



DATE: November 15, 2017

AGENDA ITEM # 5

**TO:** Design Review Commission

**FROM:** Sean K. Gallegos, Associate Planner

**SUBJECT:** 17-SC-30 – 571 Cherry Avenue

**RECOMMENDATION:**

Deny appeal application 17-SC-30 subject to the listed findings

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**PROJECT DESCRIPTION**

This is an appeal of an administrative design review denial for a one-story addition to a one-story historic landmark house. The project includes demolition of an existing addition and accessory structure, and construction of a 2,332 square-foot one-story addition at the rear of the house. The following table summarizes the project's technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	15,519 square feet
<b>MATERIALS:</b>	Cement Spanish tile roof, sand finish stucco siding, stone veneer, wood windows, cast stone sill, and wood carriage door

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	2,465 square feet	3,910 square feet	5,432 square feet
<b>FLOOR AREA:</b>			
First floor	1,427 square feet	3,760 square feet	4,301 square feet
Accessory structure	785 square feet	-	
<b>SETBACKS</b>			
Front	53 feet	53 feet	25 feet
Rear	40 feet	80 feet	25 feet
Right side	30.9 feet	7 feet	7 feet
Left side	9.5 feet	8.8 feet	7 feet
<b>HEIGHT:</b>	16.5 feet	19.5 feet	20 feet

## **BACKGROUND**

### **Application History**

#### *Historical Commission Review*

On August 28, 2017, the Historical Commission held a public meeting to consider a Historic Alteration Permit for exterior alterations and an addition to a Historic Landmark structure. The proposal included demolition of a non-historic addition along the right rear corner (northeast) of the building and a one-story addition of 2,333 square feet. The Historical Commission found that the exterior alterations and addition to the main house would not adversely affect the physical integrity or the historic significance of the property and was consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures. After discussing the application, the Commission voted 5-1-1 to approve the Historic Alteration Permit. The meeting minutes and agenda report are attached for reference.

#### *Administrative Design Review*

The City requires design review for all new construction, additions and exterior alterations on single-family properties. For projects that are one-story and under 20 feet in height, design review is processed administratively by Planning staff. In the event that an administrative design review application is denied, the decision may be appealed to the Design Review Commission.

On May 31, 2017, a design review application was submitted for a one-story addition to a one-story house at 571 Cherry Avenue. During the initial review of the application, staff identified that the proposed addition's size and scale was bulkier and more massive than the existing Historic Landmark house and not compatible with the design concept of the existing structure. Based on the height of the finished floor, which is well above the recommended 16-22 inches above grade that is specified in the City's Residential Design Guidelines, the proposed addition does not minimize the perception of excessive bulk and is out of scale with the existing house and the surrounding neighborhood.

Staff attempted to work with the applicant to address the issues and revise the proposal to reduce the massing and scale of the structure and improve its integration with the existing house. However, the design revisions were not substantial enough to resolve the scale and bulk concerns, and on October 2, 2017, the design review application was denied.

### **Neighborhood Context**

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in this neighborhood tend to have varying front yard setbacks, and different architectural styles and massing. However, the houses in the neighborhood do have a consistent side yard setback pattern, lower scale designs with horizontal eave lines and use more rustic materials. In Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood. However, an addition to a house should maintain an appropriate relationship to houses in the neighborhood and not result in an abrupt change.

## **DISCUSSION**

Following the denial, the applicant filed an appeal of the decision, asserting that the denial should be overturned due to the diverse character neighborhood designation for the immediate neighborhood and that the Historical Commission had approved the project. The applicant's appeal letter, which is included in Attachment A, outlines the basis for their appeal

### **Denial Findings**

The administrative design review denial is based on the following design review findings per Section 14.76.050 of the Zoning Ordinance:

- The orientation of the proposed main structure, in relation to the immediate neighborhood, will NOT minimize the perception of excessive bulk; and
- 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 NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. The project proposes nine- to ten-foot wall plates and a maximum finished floor height of 39-inches. The combination of the tall finished floor, taller wall and eave heights, and complex roof form creates a bulky structure that is out of scale with adjacent residences and the surrounding neighborhood context.

The general architecture of the addition, including its height and proportions, results in a bulky and dominant vertical emphasis that is inconsistent with the low scale of the existing house and surrounding residences. Based on the height of the finished floor, which is well above the recommended 16-22 inches in the City's Residential Design Guidelines, the overall height of the roof and the layout of the new floor area, the proposed addition creates a residence that does not minimize the perception of excessive bulk and is out of scale with the surrounding neighborhood and its own natural setting.

### **Alternatives**

This appeal application is *de novo*, which means that the Design Review Commission may consider all aspects of the project and is not limited to the appeal concerns. If the Commission disagrees with the staff action, the Commission could: 1) make positive design review findings and approve the project; or 2) modify the project and/or conditions in order to make positive design review findings and approve the project. If the Commission votes to approve this project, standard conditions pertaining to tree protection, grading and drainage, green building, fire sprinklers, water efficient landscaping and underground utilities should be incorporated.

## **Historic Landmark Designation**

There is a special circumstance applicable to the property due to the Historic Landmark designation. The proposed addition has elements and design features that are suggestive of the historic house; however, the Secretary of the Interior's Standards for the Treatment of Historic Structures does not permit a false sense of historic development by mimicking the historic main house. Instead, the addition must be adequately differentiated to preserve the historic integrity of the main house, while being compatible in scale and materials. The stucco siding and roof materials are proposed to match the historic main house, but the windows, door lights and garage door will be differentiated from the house.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the addition to a single-family dwelling in a residential zone.

## **PUBLIC CONTACT**

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Cherry Avenue, Pine Lane and Alma Court.

Cc: Runzhen Huang and Gloria Wang, Owners  
Chapman Design Associates, Designer

Attachments:

- A. Application and Appeal Letter
- B. Area, Vicinity and Public Notification Maps
- C. Historical Commission Minutes
- D. Historical Commission Agenda Report

## **FINDINGS**

17-SC-30 – 571 Cherry Avenue

With regard to the one-story addition, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The orientation of the proposed addition in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk; and
- b. 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 NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and



# ATTACHMENT A

## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit #

1107734

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Commercial/Multi-Family	<input type="checkbox"/> Environmental Review
<input type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance	<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"/> Sidewalk Display Permit	<input checked="" type="checkbox"/> Appeal
<input type="checkbox"/> Historical Review	<input type="checkbox"/> Preliminary Project Review	<input checked="" type="checkbox"/> Other:

Project Address/Location: 571 CHERRY AVENUE

Project Proposal/Use: RESIDENTIAL Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s): 167-28-014 Site Area: 0.365 AC

New Sq. Ft.: 2332.0 Altered/Rebuilt Sq. Ft.: 219 Existing Sq. Ft. to Remain: 1427

Total Existing Sq. Ft.: 2211 Total Proposed Sq. Ft. (including basement): 3759

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: Chapman Design Associates

Telephone No.: 650-941-6890 Email Address: info@wjcdca.com

Mailing Address: 620 S. El Monte Ave.

City/State/Zip Code: Los Altos, CA. 94022

Property Owner's Name: Runzhen Huang, Gloria Wang

Telephone No.: 650-426-8058 Email Address: h\_runzhen@hotmail.com

Mailing Address: 571 CHERRY AVENUE

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

Architect/Designer's Name: Chapman Design Associates

Telephone No.: 650-941-6890 Email Address: info@wjcdca.com

Mailing Address: 620 S. El Monte Ave.

City/State/Zip Code: Los Altos, CA. 94022

\* 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)



October 4, 2017

Community Development Department  
City of Los Altos  
One North San Antonio Road  
Los Altos CA 94022

RE: 571 Cherry Avenue

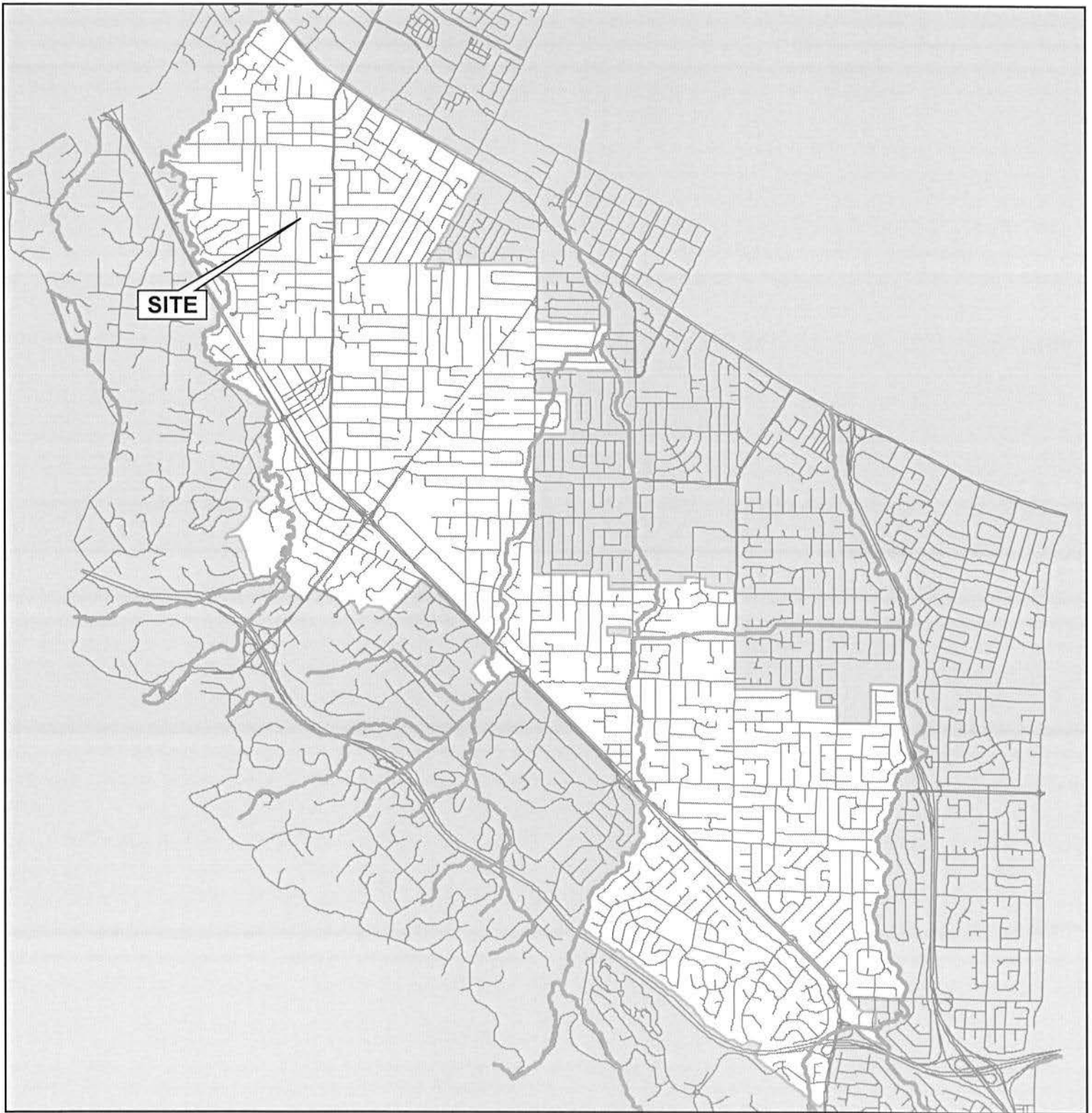
Dear Mr. Gallegos

Having been informed of the denial of application 1107734 we are officially filing an appeal. The appeal is to contest staff's application and interpretation of the design guidelines in regard to this property. Most specifically, but not limited to, the defining of the neighborhood as a consistent character neighborhood and the implications that definition has in regard to the proposed design.

Sincerely, Walter Chapman

Chapman design Associates

# AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** 17-SC-30  
**APPLICANT:** Chapman Design Associates/ R. Huang and G. Wang  
**SITE ADDRESS:** 571 Cherry Avenue



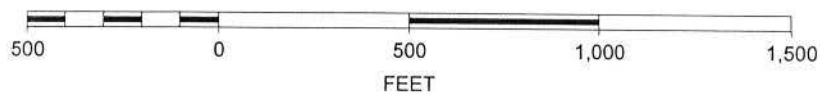
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# VICINITY MAP



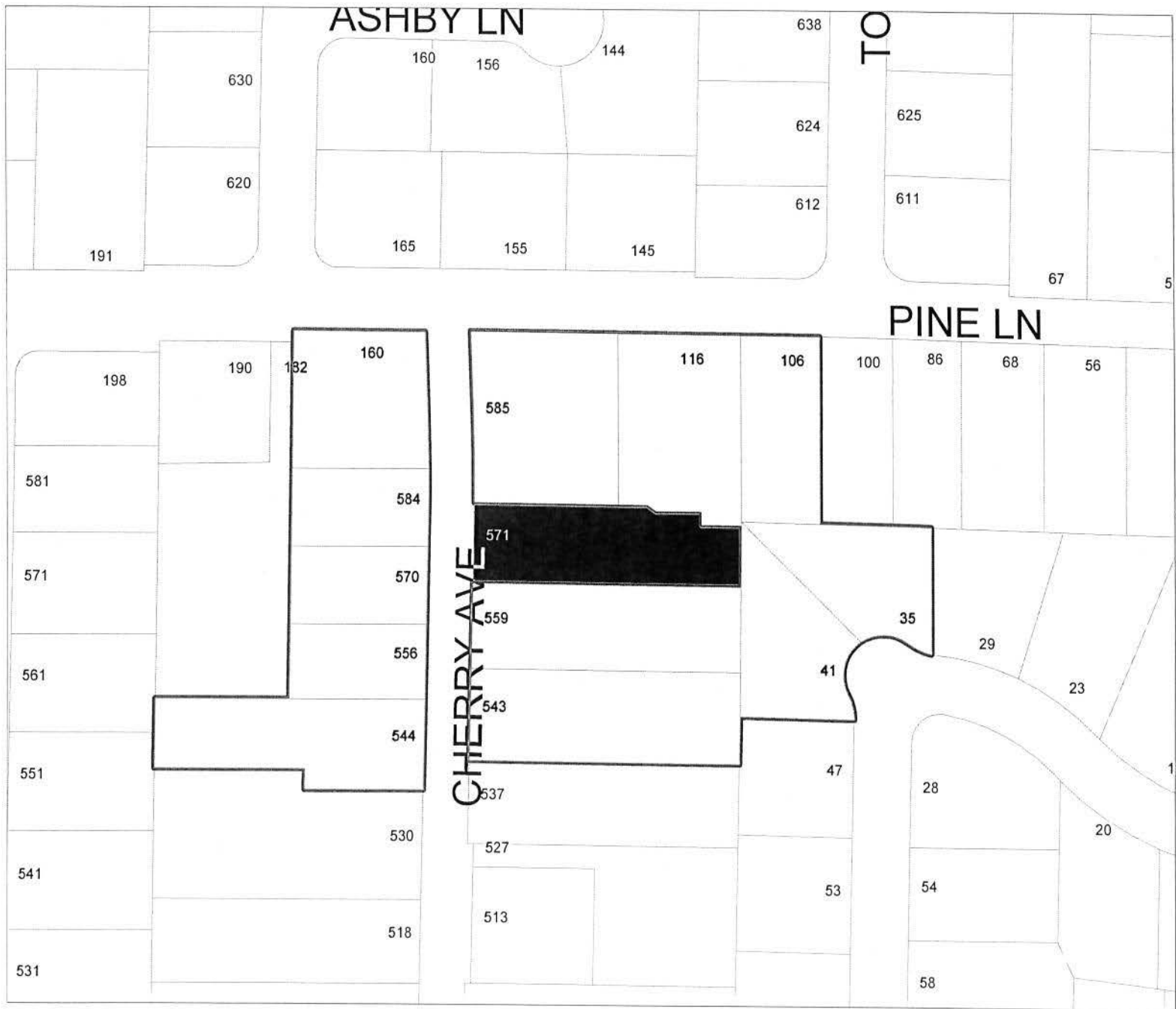
SCALE 1 : 6,000



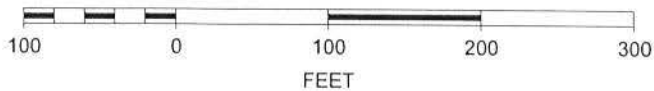
CITY OF LOS ALTOS

**APPLICATION:** 17-SC-30  
**APPLICANT:** Chapman Design Associates/ R. Huang and G. Wang  
**SITE ADDRESS:** 571 Cherry Avenue

# 571 Cherry Avenue Notification Map



SCALE 1 : 1,500





MINUTES OF THE MEETING OF THE HISTORICAL COMMISSION OF THE CITY  
OF LOS ALTOS, HELD ON MONDAY, AUGUST 28, 2017, AT 7:00 P.M. AT LOS ALTOS  
CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

FILE

## ROLL CALL

PRESENT: Chair Trapnell, Vice-Chair Ahmadjian-Baer, Commissioners Bai, Bartlett, Chapman and Lang

ABSENT: Commissioner Horn

## PUBLIC COMMENTS

No resident comments

## ITEMS FOR CONSIDERATION/ACTION

1. Commission Minutes

Action: Upon a motion by Commissioner Bartlett, seconded by Vice-Chair Horn, the Commission moved to approve the minutes with a revision to reflect the correct spelling of the Halsey house. AYES: Bartlett, Chapman and Trapnell; NOES: None; ABSENT: Horn; ABSTAIN: Ahmadjian-Bar, Bai and Lang. The motion failed and the item was continued to next meeting.

2. 17-H-04 – Chapman Design Associates – 571 Cherry Avenue

Historic Alteration permit for 1,427 sq. ft. one-story addition to a one-story historic landmark structure.

Staff presented the report.

Applicant, Derek Teixeira presented the project

Public Comment

No public comments

Action: Upon a motion by Commissioner Lang, seconded by Commissioner Adhmadjian-Baer, the Commission approved the project subject to the listed findings and conditions. AYES: Ahmadjian-Baer, Bai, Bartlett, Lang and Trapnell; NOES: None; ABSENT: Horn; ABSTAIN: Chapman

## INFORMATIONAL ITEMS

2. Hillview Community Center Task Force

Capital Improvement project for the design and construction of the Los Altos Community Center.

Staff, Sarah Henricks, presented the item.

The Commission discussed the Hillview Community Center. The Historical Commission recommends the Hillview Community Center Task Force consult with the Los Altos History Museum to ensure that any Community Center space that is currently used for programs and events is allowed for in the new center. Similarly, the Commissioners request conference rooms and event space in the new center for very large events, like craft shows, large museum events and other community events. The Historical Commission urges the Task Force to be aware of any impact to the History Museum, the orchard, or any other historical sites when considering placement of the new center. To encourage collaboration, the Commissioners suggest creating jointly used, flexible, multi-use indoor and outdoor space that would facilitate crowds that may come to the History Museum programs as well as a portable stage.

3. Historic Preservation Regulations

Staff discussed the proposal to schedule a joint meeting between staff and historical commission subcommittee to develop direction for the code changes to the Historic Preservation Ordinance. After meeting with the subcommittee and developing the code changes, the item is to be brought back for a public hearing at which the commission would develop their formal recommendations to the City Council.

Public Comment

Residents Kurt Seifert and Dafna spoke in favor of modifying the Historical Preservation Ordinance.

4. Civic Center Apricot Orchard

Receive update from staff.

Public Comment

Los Altos History Museum Executive Director, Elizabeth Ward, spoke in support of the preservation of the orchard and the historic plaque placement in the Civic Center Orchard. She encouraged the Commission to continue to support the orchard.

5. Monthly Staff Report

Staff discussed the joint meeting Historical Commission and the Board of the Los Altos History museum scheduled Monday, September 25, 2017.

The commissioners agreed to the meeting starting at 5:00 pm. Commissioner Chapman raised concerns regarding the historical commission and design review procedure.

Public Comment

Los Altos History Museum Executive Director, Elizabeth Ward, spoke in support of the joint meeting and discussed the meeting schedule.

**COMMISSION AND STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS**

Commissioner Chapman raised concerns regarding the historical commission and design review procedure and the timing for processing applications.

## ADJOURNMENT

Chair Trapnell adjourned the meeting at 8:40 p.m.

A handwritten signature in black ink, appearing to read "Sean K. Gallegos", written over a horizontal line.

Sean K. Gallegos  
Staff Liaison



DATE: August 28, 2017

AGENDA ITEM # 2

## AGENDA REPORT

**TO:** Historical Commission

**FROM:** Sean Gallegos, Staff Liaison

**SUBJECT:** 17-H-04 – 571 Cherry Avenue

### RECOMMENDATION:

Recommend approval of a Historical Alteration Permit for an addition to a Historic Landmark property subject to the listed findings

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### PROJECT DESCRIPTION

The project is an application for a historical alteration permit for an addition to a designated historic landmark property at 571 Cherry Avenue. The scope of work includes exterior alterations to the right rear (northeast) corner of the structure, including demolition of non-historic addition along the right rear corner (northeast) of the building and an addition of 2,333 square feet at the first-story.

### BACKGROUND

The existing residence an example of a Spanish Revival bungalow. This one-story, Spanish Revival bungalow is complete with tile roof and wrought iron railings at the front porch and fixed multi-pane picture window. The house is sheathed in stucco and has a set of French doors at the facade right. The front entry porch is shaded by a shed extension of the gable roof. Clay tile vents are seen at the side gable and the secondary elevations retain their original double-hung six-over-one wood windows.

The character defining features of the structure are its one-story form; Spanish clay tiled gable roof; stucco cladding; large arched multi-pane picture window; wrought iron railings at the front porch and picture window; French doors at facade right; front entry porch with shed roof extension; clay tile vents; original double-hung six-over-one wood windows.

The house was originally owned by Lucille Baxter, daughter of Herman and Marie Bleibler, and subsequently owned by Lucille Liewer, a long time Los Altos resident. (G. Laffey). The house was designed by architect Erwin Reichel, who at the time was a draftsman for "Architect of Palo Alto" Birge Clark. The property was designated as a Historic Landmark (Resolution No. 06-28) on October 10, 2006. It was designated a Mills Act property with a historic preservation agreement by the City Council on October 10, 2016 by Resolution No. 2006-28.



## DISCUSSION

Historical professional Bonnie Bamburg with Urban Programmers reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures, with the report included as Attachment C. As discussed previously, the historic character of the Spanish Revival bungalow style building is found in its one-story form; Spanish clay tiled gable roof; stucco cladding; large arched multi-pane picture window; wrought iron railings at the front porch and picture window; French doors at facade right; front entry porch with shed roof extension; clay tile vents; original double-hung six-over-one wood windows. The new addition does not remove historic materials or alter features or spaces that characterize the historic building. The proposed plan shows demolition of the 1948 addition along the southeast corner of the house and an addition of 2,333 square feet at the first-story. The 1948 addition and later alterations are not character defining or significant architectural features. The removal of the non-historic elements does not violate the Secretary of the Interior's Standards for Rehabilitation.

The first story addition is a Spanish contemporary eclectic style that is compatible with the Spanish revival style. The project differentiates the old and new structure due to the contemporary style of the addition and the exterior materials, including smooth stucco siding, windows and doors. The use of stucco and new red tile roof is incorporated to improve the addition's compatibility with the house. The new dual glazed aluminum clad wood window style, doors and stucco siding will also differ from style of the original structure, and it does not create a false sense of a historical development.

While the structure complies with the Secretary of the Interior's Standards for Rehabilitation, staff is concerned that the one-story addition is a larger scale, which departs from the scale of the historic landmark house. The bulk of a structure is related to the increased finished floor height, roof height, overall height, and its design and relationship to its surroundings. As a result, the addition creates a residence that is out of scale, visually and structurally, with existing structure and its own natural setting. The commission should consider whether the scale of the proposed addition maintains compatibility with the design of the historic landmark house.

Since this structure is a designated Historic Landmark, the Historical Commission needs to review the addition and all exterior modifications and find that the work complies with the City's Historic Preservation Ordinance (Chapter 12.44), does not adversely affect the physical integrity or historic significance of the property, and is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Once the Commission provides a recommendation, the project will be forwarded to the Community Development Director for consideration of the Design Review application.

Cc: Chapman Design Associates, Applicant and Architect  
R. Huang and G. Wang, Owners

### Attachments

- A. Application
- B. Area Map and Vicinity Map
- C. Secretary of the Interior's Standards Review Report, Urban Programmers
- D. Historic Property Evaluation – 571 Cherry Avenue



## FINDINGS

16-H-02 – 571 Cherry Avenue

With regard to the Historic Alteration Permit for the project at 571 Cherry Avenue, the Historical Commission finds the following in accordance with Section 12.44.150 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44);
2. The project does not adversely affect the physical integrity or the historic significance of the subject property; and
3. The project is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## CONDITIONS

16-H-02 – 571 Cherry Avenue

1. The approval is based on the plans received on July 10, 2017 and the written application materials provided by the applicant, except as may be modified by these conditions.



# ATTACHMENT A

## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107734

<input checked="" type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<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"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input checked="" type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 571 Cherry Avenue

Project Proposal/Use: Residential Current Use of Property: Residential

Assessor Parcel Number(s): 167-28-014 Site Area: .365 ac

New Sq. Ft.: 2105 Altered/Rebuilt Sq. Ft.: 174 Existing Sq. Ft. to Remain: 1427

Total Existing Sq. Ft.: 2211 Total Proposed Sq. Ft. (including basement): 3752

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Chapman Design Associates

Telephone No.: 650-941-6890 Email Address: info@wjcda.com

Mailing Address: 620 S. El Monte Ave.

City/State/Zip Code: Los Altos, CA. 94022

Property Owner's Name: Runzhen Huang, Gloria Wang

Telephone No.: 650-426-8058 Email Address: h\_runzhen@hotmail.com

Mailing Address: 571 Cherry Ave.

City/State/Zip Code: Los Altos, 94022

Architect/Designer's Name: Chapman Design Associates

Telephone No.: 650-941-6890 Email Address: info@wjcda.com

Mailing Address: 620 S. El Monte Ave.

City/State/Zip Code: Los Altos, CA. 94022

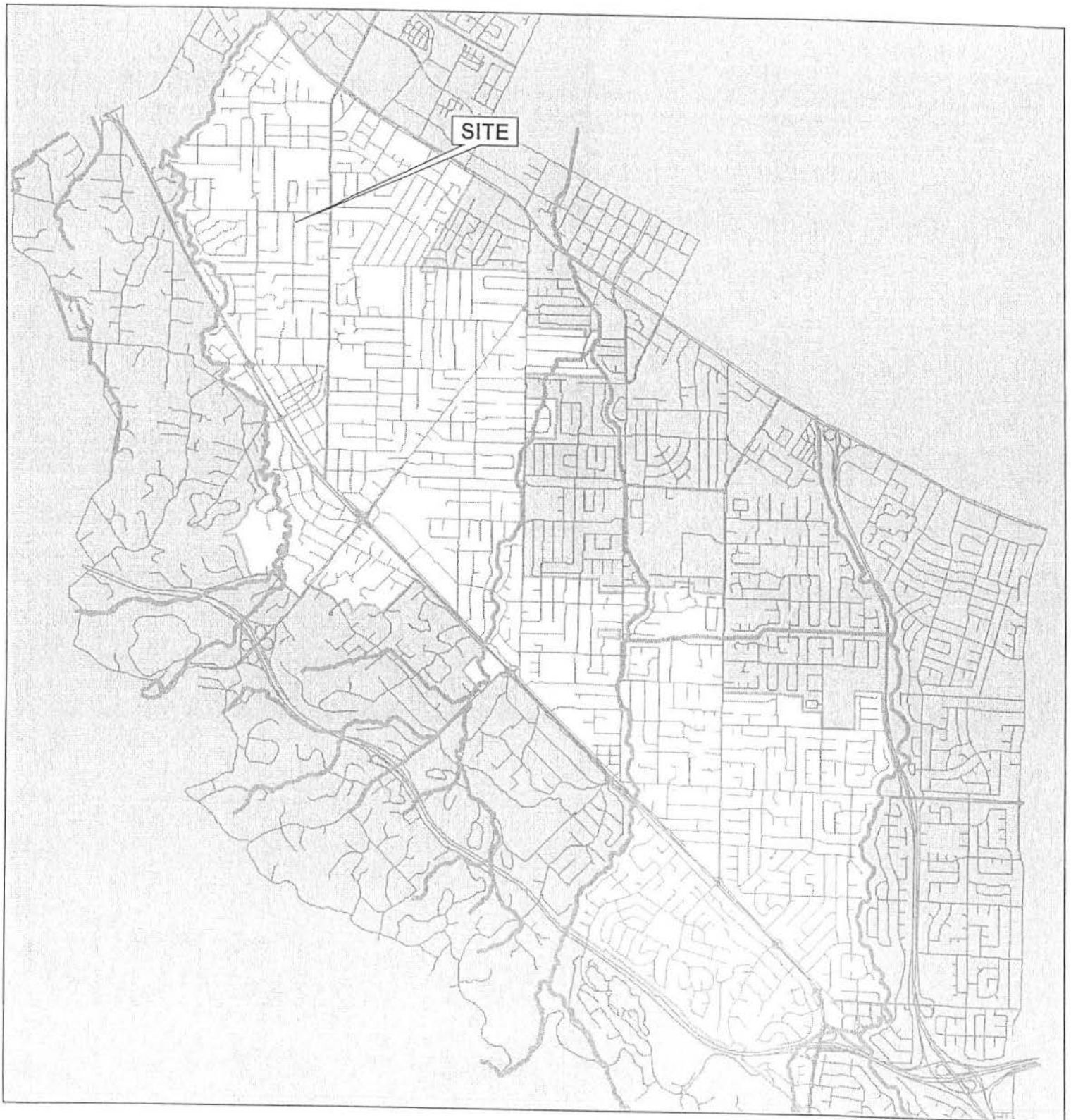
\* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. \*

(continued on back)

17-H-04



# ATTACHMENT B AREA MAP



CITY OF LOS ALTOS

APPLICATION: 17-H-04  
APPLICANT: Chapman Design Associates/ R. Huang and G. Wang  
SITE ADDRESS: 571 Cherry Avenue

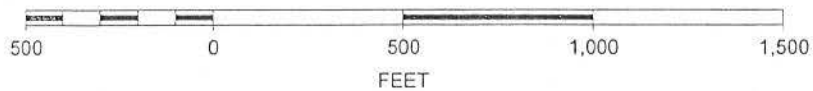


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 17-H-04  
APPLICANT: Chapman Design Associates/ R. Huang and G. Wang  
SITE ADDRESS: 571 Cherry Avenue

# 571 Cherry Avenue Notification Map







# ATTACHMENT C

URBAN PROGRAMMERS

May 1, 2017

Sean Gallegos, Liaison for the Historical Commission  
City of Los Altos Planning Department  
1 North San Antonio Road  
Los Altos CA 94022

Email: [Sgallegos@losaltosca.gov](mailto:Sgallegos@losaltosca.gov)

Re: 571 Cherry Ave, Los Altos

Dear Mr. Gallegos,

The History Commission of the City of Los Altos, and City Council have determined that the referenced property is a historic Landmark with architectural value to the community. As such, any rehabilitation or alteration must be consistent with the Secretary of the Interior's Standards for Rehabilitation. Urban programmers was contacted by Gloria Wang and Runzhen Huang, owners of the property and Walter Chapman, Chapman Design Associates, the designer for the expansion of the referenced property, to provide a third party professional review of the rehabilitation plans for consistency with the "Standards." Urban Programmers found the 1938 house had one addition c. 1948, and minor alterations, but we were not authorized, and did not conduct research to establish when all the alterations were made to the main house or when the detached garage was converted to a guesthouse.

The buildings in this project include a 1938, Spanish Colonial Revival style main house that exhibits a high degree of integrity and a guesthouse that appears to be a converted garage/shed (date unknown). The house appears to have been designed by local master architect Birge Clark, AIA (Minutes of the Historical Commission 3/22/2006). It is our understanding that the proposed expansion plan is desired to provide better organized living spaces to meet the needs of the owners. The proposed expansion is shown on architectural drawings prepared by Chapman Design Associates, and dated as shown below.

- A5 – Floor Plan- showing proposed rehabilitation changes to the main house (undated)
- A5 – Front and Rear Elevation (undated)
- A6 – Right and Left Elevation (undated)

The review considered the proposed plans and the setting for the historic house. Because the project documents are not complete the review does not consider materials or methods of construction, except in general terms.

Setting: At the time the house was constructed the surrounding area was orchards with few houses on Cherry Avenue. Today, the immediate neighbors surrounding the historic house are contemporary two-story buildings that have less set-back from the street. The landscaping and mature trees on the parcel provide the historic Spanish Colonial Revival style house its distinctive setting.

<sup>1</sup> Los Altos Historic Resources Inventory Update Report (Circa: Historic Property Development, March 2012).

Bonnie Bamburg, owner  
10710 Ridgeview Avenue  
San Jose California  
95127  
USA

Phone: 408-254-7171  
Fax: 408-254-0969  
E-mail: [bbamburg@USA.net](mailto:bbamburg@USA.net)





Photograph 1 Aerial photograph of the Cherry Avenue area of Los Altos c.1947  
source: Google Earth Pro.





Photograph 1 571 Cherry Avenue, Los Altos

View: Setting with the house set back on the parcel. Front façade of the historic house showing the intersecting gables and details of the Spanish Colonial Revival style.





Photograph 2 571 Cherry Avenue, Los Altos

View: North facade of the historic house showing the intersecting gables and the addition on the rear (right)





Photograph 3 571 Cherry Avenue, Los Altos

View: The South facade showing the rear limits of the original house after the slanted bay. Note the different window styles all have wood frames with seep lungsiles and appear original,





Photograph 4 571 Cherry Avenue, Los Altos

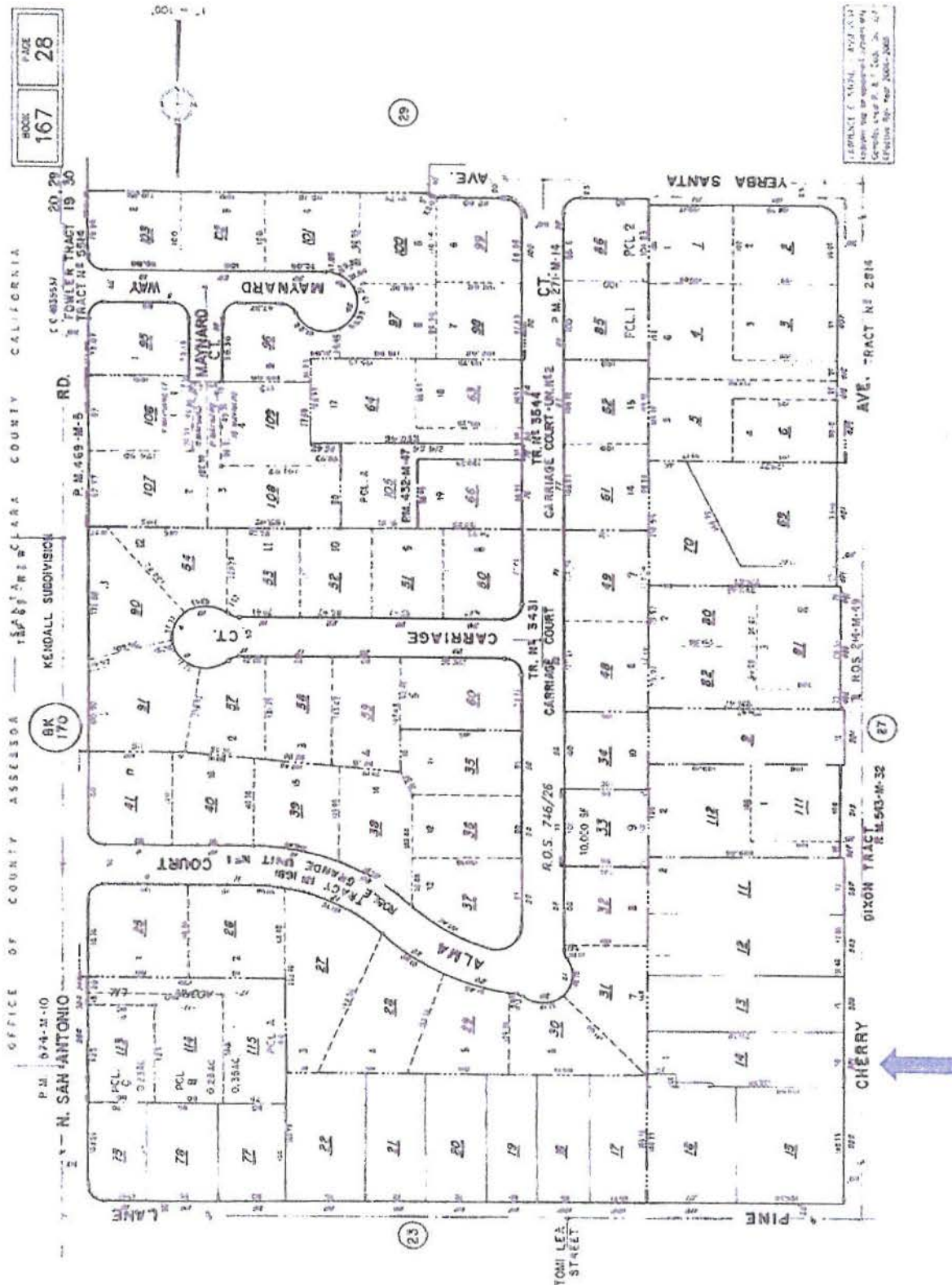
View: Rear facade showing with the addition shown on the left and the entrance to the basement in the center.





Photograph 5 571 Cherry Avenue, Los Altos

View: Behind the house is a former garage/shed that has been remodeled to a guesthouse/storage building.



Santa Clara County Assessor's Map Book 167-28-014 – 571 Cherry Avenue, Los Altos CA



# I. The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings were created by the National Park Service, Cultural Resources Division in 1978 to provide a framework to guide rehabilitation work for projects that were Certified Historic Structures and applied to use investment tax credits. Since that time the "Standards" have been expanded by introducing element specific guidance in the "Guidelines" and these have been adopted by many governmental agencies to promote the same level of guidance to projects that are determined to be local landmarks and/or historic resource properties.

*"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."<sup>1</sup>*

*The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.<sup>1</sup>*

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall 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 buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be*



*compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment*

*10. New additions and adjacent or related new construction shall 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.<sup>1</sup>*

To evaluate the proposed changes it is necessary to identify the character defining elements of the historic resource (house). Character defining features are those elements that set the historic building apart from other resources and communicate the design, materials, period, and construction of the building. These include elements that define the Spanish Colonial Revival style in the design, size and mass, materials and workmanship:

#### **Main Spanish Colonial Revival House:**

- The form and mass of the main single-story house is a character-defining feature.
- The front facade with an intersecting front facing gable projecting forward and the other half of the facade a low-pitched porch roof that creates the recessed porch. The sloping front half of the roof covers the front porch. The entrance is on the side while the back wall of the porch contains two vertical style wood frame, multi-pane windows. Timber style posts and beams at the front of the porch complete the design. The projecting gable has a round top (arched) large window with multi-panes.
- Spanish tile that has gained a patina with age covers the entire roof.
- On the rear, another Intersecting gable extends the building to the rear of the original house and continues with a later addition. Windows with the exception of the front facade are wood frame, single hung-sash with 6 over 6 panes.
- Siding for the entire building, including the addition is stucco.
- Distinctive Materials: Spanish Tile, light texture stucco, wood frame windows with divided lights.

**Integrity:** Constructed in 1928, the house had an addition to the rear constructed about c. 1938. The addition to the rear maintained the Spanish Colonial style of stucco siding and red tile roof. Wrought iron railings in the front and the rear do not appear original to the building- although the front façade may have had a railing in front of the window. With minor changes, the Spanish Colonial Revival house retains a high degree of integrity

**Garage/Guest House:** The rectangular plan building was designed as an ancillary- utility structure that was remodeled to a guest house/storage building. The building appears to have been a garage with 3 utility bays of which two have been converted with French doors with glass panels, and one that has a vertical board lift door- likely not original. The east end has been extended with a porch covered with timber posts and beam structure and roof tiles that are similar to those on the house. Glass panel doors enclose the porch. Stucco covers the main part of the building and the roof is composition shingles. It is likely that the original building was not covered in stucco but was an equipment shed housing the equipment used for fruit ranch operations. It would likely have had openings but not doors. It appears the remodel changed the utilitarian building.

**Integrity:** Due to the extensive alterations and addition, the building has lost integrity.

<sup>1</sup> <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>





Architectural drawing of a single-story house with a gabled roof. The drawing includes a list of components on the left and dimensions at the bottom.

**Components:**

1. Gable end wall
2. Roof
3. Chimney
4. Window
5. Door
6. Staircase

**Dimensions:**

- Overall width: 10.00m
- Overall height: 3.50m

SHEET  
A - 5

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Figure 4 Chapman Design Associates Sheet A6 (undated) BUILDING

The expansion plan proposes to maintain the historic house (with the exception of part of the rear wall), remove the former garage, add a single car garage to the front of the property and expand the house to the rear. The addition begins at the rear of the historic house and extends north to the rear of the new single car garage. This new section and second entrance is set back approximately 40 feet behind the front of the historic house. The program is to create modern living spaces attached behind the historic house and retain three facades of the historic house. The new garage is a separate building.

## 2. Drawing A4 Floor Plan (shows the outline of the historic house and the proposed additions) Changes proposed for the front façade.

2.1 There are no changes proposed for the front façade, or the sidewalls of the historic house.

Changes proposed to the North side, the c. 1948 addition:

- 2.2 The c.1948 addition is shown to be removed and a new addition is proposed for the rear of the historic building.
- 2.3 The former ancillary building, garage/shed will be removed.
- 2.4 Along the north property line a new single car garage will be constructed.
- 2.5 The new addition will extend to connect at the rear of the new single car garage.

Changes proposed to the South façade.

2.6 The rear wall of the historic house is just beyond the slated bay (kitchen). The rear wall contains two tall, multi-pane windows, a door in the center of two smaller windows. The plan proposes to remove these openings and add a sliding door system.

Changes to the rear façade and c. 1948 addition:

2.7 The c.1948 addition will be removed.

2.8 The proposed addition will connect to the historic house replacing the addition.

2.9 The new addition should use windows that are a different style from the historic house. Although proposed to be of compatible materials and construction the new construction will be differentiated by the construction methods,

### **3. Drawing A5 Elevations of the Front and Rear Facades**

3.1 The front of the historic house will remain without alteration.

3.2 The proposed addition is set approximately 40 feet from the front of the house and is shown to have windows that are different from the historic house.

3.3 A new single car garage is proposed for the north side of the property. Adding the garage in this location is compatible with settings from the 1930s.

### **4. Former Garage/shed-Guesthouse**

4.1 The guesthouse is not a primary historic resource. As a garage/shed it was an ancillary building that was likely used for automobile and equipment storage. Substantial alteration and enlargement have changed the structure into a guesthouse substantially diminishing the historic integrity.

4.2 The plan proposes to remove the former garage/guesthouse.

Integrity: Due to the alterations, and ancillary uses, the building is not a historic resource. The proposed removal of the guesthouse does not detract from, or diminish the character defining features that distinguish the historic resource a Spanish Colonial Revival house in the front of the property.



### III Review of the plans for conformance with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

*Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed changes encourage the continued historic use as a single family residence

*Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed plan preserves the historic character of the house. The c. 1948 addition to the original house will be removed and a new, larger addition will be added. The plan preserves the front and sides of the historic building with alteration to the rear wall. The rear wall is not a defining element that independently characterizes the house.

A new single car garage is a separate building that is compatible with the setting and the historic house. The proposed addition is set approximately 40 feet from the front of the house where is is not a dominate design feature. The distance from the front provides a visual gap that respects the setting and historic house. The modifications proposed do not destroy character- defining features.

*Standard 3 Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The new addition will have different style windows and doors. For compatibility, the addition will be covered in smooth stucco and have a new red tile roof. These are modern materials.<sup>2</sup> The new materials will not create a false sense of historical development.

*Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The house has changed with the rear addition and extensive alterations to the former garage/shed. Neither the addition to the house or the alterations to the former garage achieved independent historical significance.

*Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The historic house is in very good condition. Distinctive features such as the, front facade, windows, stucco siding, and the weathered patina of the old Spanish tile roof will be preserved.

*Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design,*

<sup>2</sup> Guidance from the National Park Service and the State Office of Historic Preservation encourages compatibility that promotes a quality design and not only a mixing different materials for differentiation between the historic and new construction. The new construction will read as such and be obvious to most people and particularly professionals in the fields of architecture, historic preservation and materials archives.



*color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The building is in very good condition. The distinctive features appear in good condition. Reconstruction or replacement is not required.

*Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

A specification was not a part of the submission given to Urban Programmers. However, there is no need for harsh chemical or sandblasting for this building. A condition to that effect will ensure compliance with Standard 7.

*Standard 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The proposed plan involves excavation for new foundations. However, this area has been disturbed by previous construction is unlikely to uncover significant archeological resources. A permit should include a standard condition requiring the project to comply with state and local law should archeological evidence be found.

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

The addition is set far back from the front of the historic house and does not destroy significant or character-defining features of the house. Although the addition is taller and larger than the original house, the setback from the front of the house retains the dominance and integrity of the original building. Although large in plan, the addition respects the historic massing of the house from the front view and retains the feel of the historic house as seen from the street. Adding a separate, single car garage to the front of the property creates a relationship that is typical of houses developed during the 1920s- 30s, and further provides the understanding that the garage and the addition on the rear are new, compatible design and construction.

*Standard 10. New additions and adjacent or related new construction shall 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.*

The historic house has been enlarged by an addition that removed a portion of the house's rear wall. The proposed addition will remove the previous addition. The building is a wood frame and therefore, if in the future the proposed addition were to be removed the rear wall (where it is attached) could be reconstructed without further damage to the rest of the building. Removing the addition is unlikely.

Finding: The approach to the site plan, adding the new single-car garage in the front and setting a new addition back to the rear of the historic house is unusual, yet it is typical of site planning as the automobile



replaced the horse.<sup>3</sup> Placing the garage in front of the addition and across from the historic house minimizes the new addition behind, at the rear of the historic house.

The proposed rehabilitation plans prepared by Chapman Design Associates, appear to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Property and the Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

I appreciate the opportunity to comment on the proposed rehabilitation of the Spanish Colonial Revival house at 571 Cherry Avenue. I am available to discuss this review and the "Standards" with you.

Best regards,



Bonnie Bamberg

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<sup>3</sup> When the odors and working spaces of the barn were no longer a concern, the convenience of having the garage closer to the entry into the house became popular in the 1930s.



# ATTACHMENT D

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other Listings _____ Review Code _____	Reviewer _____ Date _____

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 571 Cherry Avenue

P1. Other Identifier: HRI #: 14

\*P2. Location: Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 571 Cherry Avenue City Los Altos Zip 94022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
167 28 014

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

This one-story, Spanish Revival bungalow is complete with tile roof and wrought iron railings at the front porch and fixed multi-pane picture window. The house is sheathed in stucco and has a set of French doors at the facade right. The front entry porch is shaded by a shed extension of the gable roof. Clay tile vents are seen at the side gable and the secondary elevations retain their original double-hung six-over-one wood windows. The house appears to be in excellent condition.

\*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:

Primary Elevation

July 2011

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1929

(Los Altos Planning Dept)

\*P7. Owner and Address:

Lance M. & Annette Kreisman

571 Cherry Avenue Los Altos, CA

94022

\*P8. Recorded by:

Circa: Historic Property Development

582 Market Street, Suite 1800

San Francisco, CA 94104

\*P9. Date Recorded:

July 2011, Updated October 2012

\*P10. Survey Type:

Intensive



\*P11. Report Citation:

Los Altos Historic Resources Inventory Update Report (Circa: Historic Property Development, March 2012).

\*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code CA Reg. 5S1

Page 2 of 2

\*Resource Name or # (Assigned by recorder) 571 Cherry Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: \_\_\_\_\_

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

Built 1928. Detached garage & shop, 1955; reroof, 1996.

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture/design

Area Los Altos

Period of Significance 1928-1961 (50 year mark)

Property Type Residence

Applicable Criteria NR/CR/Local

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

This residence is a fine example of a Spanish Revival bungalow complete with entrance gates. The house was originally owned by Lucille Baxter, daughter of Herman and Marie Bleibler, and subsequently owned by Lucille Liewer, a long time Los Altos resident. (G. Laffey). The house was designed by architect Erwin Reichel, who at the time was a draftsman for "Architect of Palo Alto" Birge Clark. The property was designated as a Historic Landmark (Resolution No. 06-28) on October 10, 2006.

571 Cherry Avenue, Character Defining Features: one-story form; Spanish clay tiled gable roof; stucco cladding; large arched multi-pane picture window; wrought iron railings at the front porch and picture window; French doors at facade right; front entry porch with shed roof extension; clay tile vents; original double-hung six-over-one wood windows.

Evaluation: 571 Cherry Avenue is a good representative example of its style, Spanish Revival, and retains a high degree of integrity of workmanship, feeling, design and materials. It is a Mills Act property with a historic preservation agreement and assigned the California Register Status Code 5S1: "Individual property that is listed or designated locally." Note: This finding is based on architectural merit alone and further research for historical association should be conducted.

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

\*B12. References:

Los Altos Historical Commission: Los Altos HRI (9.28.1997); McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2002; DPR series forms by G. Laffey (1997); Sanborn Maps; Los Altos HRI (February 2011).

B13. Remarks:

Vicinity map provided by the City of Los Altos and amended by Circa: Historic Property Development.

\*B14. Evaluator: Circa: Historic Property Development

\*Date of Evaluation: July 2011

(This space reserved for official comments.)

