The next step is to determine whether the property retains enough original materials and features to convey its value as a historic resource.

If a resource meets the age requirement and retains physical integrity, the next step is to determine if the resource has been relocated and/or is associated with a person or event of importance and therefore has significance with an Event, Person/People, Architecture/Design, and/or Yields Important Information based on national, state or local definition. Once it has been determined whether or not a property qualifies as a historic resource, the final step is to assess how it is associated with an important historic context. This context could be an association with a person, event or pattern of events significant in local, state or national history or themes within these associative values. It could be an association with a notable architect or an important architectural style or method of construction. A building, structure or object could also be important for its ability to provide information about prehistory. If a property is found to have a clear association with an important historic context then it is determined to have significance as a historic resource on a national, state or local level.

METHODOLOGY OF THIS REVIEW

This document is presented in a report format, and addresses the extant residential building and related ancillary structures on the project site. The attached DPR523 series forms updates information from the prior DPR523 recordings. The earlier DPR523

recording by CIRCA: Historic Property Development, was the result of a reconnaissance survey conducted to update the Historical Resources Inventory.

The site was examined in April 2013 by Franklin Maggi and Leslie Dill. Notes on the architecture, characteristic features of the buildings, and the neighborhood context were made. Photographs of the exterior of the building and related ancillary structures and views of the adjacent setting were taken at this time. Photographic documentation in the DPR523 forms was taken digitally by Franklin Maggi.

Supplemental historical research was conducted by Franklin Maggi and included review of city directories, census enumerations, local histories, and vital statistics. The research and historical investigation was prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 -*Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and #35 -*Understanding Old Buildings: The Process of Architectural Investigation* (1994).

SURVEY STATUS

The property at 10 Yerba Buena Ave. is presently listed within the City of Los Altos Historical Resources Inventory, and was recorded by CIRCA with a California Historical Resources Status Code of 5S1, indicating that the property has local significance. The DPR523 recording is on file with the Planning Division of the City's Department of Community Development. The forms were prepared as a part of the reconnaissance survey for the Historical Resources Inventory Update. The property is not listed on any other local, state, or national registers of historic properties.

ASSESSOR'S PARCEL MAP

(Assessor's parcel number 167-29-059)



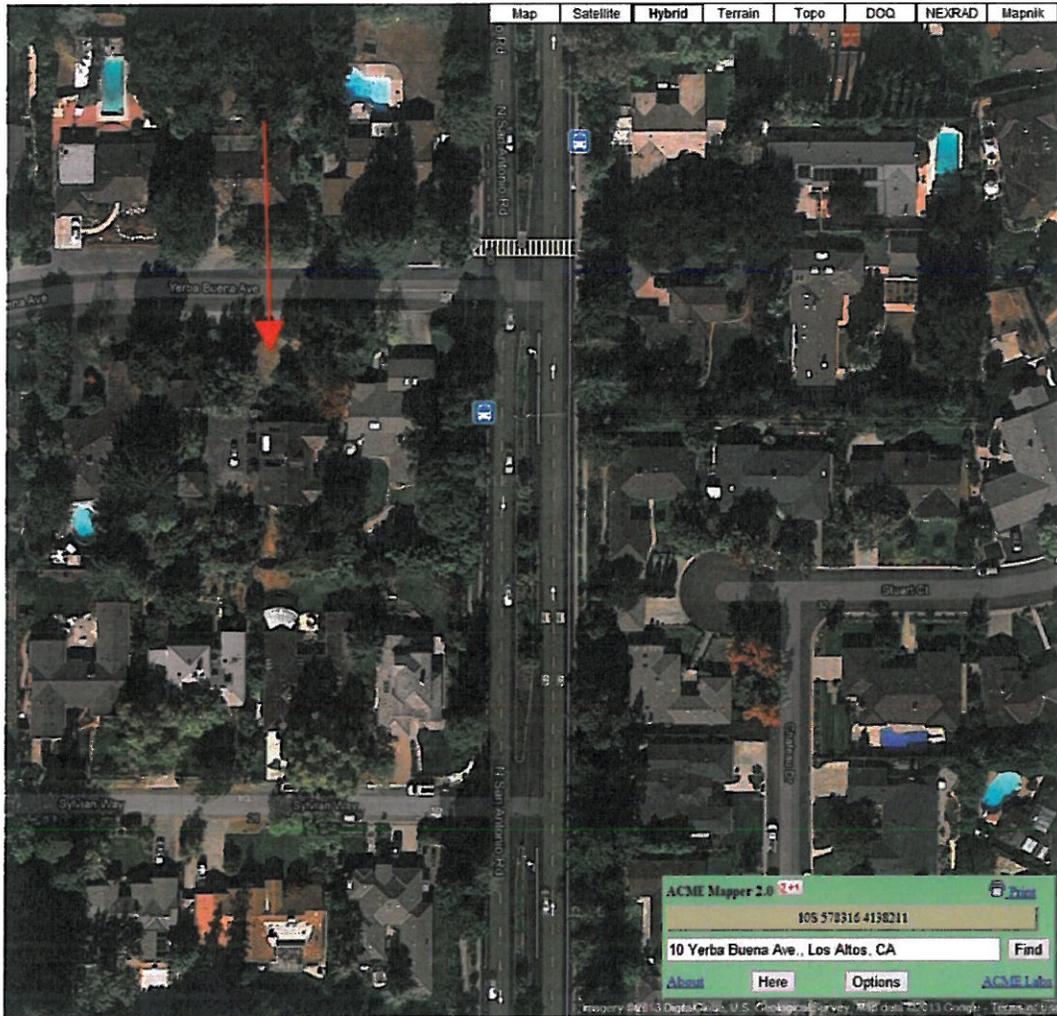
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BOOK
170

NO. 1000, 1001, 1002
LAWRENCE E. STONE - ASSISTANT
Compiled under S. S. T. Code, Sec. 207.
Effective April Year 2005-2007

AERIAL VIEW



Locational Information

Street Address: 10 Yerba Buena Ave., Los Altos, Santa Clara County, California

Universal Transverse Mercator (UTM): Zone 10S, 578387mE/ 4138225mN

Coordinates (WGS84): Lat. 37.38736°, Long. -122.11530°

USGS Map: 7.5' Mountain View Quad, 1997 T.10S.; R.2W. ; Mount Diablo Base Meridian

HISTORICAL AND ARCHITECTURAL INFORMATION

The attached DPR523 series recording forms includes a technical description of the property at 10 Yerba Buena Ave. in *Section P3a*, references the construction history in *Section B6*, and provides a brief historical context for the property in *Section B10*. The B10 section consists of a discussion of the historic context of Los Altos after the 1906 San Francisco Earthquake during the initial period of residential development (1907-1940), and a property history summary based on recorded documents and city directories. Determination of the date of construction was based on the *Certificate of Completion* found at the County of Santa Clara Clerk-Recorder's Office, and was identified in *Section B6* as 1911.

Supplemental historical research was conducted as a part of this study, and this information is provided in *Section B12*. This research identified owners and occupants and that could be reasonably identified, and confirmed the construction date of 1911. The house was constructed by DeLux Builders, a construction company located in Palo Alto during this period. DeLux Builders also operated under the name of Pittman and Upham.

The updated forms also include an architectural context for the property and a detailed integrity statement, based on a detailed onsite investigation of the property which was done as a part of this study. The DPR523 forms also contain digital photographs of the exterior of the house and related ancillary structures taken in April 2013.

REVIEW AND RECOMMENDATIONS

Modifications to the structure(s) at 10 Yerba Buena Ave. are subject to Municipal Code Article 12.44, as the property is listed on the Historical Resources Inventory, and thus the structure(s) are considered historically important or historically significant. Any alteration, proposed demolition, removal, relocation, or otherwise change in any manner to exterior architectural features or natural features must be reviewed by the Los Altos Historical Commission. The Commission's review takes into account whether or not the proposed work adversely affects the character or integrity of an historically important or historically significant structure. The historical commission's review is advisory only.

In order to apply for permit entitlements for the rehabilitation and addition to the existing buildings on the property, along with drawing and plan submittals, specifications must be submitted describing all materials to be used and all processes that would affect the appearance or nature of the existing materials utilized on the buildings. If any changes are to be made, notes must be included stating what deviations from the Secretary of the Interior's Standards are being proposed.

ATTACHMENTS

DPR523 series recording for 10 Yerba Buena Ave.

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 18

*Resource Name or #: (Assigned by recorder) Wideman House

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Santa Clara

*b. USGS 7.5' Quad Mountain View Date 1997 T.10S.; R.2W.; Mount Diablo B.M.

c. Address 10 Yerba Buena Ave. City Los Altos Zip 94022

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 578387mE/ 4138225mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 167-29-059,
 south side of Yerba Buena Avenue west of North San Antonio Road.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Although altered somewhat during the last 45 years, the property at 10 Yerba Buena Ave. in Los Altos reasonably represents an early-twentieth century Craftsman Bungalow design in its present form and original detailing. Houses from the Craftsman era in residential design—about 1905 to 1925—embody a local design response to the Arts and Crafts movement, as presented in such historic magazines as *Craftsman*. Bungalow designs from the early-twentieth century include such visual themes as horizontality, massiveness, exposed structure and joinery, and rustic handcrafting. The design of this house incorporates many character-defining features and materials that represent the era in which it was built. Original blueprints exist and were viewed as a part of this recording, which indicate that the house was designed and built by a Palo Alto construction firm of the name Pittman & Upham.
 (Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4 Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing south, April 2013.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

1911, 101+ years old,
 Notice of Completion.

*P7. Owner and Address:

Duco & Laurie Pasmooij
 10 Yerba Buena Ave.
 Los Altos, CA 94022

*P8. Recorded by: (Name, affiliation, and address)

Franklin Maggi & Leslie Dill
 Archives & Architecture, LLC
 PO Box 1332
 San Jose CA 95109-1332

*P9. Date Recorded: 5/7/2013

*P10. Survey Type: (Describe)
 Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, LLC: 10 Yerba Buena Avenue, May 9, 2013.

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

(Continued from page 1, DPR523a, P3a Description)

The property is located in a suburban residential neighborhood on Yerba Buena Avenue near North San Antonio Road. The location is less than a mile north of the downtown area of Los Altos. The existing property configuration is slightly larger than the surrounding parcels. The property includes the main house, a carriage house, an expanded tank house, and related ancillary structures. The original property at the time of construction was 10 acres, and has been subdivided over time. The front façade of the house when built in 1911 faced North San Antonio Road, but now faces a relatively narrow side-yard setback immediately adjacent to a neighboring residence to the east which was built within the last 45 years. This full-width entry porch once faced North San Antonio Road across an expansive front garden. The entry to the porch however was at its north end where the driveway once wrapped around the north side of the house.

A new front entrance porch was added to the then-rear of the building on the west side after the property was subdivided in 1968; the remodeled entry faces the center of the property and a replacement driveway that provides access from Yerba Buena Avenue. Yerba Buena Avenue is to the north, and there is a moderately open, natural planted area between the house and the street that is penetrated by the reworked paved driveway that separates the house from the outbuildings. The driveway is accentuated at the street by a pair of brick pillars that were reportedly moved to this location when the site was parceled and entry reconfigured. The light fixtures are not original however. There is a wrought-iron fence to each side of the pillars; these were salvaged from another site and added by the previous owner. The landscape consists primarily of trees. There is a relatively narrow setback between the outbuildings and the neighboring parcel to the west, and the south side setback is now the rear yard.

Building Form

The one-and-one-half-story main house has a form and exhibits detailing typical of the Craftsman era; it has a raised, roughly "C"-shaped massing with a full-width side-gabled roof that extends into wide eaves with exposed rafter tails. A pair of gabled porch wings flanks the east-side raised entry patio and former front entrance. A compatible, projecting porch was added to the west side (former rear elevation) of the house; it is protected by a shed-roofed continuation of the original roofline. The footprint of the house includes a shallow square bay window on the north and south sides. The southwest corner of the house steps out to the west slightly beneath the eaves to create a sun porch. The west roofline features two shed-roofed dormers; one is recessed into the roof and enclosed by a low wall. A characteristic design element of the house is its tapered pony wall. A wood frame house over concrete footings, it has a full basement that is accessed on the exterior by covered cellar steps at the west elevation.

Building Features and Detailing

Craftsman detailing includes deep eaves with exposed rafter tails with flat-board sheathing. They are almost imperceptibly bell-cast. A narrow frieze board wraps the top of the siding between the rafter tails. Simple outlookers pierce the wide bargeboards at the moderately pitched gable ends. An applied wooden keystone ornament is placed at the apex of the gable. The bargeboards are decoratively curved and notched at their ends and splayed to form the subtle bell-cast form. Applied metal gutters in an ogee pattern have been added to the original roof. The roof is currently covered with wood shingles. A watertable wraps the entire house, and a sill band spans the east elevation and connects the focal windows to the porch cap rails. The walls of the house are clad in square-cut shingles above the watertable and horizontal lap wood siding with mitered corners below, consistent with the early-twentieth-century design.

(Continued on next page)

(Continued from previous page)

Special detailing that distinguishes this house includes its symmetrical and curved front patio wall. The raised patio wall is centered between the two gabled porch roofs and features clinker bricks in a rustic design. The bricks are laid into heavy corner pedestals and include arched scuppers. The open gabled porch wings feature shingles that follow the angle of the roofline. Tapered column pedestals support massive square posts at these two roofs.

The front door features 4x3 lite of leaded glass and a flush panel below. The rear (west) door is not historic. The west porch was added in the second half of the twentieth century; this projecting structure is compatible with the original design, and is associated with salvaged paneling that was inserted in the interior of the house as a new foyer.

The one-story shallow bay windows provide some variation in the large end walls of the house; however, the French doors in the south bay are understood to be replacements. One missing element is the shingled trim that once wrapped the steel front porch I-beam. It is also possible that the front porch may have once included an arbor of beams across the central portion. The replacement windows are incompatible, but the majority of the new windows appear to be in original openings, allowing for restoration or compatible alterations. The interiors are mostly intact and feature many original elements and materials.

Fenestration consists of a variety of wood double-hung windows, paired casements, and fixed picture windows with a variety of muntin patterns. These are set individually and in grouped focal units around the perimeter. Some of the original windows have been removed and new, incompatible jalousie and aluminum sliders have been substituted. The windows are cased with flat board heads and sides, with narrow aprons; these are close to flush with the face of the shingles. Flanking the original front door is a pair of 1-lite fixed windows. These are flanked by focal windows beneath the gabled porch roofs; the focal windows consist of 6/1 windows and a center 1-lite fixed picture window. At the north bay window is a high focal unit with an unusually long picture window flanked by multi-lite casements. At the northwest corner of the house are 12/1 double-hung windows. At the southwest corner is a collection of 4x3 fixed windows at the sun porch. The projecting south bay features four recent French doors. The remaining windows at the first floor are 1/1 or replacements. Within the dormers, the windows have been replaced, as has the second-story north window. The second-story south window appears to be original, with a pair of 1x2 fixed outer windows and a pair of 1-lite casements at the center. The basement windows in the pony walls have original 2x1 sash.

Outbuildings

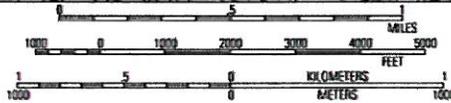
The tank house, which appears to have been constructed by the original owners, includes a water tower at the north end opposite the southwest corner of the main house and near the carriage house. A low, one-story gabled wing extends to the south. The water tower walls are tapered, with three interior levels and an open, hipped-roof fourth level where the water tank was once located. The floor of this top level extends beyond the walls below and is framed with conventional wood corner posts and latticework. There is a recent French door acting as entry facing the interior of the parcel (east). At both the east and west elevations there is a 1/1 double-hung wood window at the first floor. At the upper levels of both of these elevations are aluminum sliders that are not original. The north elevation (facing the carriage house) is devoid of openings, as is the exterior wall of the south elevation. The one-story south wing has a gabled roof with exposed rafter tails. This portion of the building includes a variety of openings, including a Dutch door facing east, a pair of French doors facing west, and some 1-lite fixed windows set individually around the perimeter. A modern shed-roofed patio spans the rear of the extension, above a concrete patio. The entire tank house is shingled.

(Continued on next page)

(Continued from previous page)

To the west of the driveway and offset slightly north of the house is the carriage house, which appears to have been constructed by the original owners. This one-and-one-half-story outbuilding has a rectangular footprint and a raised side-gabled roof. A central, gabled wall dormer faces the main house. The eaves are relatively deep and feature exposed rafter tails. The gable ends are supported on traditional Craftsman-era knee braces. At the south gable end, the ridge beam extends to provide for a second-story hoist. The building is clad in square-cut shingles on the three more visible walls and channel-rustic siding on the rear (west) side, facing the neighboring property. Facing the house (east) and at the north end are wood windows with multi-pane sash. At the east elevation is a 6x4 pattern; facing north is a second-story awning window with a 7x3 sash, topped by a louvered ventilation transom. At the first floor of the north elevation are two small, square windows, one with a 2x2 pattern and one with clathri-shaped muntins. On the south wall are a pair of 1/1 double-hung wood windows at the first floor and an access door at the second floor. The west-facing garage door and entry door are both replacements; the original garage door is extant at the property. Two modern openings include aluminum sliding windows and doors on the rear.

In the southwest corner of the property is a small, slightly raised shed that has a gabled roof, exposed rafter tails, and shingled cladding. This building includes much salvaged wall sheathing, and is not architecturally linked to the main house and primary outbuildings. To the south of the main house is a wooden gazebo. The date of construction could not be determined.



TN* MN
14°
04/23/11

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

**Primary #
HRI #**

Page 6 of 18

*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder) Wideman House

B1. Historic Name: John B. and Dorothea Wideman House

B2. Common Name: None

B3. Original use: Ranch

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

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

Residence completed October, 1911 (Notice of Completion filed with County of Santa Clara). Rear porch addition 1970. Window replacements, trellis removal, dates unknown (post-1967). Carriage house/garage renovation 1990 (per prior owner).

*B7. Moved? No Yes Unknown Date: N/a Original Location: N/a

*B8. Related Features:

Tank house with addition, carriage house, gazebo, and small vacant outbuilding.

B9a Architect: Pittman and Upham (designers) b. Builder: DeLux Builders (Pittman and Upham)

*B10. Significance: Theme Architecture/Agriculture Area Los Altos

Period of Significance 1911 Property Type Residential Applicable Criteria (3)

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

The single family residence presently addressed as 10 Yerba Buena Ave. in Los Altos, was constructed for Palo Alto residents John B. and Dorothea (Dora) Wideman in the summer of 1911. Completed in late-October of that year according to a *Certificate of Completion* recorded with the County of Santa Clara (Misc. Records 26:451, 10/21/1911), the residence then sat on a 10-acre parcel. The Widemans had purchased the property the year before from Carl Rankin (SCC Deeds 362:175, 9/3/1910). The acreage fronted on then San Antonio Avenue, and the house was set back from the road and had a driveway from the road that curved around the north side of the house. The driveway provided access at that time to a carriage house and water tank tower, both located behind and to the west of the main residence. These two ancillary structures remain extant today.

Los Altos during this time period was a rural unincorporated orchard district to the southwest of the City of Mountain View, and had been developing with both large and small orchard properties since the late nineteenth century, the subject property part of a 15-acre ranch north of what would eventually become downtown Los Altos. Following the 1906 San Francisco Earthquake, the acquisition of Sarah Winchester's 100 acres along San Antonio Avenue (now North San Antonio Road) and the formation of the Altos Land Company and the
(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

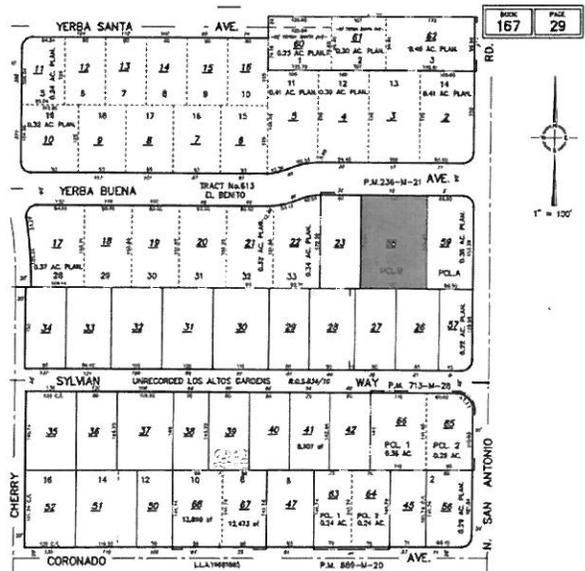
(See page 9, DPR523L Continuation Sheet)

B13. Remarks: proposed remodeling/addition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 5/7/2013

(This space reserved for official comments.)



DPR 523B

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 7 of 18

*Resource Name or # (Assigned by recorder) Wideman House

*Recorded by Franklin Maggi & Leslie Dill

*Date 5/7/2013

Continuation Update

(Continued from previous page, DPR523b, B10 Significance)

University Land Company began a period of residential subdivision activity with residential construction starting about 1908. The unincorporated town of Los Altos evolved over the next 40 years south of the subject property, ultimately expanding in the post-World War II period to encompass the subject property as it was subdivided in 1949 and became the El Benito Tract. With the incorporation of the City of Los Altos in 1952, the subject property, no longer rural, ultimately became a part of a Los Altos urban neighborhood, losing its original rural context and semi-hidden on a minor street with the side of the house facing the street right-of-way.

Sometime after the initial construction of the house in 1911, the Widemans sold back half of the 10-acre property to Carl Rankin, retaining a long deep 5.22-acre parcel fronting on North San Antonio Road that was developed with an orchard. Following John Wideman's death in the 1930s, Dora transferred the property to her son John Jr. and his wife Wanda (SCC OR 995:521, 8/26/1940), and Dora moved to another residence in Los Altos on Dana Avenue. John Jr. and Wanda Wideman then sold the 5.22-acre property three years later to Frederick and Mary Boock (SCC OR 1162:112, 8/26/1943). Frederick was associated with Gilroy Lumber Company, and the Boocks are not listed in directories during their ownership as living in Palo Alto. The Boocks held the property for just a brief time during World War II, selling to Robert and Josephine DeGrilla (SCC OR 1264:537, 7/12/1945).

The DeGrillas then parceled off 1.3-acres of the subject property (with the house) adjacent to North San Antonio Road in preparation of the creation of El Benito Track No. 613, which was recorded in February 1949. The tract, consisting of 33 single residential lots, covered both the remainder of Wideman's 5.22-acres and the 5-acre parcel to the north that had been sold back to Rankin earlier. The following year, the DeGrillas sold the subject property to Claude and Lorraine Barber.

Property ownership for the years between 1950 and 1967 was not determined as a part of this recording. In 1967, a subsequent owner, Gladys Harrah, sold the property, then consisting of 0.867 acres, to Monroe and Frederica Postman (SCC OR 7877:190, 10/2/1967). She had granted 0.121 acres to the City of Los Altos two years previously for improvements along North San Antonio Road (SCC OR 6857:538, 2/23/1965), and a 0.3 acre parcel to the west, 80 feet in width, had been sold off sometime previously.

The Postmans then split off the 0.353-acre front of the property along North San Antonio Road in 1968 (SCC Maps 236:21, 4/23/1968), and sold that property (Parcel A), and retaining the subject property (Parcel B). The single family residence that now exists on the adjacent property to the east fronts on Yerba Buena Avenue, and by the time of this parcel split, access to North San Antonio Road had been removed.

Personages

John B. Wideman owned and operated a men's clothing store (tailor, haberdasher) in Palo Alto at the time that he and his wife Dorothea had the house constructed on the subject property. John Wideman immigrated to the United States in the 1880s from Alsace-Lorraine, a territory of the then-newly created German Empire that was acquired in the Treaty of Frankfurt in 1871 and was naturalized as a citizen of the United States in 1905. During the 1880s, 1.4 million German immigrants arrived in the United States during the third peak of German immigration under the leadership of Otto Von Bismarck. After residing in Pennsylvania for a time, the Wideman family (including his wife Dora and their young children) relocated to California. The 1910 census identifies the family living in Palo Alto with four children; August, Otto, Florence, and John Jr. The family had lived in Palo Alto as early as 1904, and a historic photo in *History of Palo Alto, the Early Years*, shows the damaged store of Wideman & Son re-opened on University Avenue following the 1906 Earthquake. By 1914, John Wideman had incorporated his business with his son, Otto. Otto and other family members continued to operate the Wideman store on University Avenue in Palo Alto, which finally closed in 1998.

(Continued on next page)

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Later owners of the property include Frederick and Mary Boock. The Boocks are not listed in city directories for the period as living in Palo Alto, and are associated with Gilroy Lumber Company. Subsequent owners Robert and Josephine DeGrilla lived briefly in Los Altos, and Robert appears to have been a salesman for R&M Kaufmann clothing manufacturers. Little is known about the next owners, the Barbers, who were owners of an auto park and service station, or subsequent owner Gladys Harrah, the wife of Vernon Harrah.

Recent owners Monroe and Frederica Postman owned and lived on the property for about 45 years. The late Monroe Postman was an electronic engineer, who worked at Philco-Ford as a Principal Engineer and Manager in the Advanced Equipment Development Department. He holds dozens of patents, and worked on some of the first "demand" traffic lights using sensors in the ground. He developed one of the world's first x-y plotters, and was an expert on microprocessor design. During the 1970s he worked for the City of San Jose as its Technology Transfer Agent, and founded, with his wife Frederica, TPS Electronics, which manufactured bar code readers.

Designer/Builder

The design/build firm identified on the original building plans is Pittman & Upham. The firm at the time of construction was located in Palo Alto. The firm was a general building contractor, and like many firms of this time period, built custom-built homes that were either designed by local architects, or taken from plan books that were readily available. Harry M. Pittman (1875-1956) was born in Indiana, and lived in various cities in the Bay Area before moving to Salinas, where he identified himself in later directories as an architect. No other reference to him as an architect can be found in architect listings of the AIA or other trade journals or building indexes.

Integrity and character-defining features:

The property retains most, but not all of its, historical integrity over time as per the National Register's seven aspects of integrity; particularly, the setting has changed a great deal over time. Although the house and outbuildings maintain their original locations near the intersection of San Antonio Road and Yerba Buena Avenue, the original property at the time of development has been reduced in size substantially over time, and the original sense of rural expansiveness has been lost, especially the former front entrance relationship to the now neighboring parcel. The house is in a residential area, but the surrounding properties are noticeably more representative of the suburban second half of the twentieth century, commensurate with the planned character of the City of Los Altos. The setting of the buildings within the remaining 0.53-acre parcel has adequately preserved the relationship of the buildings with respect to each other, and the reduced landscaping area seems to reflect most of the intent of the historic setting with trees and groundcovers in a more naturalistic design. The house and outbuildings retain their early-1900s residential scale and feeling and continue to illustrate their associations with Craftsman design principles. Later additions largely utilized historic salvage materials that appear generally compatible with the historic materials. Some replacement windows and removal of other historic materials are not compatible alterations; however, these changes appear reversible. The historic design features include: Raised, "C"-shape footprint; full-width gabled roof; gabled porch wings; shed dormers; shallow bay-window forms; deep bell-cast eaves; exposed rafter tails; notched and splayed bargeboards; tapered pony wall and tapered porch pedestals; massive porch posts and angled shingle pattern at the open gable ends; clinker-brick raised patio; altered beam (the beam's location and structure are original); shingle cladding and lap siding; wood windows and multi-pane mullions, window and door trim and watertable; leaded-glass original front door. The majority of the original character-defining materials and the workmanship of this house have been preserved.

(Continued on next page)

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Evaluation

The subject property at 10 Yerba Buena Ave. in the City of Los Altos is presently listed on the City's Inventory as a Historic Resource under Municipal Code Section 12.44.060. It was identified in the City's first survey in the 1980s by Patricia Leach, and later recorded by Glory Anne Laffey in 1997, and reviewed by the Historical Commission placed the property on the Inventory on September 28, 1997.

Leach had first noted the special qualities of the site due to the extant tankhouse, and Sheila McElroy, as a part of a 2010-2011 Inventory Update for the City of Los Altos indicated that the property had local significance for its distinctive architecture, giving the property a California Historical Resource Status Code of 5S1.

The listing was reviewed as a part of this investigation and evaluation, and it was found that the property continues to meet the criteria for designation as a Historic Resource according to the Municipal Code Section 12.44.040:

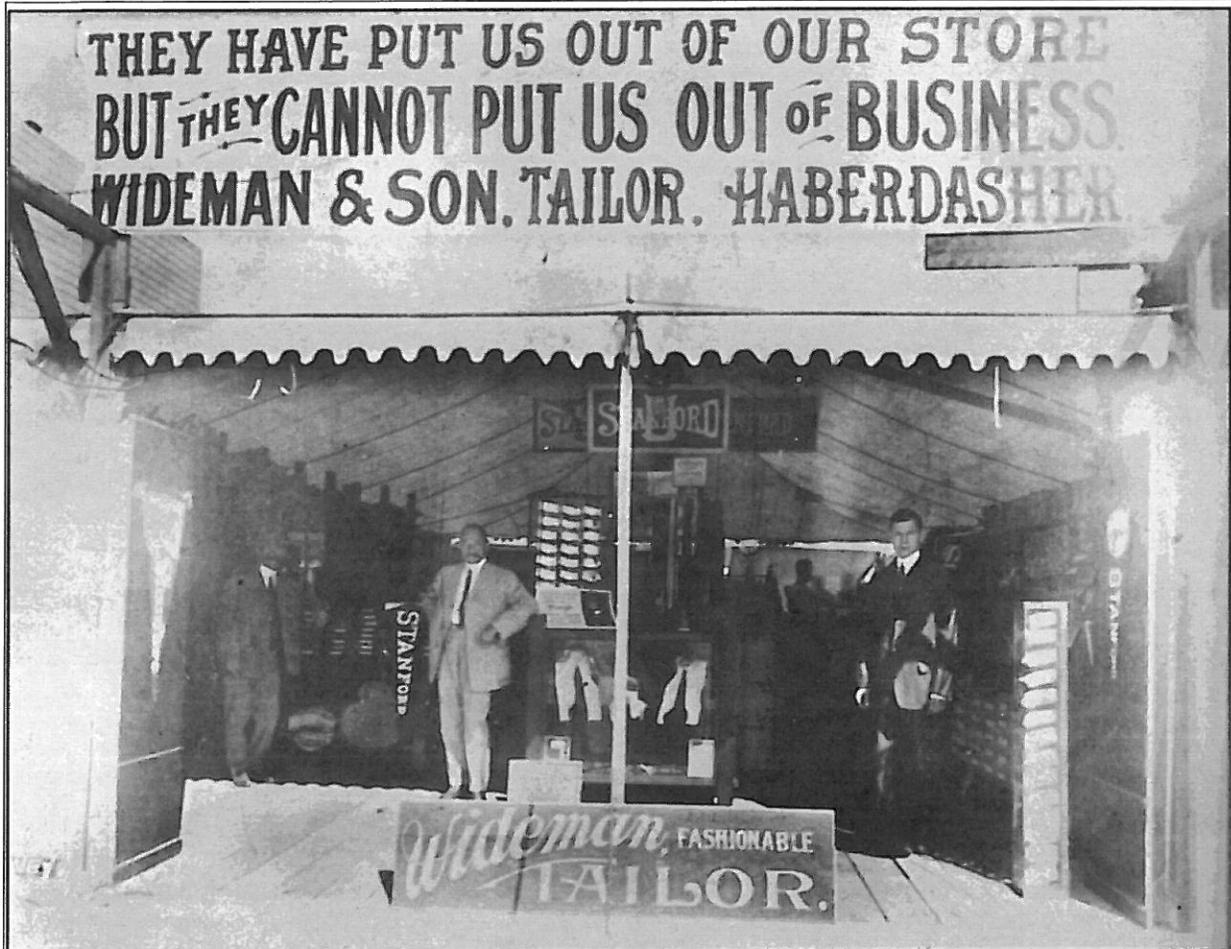
- A. Age: the house on the subject property is over 101 years old and meets the age criteria.
- B. Integrity: the property, as noted on the previous page, retains most, but not all of its, historical integrity over time as per the National Register's seven aspects of integrity; particularly, the setting has changed a great deal over time. However, the majority of the original character-defining materials and the workmanship of this house have been preserved, and the property reflects the original design and feeling from its period of significance, which is 1911.
- C. Significance: the property is clearly significant for its architecture/design, as it embodies the distinctive characteristics of the Arts and Crafts era in its Craftsman design. None of the associated persons, as explained in the two previous pages, are important to history, and no events or patterns are associated with the property that can be said to have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States. The property also is unlikely to yield important information about prehistory or history that is unknown at this time.

The property therefore appears eligible for the California Register under Criterion (3), as it embodies the distinctive characteristics of Craftsman design related to the Craftsman era in residential architecture of about 1905-1925.

(continued from page 5, DPR523B B12 References)

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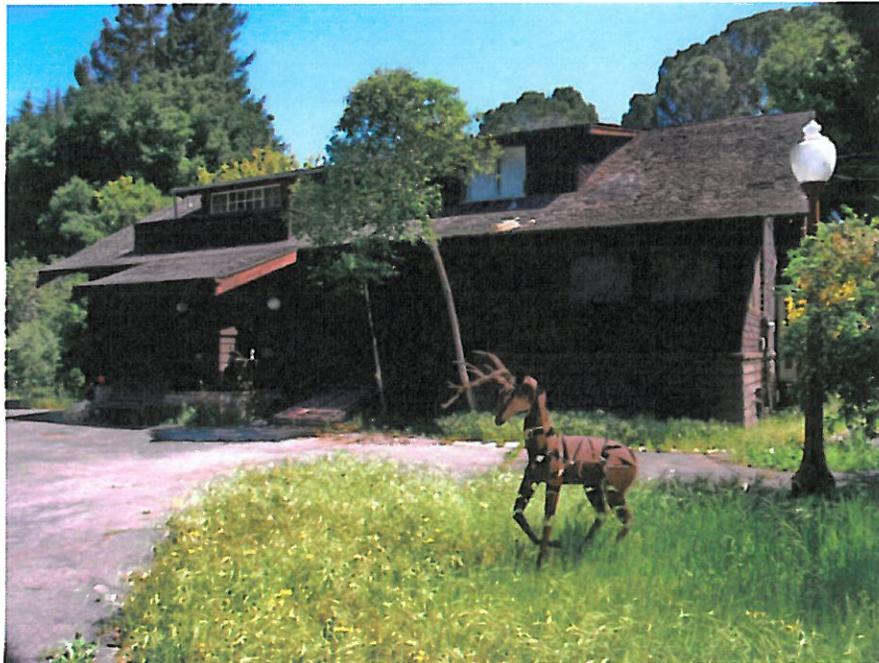


*The optimism and tenacity that have always characterized Palo Alto are evident in this picture, taken in 1906, when Wideman's set up shop in a tent after the Thiele Building collapsed in the earthquake.
Courtesy Palo Alto Historical Association*

Historic photo of Wideman & Son store in Palo Alto, ca. 1906.



North Elevation, viewed facing southeast.



West elevation, viewed facing northeast.



South elevation, viewed facing northwest.



Original front porch, viewed facing north.



Gable end at south elevation, viewed facing northwest.



Porch, viewed facing south.



Front porch, viewed facing north.



Original front entry door, viewed facing southwest.



Rear entry (now main entry), viewed facing east.



Carriage house/garage, viewed facing northwest.



Carriage house/garage, viewed from Yerba Buena Avenue.



Gazebo, viewed facing southwest.



Tank house, viewed facing southwest.



Tank house, viewed facing northwest.



Rear view of addition to tank house, viewed facing northeast.



Rear outbuilding, viewed facing south.

ATTACHMENT B

INITIAL SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REORIENTATION, REHABILITATION, AND ADDITION PROJECT

of the

HISTORIC WIDEMAN HOUSE

Duco and Laurie Pasmooij Residence

10 Yerba Buena Avenue
(Parcel Number 167-29-059)
Los Altos, Santa Clara County
California

For:

Duco and Laurie Pasmooij
10 Yerba Buena Avenue
(Parcel Number 167-29-059)
Los Altos, CA 94022



Prepared by:

ARCHIVES & ARCHITECTURE LLC
PO Box 1332
San Jose, CA 95109
408.369.5683 Vox
408.228.0762 Fax

Leslie A. G. Dill, Partner and Historic Architect

September 6, 2013

INTRODUCTION

Summary

With regard to the proposed reorientation and overall form of the proposed massing, the project will meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). Because the design is still in an early phase, the project has not been reviewed for full compatibility with the Standards. The review intent is more completely described below.

Report Intent

Archives & Architecture, LLC was retained by Duco and Laurie Pasmooij, to conduct a Secretary of the Interior's Standards Review of the proposed reorientation, rehabilitation and addition project proposed for a historic house at 10 Yerba Buena Avenue, Los Altos, California. For this initial report, Archives & Architecture was asked to review the plans, exterior elevations, and site plan of the project to determine if the proposed reorientation and overall massing is in compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource. It is the understanding that the architect and owner are planning to submit this initial review for planning review specifically with regard to the floor area and other zoning considerations, and that further review will be forthcoming.

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The Northwest Information Center utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill viewed the exterior of the residence in its current configuration and reviewed the *Department of parks* and the State of California Department of Parks and Recreation Form 523 (DPR523 Form), written by Archives & Architecture, LLC, San José, California, dated May 7, 2013. The architect, Gregory P. Evard, Architect, AIA, and the owner, Duco Pasmooij, discussed the property, its significance, the character-defining features of the resources, and the proposed design. Then Ms. Dill evaluated, according to the Standards, the reorientation and massing of the proposed design that was electronically forwarded as progress prints dated August 26, 2013, from the architect. It is the understanding in this report that the submittal to the City of Los Altos may be a slightly more recent version of the prints that were reviewed. Note that the progress set that was reviewed included incomplete schedules of materials, some minor drawing "typos", and other indications that the project is in an early stage of design, and could not be reviewed for full compatibility with the Standards.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior of the reoriented residence. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:

Character of the Existing Resource

Archives & Architecture, LLC (A&A) evaluated the architectural significance of the historic house at 10 Yerba Buena Avenue, in the DPR 523, dated May 7, 2013. A&A described the house as

...presently listed on the City's Inventory as a Historic Resource under Municipal Code Section 12.44.060. It was identified in the City's first survey in the 1980s by Patricia Leach, and later recorded by Glory Anne Laffey in 1997, and reviewed by the Historical Commission placed the property on the Inventory on September 28, 1997.

Leach had first noted the special qualities of the site due to the extant tankhouse, and Sheila McElroy, as a part of a 2010-2011 Inventory Update for the City of Los Altos indicated that the property had local significance for its distinctive architecture, giving the property a California Historical Resource Status Code of 5S1.

The listing was reviewed as a part of this investigation and evaluation, and it was found that the property continues to meet the criteria for designation as a Historic Resource according to the Municipal Code Section 12.44.040:

- A. Age: the house on the subject property is over 101 years old and meets the age criteria.*
- B. Integrity: the property, as noted on the previous page, retains most, but not all of its, historical integrity over time as per the National Register's seven aspects of integrity; particularly, the setting has changed a great deal over time. However, the majority of the original character-defining materials and the workmanship of this house have been preserved, and the property reflects the original design and feeling from its period of significance, which is 1911.*
- C. Significance: the property is clearly significant for its architecture/design, as it embodies the distinctive characteristics of the Arts and Crafts era in its Craftsman design. None of the associated persons, as explained in the two previous pages, are important to history, and no events or patterns are associated with the property that can be said to have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States. The property also is unlikely to yield important information about prehistory or history that is unknown at this time.*

The property therefore appears eligible for the California Register under Criterion (3), as it embodies the distinctive characteristics of Craftsman design related to the Craftsman era in residential architecture of about 1905–1925.

Summary of the Proposed Project

The proposed project, as presented in the progress set of architectural drawings noted above, includes the reorientation, the rehabilitation including a new foundation and basement, and the addition of a new wing at the proposed southeast corner of the historic house. The project also includes the rehabilitation of the garage and tank house, also identified as resources of the historic property.

SECRETARY'S STANDARD'S REVIEW:

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values.

Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values". Following is a summary of the review with a list of the Standards and associated analysis for this project:

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."**

Analysis: There is no change of use proposed for the property.

2. **"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."**

Analysis:

The overall form of the main house will retain its character-defining massing and form during the reorientation project: the symmetrical front gabled porch wings will be prominently maintained, the main gabled roof will retain its overall dimensions and form, the rear shed dormers and inset balcony (although altered) will retain the relative form and size. The size and location of the side bump-outs (the dining room bay window and the proposed east-side French door bay) will be preserved.

Some larger character-defining features are proposed for removal with regard to the relocation and addition portions of the project. Specifically: the proposed southeast corner will be redesigned as part of the proposed rear addition; the detailing of the connection will be critical, but the roof forms and footprint of the two-story addition are shown to be compatible with the rooflines and area of the historic house. Also, the curved front masonry patio will have to be demolished and reconstructed as part of the reorientation. Because this element is proposed for reconstruction, the impact is negligible. The rear shed dormers will be altered, but generally retain their form and size with relation to the overall house size.

The proposed removal of the rear entrance (currently used as the front entrance) does not affect historic material, as the porch was added by the previous owners.

The reorientation of the house will somewhat alter the spatial relationships of the three extant structures on the property, but the resultant configuration is compatible with the original house design, and the open space will be preserved. The house originally faced San Antonio Road with a large setback and much surrounding landscaping. A lot split added a property line and neighboring parcel near to the front façade of the historic house; the front of the house is not currently visible from the street or from any vantage points within the property itself. The proposed project will turn the house 90 degrees, and reestablish the front and rear of the house with regard to the new orientation of the property toward Yerba Buena. This design will provide clear compatibility with the historic intent of the front and rear of the house. The reorientation will include somewhat less open space between the house and the outbuildings, and the side of

the house will face the outbuildings. The spatial relationship will be adequately maintained. The outbuildings and the house will not be crowded together. An understanding of the openness of the setting will be preserved in this proposal.

The overall roof forms and footprint of the garage is proposed to be preserved.

The overall roof forms and footprint of the tank house is proposed to be preserved.

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 architectural elements from other historic properties, will not be undertaken.”**

Analysis: With regard to massing, footprint, and forms, there are no proposed changes are that might be mistaken for original features. See also Standard 9.

4. **“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”**

Analysis: It is understood that no existing changes to the building have acquired historic significance in their own right. Specifically, the rear porch addition (currently used as the front entrance) is not historically significant and can be removed or maintained with no impact on the Standards.

5. **“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”**

Analysis: The features, finishes, and construction techniques or examples of craftsmanship that characterize the property are not reviewed in this initial report.

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.”**

Analysis: The current project plans in their early stages, do not specifically address the replacement of deteriorated features. This Standard is not reviewed in this initial report.

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.”**

Analysis: No chemical treatments are shown as proposed in this level of project development, so this Standard is not reviewed in this initial report.

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

Analysis: Archeological resources are not evaluated in this report.

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.”**

Analysis: The proposed rear-corner addition and proposed small bay windows and side entrances will be compatible with the original house design in size, massing, and location. Specifically, the footprint of the two-story addition is adequately narrow with respect to the main footprint to create an appropriately sized roof form. The addition’s dormer roofs break up the expanse of the addition’s main roof in a similar and compatible form of the main historic house. The proposed bay windows and the small wings of the addition break up the wall planes, creating a scale of small bump-out forms and rooflets similar to the historic design.

The visual scale of the addition will be greatly influenced by the materials and detailing of new construction, including siding, window size, type and lite pattern, trim, and handrails, as will the detailing of the porch and the size and form of the bay-window roofs. This aspect of the design is not addressed in this report.

The garage and tank house do not include additions. The exterior alterations will be reviewed for the compatibility of the scale, location, and other detailing in a future report.

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

Analysis: The essential form and integrity of the historic property would be maintained in this project. The addition would appear to be adequately reversible.

Conclusion

With an understanding that final historical planning approval will be based on future review of the proposed materials and detailing, the currently proposed project can be considered to meet the *Secretary of the Interior’s Standards for Rehabilitation* with regard specifically to the reorientation of the main house and the proposed size, massing, form, and location of the proposed two-story rear addition.

ATTACHMENT E



November 11, 2013

To Whom It May Concern:

We are writing this letter to express our support for the renovation project at *10 Yerba Buena Avenue* proposed by Laurie and Duco Pasmooij.

We have known the Pasmooij family since our kids were in Kindergarten together at Springer Elementary in 2008. Since then, our families have developed a close personal relationship.

From the beginning, the Pasmooijs have impressed us with their commitment to the community. Laurie spends countless hours helping out at the school where she is one of the cornerstones of the school's volunteer program. Aside from her everyday involvement, she has taken the initiative to start a Lego Club and she also spearheads the Art Club. The Pasmooijs use their house as a "home base" where they plan and prepare many of these wonderful activities. Laurie has also inspired the community to participate in their annual pumpkin growing contest, and the Pasmooijs' Halloween events are quickly becoming legendary. We never cease to be impressed with how generously the Pasmooijs open their home to the community to bring neighbors together and to forge new friendships.

As friends, we are extremely happy to see how excited the Pasmooijs are about their recently purchased new home and how they are looking forward to establishing a permanent place in the community for their family. Duco and Laurie talk with great enthusiasm about their plans to restore the property to its original condition and to preserve a piece of the history of Los Altos.

We can vouch for the Pasmooijs' intentions to restore their property, and we believe the community would be much better served by allowing the Pasmooijs to proceed with this project rather than allowing a developer to tear down the buildings and subdividing the lot. The beautifully restored buildings will be a landmark in Los Altos for decades to come, and the community couldn't ask for better neighbors than the Pasmooij family.

If you have any questions, feel free to contact us at (650) 625-8949.

Sincerely,

A handwritten signature in blue ink that reads "Chris Lauwers and Balbir Bhogal". The signature is written in a cursive style.

Chris Lauwers and Balbir Bhogal
1040 Gest Drive
Mountain View, CA 94040

Erno and Tina Klaassen
702 Arroyo Road
Los Altos, CA 94024

November 6, 2013



Mr. Zach Dahl
Los Altos Community Development Department/Planning Division
One North San Antonio Road
Los Altos, CA 94022

Dear Mr. Dahl,

We are writing in support of the Pasmooij's restoration project at **10 Yerba Buena Avenue**, Los Altos. This property is a hidden jewel. We have lived in the city of Los Altos for over eleven years and never knew that there was a property located close by with an original carriage house and water tower. When we heard that the Pasmooij family purchased this property, our first thought was how lucky not only the neighbors are, but also how fortunate the City of Los Altos is to have the perfect family to restore this neglected home to its original glory. It would have been very unfortunate to see a developer acquire the lot in order to scrape the old house and put up some tasteless new construction.

The subdivision that happened to the original property leaves the gorgeous façade of this great home squeezed up against the side of the lot, and hidden from view. We can't wait to see how amazing it will look when the house is rotated to face the street and returned to its original splendor. It is wonderful that the Pasmooij family is willing to spend the time, effort, and money to restore the property as a home where they will raise their family.

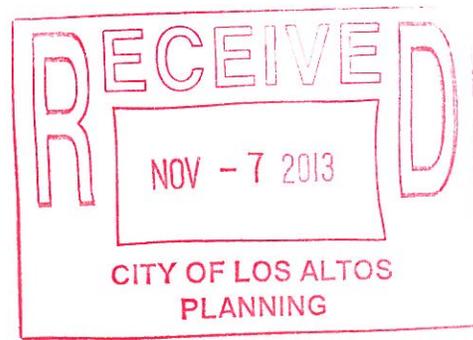
Thank you for supporting the restoration of an important piece of Los Altos history.

Sincerely,

A handwritten signature in black ink that reads "Erno and Tina Klaassen". The signature is written in a cursive style.

Erno and Tina Klaassen

Jeff and Pam Wright
2098 Sterling Avenue
Menlo Park, CA 94025



November 5, 2013

Zach Dahl
Los Altos Community Development Department/Planning Division
One North San Antonio Road
Los Altos, CA 94022

Dear Mr. Dahl:

We are writing to voice our support for Laurie and Duco Pasmooij in their efforts to restore and improve their home at 10 Yerba Buena Avenue. The Pasmooijs have been close friends of ours for more than decade, and we can unequivocally say that they are people of the highest integrity and a family that makes great contributions to the communities they live in.

It is worth noting in this context that we have a great deal of experience with historic preservation ourselves. We are active investors in three restoration projects of historic buildings in the Finger Lakes Region of Upstate New York. Based on this experience and our knowledge of their character, we can say that the Pasmooijs are extremely well suited to take on a historic preservation project of this nature.

It is unfortunately rare to find people with a strong appreciation for the role of historic architectural design in telling the story of a community. It's even rarer to find such people who also have a strong attention to detail and quality as well as the resources to ensure that their high standards are met. As community members, parents, professionals, and volunteers, both Laurie and Duco Pasmooij approach any project they take on with exceptional energy and thoroughness. We have no doubt that their approach to the restoration of their beautiful and historically significant home will be the same.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff and Pam Wright". The signature is written in a cursive, flowing style.

Jeff and Pam Wright

Frederica Postman
899 E. Charleston #H206
Palo Alto CA 94303

November 1, 2013

Los Altos Design Review Commission
Los Altos City Hall
1 North San Antonio Road
Los Altos CA 94022

Ref: 10 Yerba Buena Avenue, Los Altos

I am the former owner of the above-referenced property. My husband and I bought the property in 1967 and lived there until 2013 when, after my husband's death, I sold it to Laurie and Duco Pasmooij.

I was very happy to sell to Laurie and Duco because they so clearly loved the property and would be long-term residents as they raised their children there. I was certain that they would improve the property and would be an asset to the neighborhood.

Very truly yours,



Frederica Postman



Date:
4 November 2013

From:
Mark A. Lunsford
21 Sylvian Way
Los Altos, CA 94022



To:
Los Altos Community Development Department/Planning Division
One North San Antonio Road
Los Altos, CA 94022

CC:
Zach Dahl
Senior Planner
City of Los Altos

Ref:
Request for Variances at 10 Yerba Buena, Los Altos

I write today in support of all aspects of the plans in front of the committee for 10 Yerba Buena, Los Altos. It is relevant to know that our home at 21 Sylvian Way, backs up to the property referenced and we have lived in Los Altos for 15 years.

I would have been at the public hearing on this property scheduled for November 20th, 2013, but I will be traveling overseas that week.

After studying the detailed plans for the renovation of the referenced property, 15 pages of drawing and specifications, I find the plans to be reasonable and well considered in their entirety. I will provide my thoughts on each of the details below.

Addition of 578 ft² to main house:

This addition is a well-balanced and attractive addition to the home. As the addition will be in the back of the house, it has no impact on the street view and it certainly doesn't bother us, the neighbors who would most likely be affected by this addition. The proposed variance is easy to accept when the square footage rating of the property also includes the garage, the attic in the garage, the cottage and all the floors of the tower. The tradeoff would seem to be tearing down one of the out buildings to make square footage available to the main house. As I would prefer to preserve the historical relevance of the entire property I support the variance proposed.

Re-Orientation of the main house:

Halleluiah, this beautiful home needs to be turned so we can all see it as it was intended. I applaud the home owners for their willingness to take on this project and after seeing the plans believe they have taken great care to orient and move the house so that it will be enjoyed by owners, guests, neighbors and all that pass by.

Ref: Request for Variances at 10 Yerba Buena, Los Altos
From: Mark A. Lunsford

Daylight Plane encroachment on Left:

After reviewing and considering all alternatives I support this variance. The options would be either to alter the roof line which would take away from the original look of the home or to move the main building closer to the out buildings, which would look awkward and possibly create other variances that would be undesirable. Both of the alternatives would negate the historical purity of this property.

Second Living unit permit:

This permit will ensure that the existing cottage or guest house is up to code and structurally sound. Making it sound will ensure it remains part of the historic presence this home offers for many many years to come. As the neighbors to the rear, we love looking out to this structure and being reminded of the orchards that were once a mainstay of the valley. I have no doubt that family and friends of the Pasmooij's will enjoy having a comfortable, safe and private place to stay when they visit.

15ft right side setback instead of the 17.5ft:

This is another issue regarding the cottage/guest house. As that structure was here before the rest of us, I have no problem continuing to allow this variance. The family is not moving the building or enlarging the structure; they are merely restoring and bringing up to code a building that is part of the original property.

Conclusion:

I am pleased, as a resident of Los Altos, to see that the Pasmooij's, a caring family who will live in the house once it is restored, has taken on such a project. Their care about this 5S1 Historic Resource is to be applauded and we intend to support them as much as we can through the renovation. We have gotten to know the family over the last few months and believe their motivations to be pure and their intent to revive this property sincere. As a community we need to support such behavior to keep people investing in our neighborhoods.

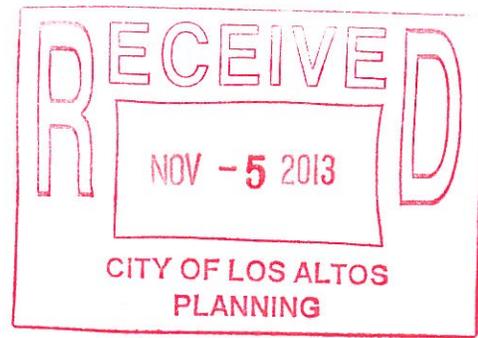
If you should wish any further input, please feel free to contact me at my home, by phone or by email below.

Regards,



Mark A. Lunsford
21 Sylvian Way
Los Altos, CA 94022
1-650-559-1501
Mark@Lunsford.TO

Susan St. Ledger
117 Yerba Buena Avenue
Los Altos, CA 94022



November 2, 2013

Design Review Commission
Los Altos Community Development Department/Planning Division
One North San Antonio Road
Los Altos, CA 94022

Dear Members of the Design Review Commission of Los Altos:

I am the owner of the home at 117 Yerba Buena Avenue.

I have reviewed the plans related to the historical restoration of 10 Yerba Buena with the owners, Duco and Laurie Pasmooij. I am in support of the proposed plans.

Sincerely,


Susan St. Ledger

cc: Zach Dahl, Los Altos City Planner

INITIAL SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REORIENTATION, REHABILITATION, AND ADDITION PROJECT

of the

HISTORIC WIDEMAN HOUSE

Duco and Laurie Pasmooij Residence

10 Yerba Buena Avenue
(Parcel Number 167-29-059)
Los Altos, Santa Clara County
California

For:

Duco and Laurie Pasmooij
10 Yerba Buena Avenue
(Parcel Number 167-29-059)
Los Altos, CA 94022



Prepared by:

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Leslie A. G. Dill, Partner and Historic Architect

September 6, 2013

INTRODUCTION

Summary

With regard to the proposed reorientation and overall form of the proposed massing, the project will meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). Because the design is still in an early phase, the project has not been reviewed for full compatibility with the Standards. The review intent is more completely described below.

Report Intent

Archives & Architecture, LLC was retained by Duco and Laurie Pasmooij, to conduct a Secretary of the Interior's Standards Review of the proposed reorientation, rehabilitation and addition project proposed for a historic house at 10 Yerba Buena Avenue, Los Altos, California. For this initial report, Archives & Architecture was asked to review the plans, exterior elevations, and site plan of the project to determine if the proposed reorientation and overall massing is in compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource. It is the understanding that the architect and owner are planning to submit this initial review for planning review specifically with regard to the floor area and other zoning considerations, and that further review will be forthcoming.

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The Northwest Information Center utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill viewed the exterior of the residence in its current configuration and reviewed the *Department of parks* and the State of California Department of Parks and Recreation Form 523 (DPR523 Form), written by Archives & Architecture, LLC, San José, California, dated May 7, 2013. The architect, Gregory P. Evard, Architect, AIA, and the owner, Duco Pasmooij, discussed the property, its significance, the character-defining features of the resources, and the proposed design. Then Ms. Dill evaluated, according to the Standards, the reorientation and massing of the proposed design that was electronically forwarded as progress prints dated August 26, 2013, from the architect. It is the understanding in this report that the submittal to the City of Los Altos may be a slightly more recent version of the prints that were reviewed. Note that the progress set that was reviewed included incomplete schedules of materials, some minor drawing "typos", and other indications that the project is in an early stage of design, and could not be reviewed for full compatibility with the Standards.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior of the reoriented residence. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:

Character of the Existing Resource

Archives & Architecture, LLC (A&A) evaluated the architectural significance of the historic house at 10 Yerba Buena Avenue, in the DPR 523, dated May 7, 2013. A&A described the house as

...presently listed on the City's Inventory as a Historic Resource under Municipal Code Section 12.44.060. It was identified in the City's first survey in the 1980s by Patricia Leach, and later recorded by Glory Anne Laffey in 1997, and reviewed by the Historical Commission placed the property on the Inventory on September 28, 1997.

Leach had first noted the special qualities of the site due to the extant tankhouse, and Sheila McElroy, as a part of a 2010-2011 Inventory Update for the City of Los Altos indicated that the property had local significance for its distinctive architecture, giving the property a California Historical Resource Status Code of 5S1.

The listing was reviewed as a part of this investigation and evaluation, and it was found that the property continues to meet the criteria for designation as a Historic Resource according to the Municipal Code Section 12.44.040:

- A. Age: the house on the subject property is over 101 years old and meets the age criteria.*
- B. Integrity: the property, as noted on the previous page, retains most, but not all of its, historical integrity over time as per the National Register's seven aspects of integrity; particularly, the setting has changed a great deal over time. However, the majority of the original character-defining materials and the workmanship of this house have been preserved, and the property reflects the original design and feeling from its period of significance, which is 1911.*
- C. Significance: the property is clearly significant for its architecture/design, as it embodies the distinctive characteristics of the Arts and Crafts era in its Craftsman design. None of the associated persons, as explained in the two previous pages, are important to history, and no events or patterns are associated with the property that can be said to have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States. The property also is unlikely to yield important information about prehistory or history that is unknown at this time.*

The property therefore appears eligible for the California Register under Criterion (3), as it embodies the distinctive characteristics of Craftsman design related to the Craftsman era in residential architecture of about 1905–1925.

Summary of the Proposed Project

The proposed project, as presented in the progress set of architectural drawings noted above, includes the reorientation, the rehabilitation including a new foundation and basement, and the addition of a new wing at the proposed southeast corner of the historic house. The project also includes the rehabilitation of the garage and tank house, also identified as resources of the historic property.

SECRETARY'S STANDARD'S REVIEW:

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values.

Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values". Following is a summary of the review with a list of the Standards and associated analysis for this project:

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."**

Analysis: There is no change of use proposed for the property.

2. **"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."**

Analysis:

The overall form of the main house will retain its character-defining massing and form during the reorientation project: the symmetrical front gabled porch wings will be prominently maintained, the main gabled roof will retain its overall dimensions and form, the rear shed dormers and inset balcony (although altered) will retain the relative form and size. The size and location of the side bump-outs (the dining room bay window and the proposed east-side French door bay) will be preserved.

Some larger character-defining features are proposed for removal with regard to the relocation and addition portions of the project. Specifically: the proposed southeast corner will be redesigned as part of the proposed rear addition; the detailing of the connection will be critical, but the roof forms and footprint of the two-story addition are shown to be compatible with the rooflines and area of the historic house. Also, the curved front masonry patio will have to be demolished and reconstructed as part of the reorientation. Because this element is proposed for reconstruction, the impact is negligible. The rear shed dormers will be altered, but generally retain their form and size with relation to the overall house size.

The proposed removal of the rear entrance (currently used as the front entrance) does not affect historic material, as the porch was added by the previous owners.

The reorientation of the house will somewhat alter the spatial relationships of the three extant structures on the property, but the resultant configuration is compatible with the original house design, and the open space will be preserved. The house originally faced San Antonio Road with a large setback and much surrounding landscaping. A lot split added a property line and neighboring parcel near to the front façade of the historic house; the front of the house is not currently visible from the street or from any vantage points within the property itself. The proposed project will turn the house 90 degrees, and reestablish the front and rear of the house with regard to the new orientation of the property toward Yerba Buena. This design will provide clear compatibility with the historic intent of the front and rear of the house. The reorientation will include somewhat less open space between the house and the outbuildings, and the side of

the house will face the outbuildings. The spatial relationship will be adequately maintained. The outbuildings and the house will not be crowded together. An understanding of the openness of the setting will be preserved in this proposal.

The overall roof forms and footprint of the garage is proposed to be preserved.

The overall roof forms and footprint of the tank house is proposed to be preserved.

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 architectural elements from other historic properties, will not be undertaken.”**

Analysis: With regard to massing, footprint, and forms, there are no proposed changes are that might be mistaken for original features. See also Standard 9.

4. **“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”**

Analysis: It is understood that no existing changes to the building have acquired historic significance in their own right. Specifically, the rear porch addition (currently used as the front entrance) is not historically significant and can be removed or maintained with no impact on the Standards.

5. **“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”**

Analysis: The features, finishes, and construction techniques or examples of craftsmanship that characterize the property are not reviewed in this initial report.

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.”**

Analysis: The current project plans in their early stages, do not specifically address the replacement of deteriorated features. This Standard is not reviewed in this initial report.

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.”**

Analysis: No chemical treatments are shown as proposed in this level of project development, so this Standard is not reviewed in this initial report.

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

Analysis: Archeological resources are not evaluated in this report.

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.”**

Analysis: The proposed rear-corner addition and proposed small bay windows and side entrances will be compatible with the original house design in size, massing, and location. Specifically, the footprint of the two-story addition is adequately narrow with respect to the main footprint to create an appropriately sized roof form. The addition’s dormer roofs break up the expanse of the addition’s main roof in a similar and compatible form of the main historic house. The proposed bay windows and the small wings of the addition break up the wall planes, creating a scale of small bump-out forms and rooflets similar to the historic design.

The visual scale of the addition will be greatly influenced by the materials and detailing of new construction, including siding, window size, type and lite pattern, trim, and handrails, as will the detailing of the porch and the size and form of the bay-window roofs. This aspect of the design is not addressed in this report.

The garage and tank house do not include additions. The exterior alterations will be reviewed for the compatibility of the scale, location, and other detailing in a future report.

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

Analysis: The essential form and integrity of the historic property would be maintained in this project. The addition would appear to be adequately reversible.

Conclusion

With an understanding that final historical planning approval will be based on future review of the proposed materials and detailing, the currently proposed project can be considered to meet the *Secretary of the Interior’s Standards for Rehabilitation* with regard specifically to the reorientation of the main house and the proposed size, massing, form, and location of the proposed two-story rear addition.