



DATE: May 20, 2020

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: V20-0001 and SC20-0001 – 725 University Avenue

RECOMMENDATION:

Approve variance application V20-0001 and design review application SC20-0001 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is an application that includes a variance to allow a daylight plane encroachment and design review for a second story addition. The project includes a variance to allow a daylight plane intrusion along the interior side elevation for a new dormer and second story addition; and design review for a 60 square-foot second story addition and dormer at the second story.

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 19,800 square feet (net)
MATERIALS: Composition roof, painted wood shingle siding, exposed rafters and roof beam ends, and wood windows and doors

	Existing	Proposed	Allowed/Required
COVERAGE:	3,260 square feet	3,220 square feet	5,490 square feet
FLOOR AREA:			
First floor (Main residence, and Accessory structures)	3,000 square feet	2,960 square feet	
Second Floor	1,707 square feet	1767 square feet	4,730 square feet
Total	4,707 square feet	4,727 square feet	
SETBACKS:			
Front	28 feet	13.5 feet	25 feet
Rear	45.6 feet	45.6 feet	25 feet
Right side (1 st /2 nd)	60 feet/67.5 feet	60 feet/67.5 feet	20 feet
Left side (1 st /2 nd)	11 feet/19 feet	11 feet/19 feet	10 feet/17.5 feet
HEIGHT:	23.6 feet	23.6 feet	27 feet

BACKGROUND

The residence at 725 University Avenue, known as the Scheid Residence was constructed in 1911 during Los Altos' early residential development period. This large, rambling two-story Craftsman-style house is a good representative example of its style and retains a good degree of integrity of location, workmanship, feeling, design, and materials. The 2011 Department Parks and Recreation (DPR) forms provide additional information about the structure's historic significance and physical integrity, which is included in Attachment D.

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 varied setbacks and characteristics with different architectural styles and massing. However, the homes also have some similar characteristics such as low eave lines and the use of rustic materials. There is a combination of one-story and two-story homes, with predominately one-story homes on the south side of the street and two-story homes on the north side. The houses on the south side of University Avenue have front-facing garages, while the houses on the north side have detached garages in the rear. The garages in the rear can be accessed from an alley which parallels University Avenue. The landscaping along University Avenue varies; however, portions of the street have a distinct landscape pattern, such as the subject property with a public sidewalk and a planted shoulder.

Zoning Compliance

The subject property was annexed into the City of Los Altos in 1956 with the existing house approved under Santa Clara County's jurisdiction. The existing site and structure are non-conforming with a front yard setback of 3.25 feet, where 25 feet is required; and it encroaches into the daylight plane along the interior side elevation. As required in the R1-10 Zoning District, the daylight plane starts on the side property line at a height of 11 feet and an angle of twenty-five (25) degrees from the horizontal. Since the project will be encroaching into the daylight plane, a variance is required for the proposed additions.

Application History

On April 27, 2020, the Historical Commission recommended approval of an application for alterations to the historic resource property at 725 University Avenue. The scope of work included a 60 square-foot addition at the second story and exterior alterations to the front, interior side, exterior side and rear of the structure, including demolition of 40 square feet of a 160 square-foot non-historic accessory structure (shed), and window and door replacements.

DISCUSSION

Daylight Plane Encroachment Variance

The project is seeking a variance to allow the structure to encroach into the daylight plane on the interior (north) side. The only portion of the structure encroaching into the daylight plane is a very minor portion of the dormer and a 60 square-foot second story addition (see Sheet A1.12). In

compliance with the R1-10 District, the interior side daylight plane for this project starts on the side property line at a height of 11 feet and an angle of twenty-five (25) degrees from the horizontal.

In order to approve a variance, the Commission must make three positive findings pursuant to Section 14.76.070 of the Zoning Code:

1. The granting of the variance will be consistent with the objectives of the City's zoning plan;
2. That the granting of the 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; and
3. Variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

The granting of the variance is consistent with the objectives of the zoning plan because maintaining the encroachment into the daylight plane would still ensure the Zoning Code's objective of a harmonious, convenient relationship among the adjacent residential properties which have existed in this location since 1911 when the residence was constructed. The addition will maintain the existing interior side yard setback, which conforms with the required ten-foot side yard setback.

The granting of the variances will not be detrimental to persons living or working in the vicinity or injurious to any properties in the vicinity because it is a single-family use and the proposed addition has been designed to have appropriate relationships with the surrounding properties and the persons living or working in those surrounding areas, and would not further impact the relationship of the structure to surrounding properties and the persons living in those houses.

The special circumstance applicable to this property is that the house was previously approved as a two-story structure with the primary ridge encroaching into the daylight plane along the interior side elevation. The height of the house and the second story will be maintained. The zoning code allows for nonconforming residential structures to be altered or enlarged if such change does not increase the nonconformity. The variance would allow for the existing second story floor area to be altered, where the strict application of the code would require the second story to be maintained as existing.

Granting a variance for the new dormer and second story addition will give the property owners the ability to maintain the house that was permitted in 1911. Given its location on the structure, the addition and dormer will not be visible from University Avenue. The granting of the variance will improve the historic setting and maintain the viability of the historic structure and not detract from the visual character of the historic structure

Staff recommends approval of the variance application subject to the findings and conditions attached to the agenda report.

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements, materials and scale found in the

neighborhood. The goal of designing a house remodel or addition should be a home that looks as if the original house design.

The project scope includes: replacing an existing door with a new window for bedroom No. 2 along the second story of the exterior (south) side elevation; a 60 square-foot enclosure (addition) of a discontinuous area between the existing office and bedroom No. 2 along the second story of the interior (north) side elevation, the replacement of one four-panel window along the first story of the interior (north) side elevation with a French door, the removal of two existing windows along the second story of the interior (north) side elevation, the addition of one medium-sized window for a bathroom along the second story of the interior (north) side elevation, a new dormer with two medium-sized windows along the second story of the front (west) elevation, and the replacement of one non-historic window with a new single-hung window along the first story of the front (west) elevation.

The existing Craftsman Style residence was completed in 1911. The character-defining features for the residence are the two front-facing gables, steeply pitched, painted wood shingle siding, open eaves with exposed rafters and roof beam ends, shed dormer with multi-pane windows, multi-pane fixed, casement, and double-hung wood windows.

The 60 square-foot addition and new dormer will not destroy historic materials because the work is additive. The applicant's changes to the interior were required to accommodate the current lifestyles of a family that would otherwise preserve the character of the house. The massing, size, and scale of the building will retain its original 1911 architectural character. The new roof dormer to the northwest will be similar in size to the existing dormers which are likely also earlier additions. The roof extension to the east will connect with the main north-south roof bringing order to a chaotic series of roof conditions.

The second story additions involve a connected addition along the interior (north) side and a dormer along the front (west) to the simple craftsman house constructed in 1911. The second-story wall plate height of nine feet will be maintained for the 60 square-foot addition along the interior elevation and dormer along the front elevation. The interior (north) side addition extends an existing roof and links previously unconnected spaces to merge the west side with the east side of the main north-south roof. The dormer along the front (west) elevation is a new roofed structure, with two windows, that project vertically beyond the plane of a pitched roof to increase the ceiling height of the existing floor area. The new 60 square-foot addition along the second story of the interior (north) side elevation and the new dormer with two medium-sized windows along the second story of the front (west) elevation does not remove historic materials or alter features or spaces that characterize the historic building.

The second story addition and dormer are comprised of disparate elements located out of view, for the most part along the heavily altered interior (north) side of the property. Because the alterations are small in scale and located out of view, it will make it difficult to discern the original fabric and the new work. The mass, scale, and in general the historic fabric of the Scheid residence will be retained and preserved.

The project includes the removal of two existing windows along the second story of the interior (north) side elevation, the replacement of one four-panel window along the first story of the interior (north) side elevation with a French door, the addition of one medium-sized window for a bathroom along the second story of the interior (north) side elevation, a new dormer with two medium-sized windows along the second story of the front (west) elevation, and the replacement of one non-historic window with a new single-hung window along the first story of the front (west) elevation.

The window and door replacements with acceptable wood-frame assemblies are compatible with the original material, shapes, and styles, and the window and door replacements do not impact overall character-defining features of the site or its historical integrity. Condition No. 3 has been added to confirm replacement windows and doors are compatible with the architectural style and period of the historic building.

The project will include high-quality materials consistent with the existing structure, such as a composition roof, painted wood shingle siding, exposed rafters and roof beam ends, and wood windows and doors. Overall, the project design has architectural integrity and the design and materials are compatible within the diverse character neighborhood. The project is consistent with the Residential Design Guidelines, required design findings, and neighborhood context; therefore, the staff is in support of the proposed house design.

Privacy

Along the second story of the interior (north) side elevation, the project will remove two existing windows in bedroom No. 2 due to reorganizing the floor area to accommodate an office, laundry room, and bathroom. A medium-sized double-hung replacement window with a sill height of three feet, five inches will be added to the new bathroom. The new bathroom window privacy impacts are minimized due to being oriented towards an alley and maintaining a setback of 31 feet from the adjacent properties at 702 Orange Avenue, 706 Orange Avenue, and 714 Orange Avenue.

Along the front elevation of the second story, there is a new dormer with two medium-sized windows with four-foot sill heights. The new windows will not result in unreasonable privacy impacts due to being oriented toward a public right-of-way (Lee Street).

Landscaping

The property contains sixteen trees and a mixture of mature landscaping species. All trees are proposed to be maintained, as well as the existing front and rear yard landscaping. Tree protection fencing will be required around existing trees during construction (Condition No. 4) to ensure they are not impaired. Since the project is an addition/remodel and with less than 2,500 square feet of new or replaced landscaping, it is not subject to the City's Water Efficient Landscape Regulations.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 264 property owners within 1000 feet of the subject property. The applicant has expressed that they shared the design plans with the surrounding property owners (see attachment to justification letter) and many of the neighbors have acknowledged the plans. No further correspondence was received before the publication of this report.

Cc: D. DiVittorio, Applicant and Architect
E. and L. Albert, Owners

Attachments:

- A. Justification Letter
- B. Vicinity and Public Notification Maps
- C. Materials Sample Board
- D. Historical Commission Agenda Report, April 27, 2020
- E. Project Plans

FINDINGS

V20-0001 and SC20-0001 – 725 University Avenue

1. With regard to the daylight plane encroachment variance, the Design Review Commission finds the following in accordance with Section 14.76.070 of the Municipal Code:
 - a. The granting of the variance is consistent with the objectives of the zoning plan because maintaining the encroachment into the daylight plane would still ensure the Zoning Code's objective of a harmonious, convenient relationship among the adjacent residential properties which have existed in this location since 1911 when the residence was constructed. The addition will maintain the existing interior side yard setback, which conforms with the required ten-foot side yard setback;
 - b. The granting of the variances will not be detrimental to persons living or working in the vicinity or injurious to any properties in the vicinity because it is a single-family use and the proposed addition has been designed to have appropriate relationships with the surrounding properties and the persons living or working in those surrounding areas, and would not further impact the relationship of the structure to surrounding properties and the persons living in those houses; and
 - c. There is a special circumstance applicable to the property since the house was previously approved as a two-story structure with the primary ridge encroaching into the daylight plane along the interior side elevation. The height of the house and the second story will be maintained. The zoning code allows for nonconforming residential structures to be altered or enlarged if such change does not increase the nonconformity. The variance would allow for the existing second story floor area to be altered, where the strict application of the code would require the second story to be maintained as existing. Granting a variance for the new dormer and second story addition will give the property owners the ability to maintain the house that was permitted in 1911. Given its location on the structure, the addition and dormer will not be visible from University Avenue. The granting the variance will improve the historic setting and maintain the viability of the historic structure and not detract from the visual character of the historic structure.
2. With regard to two-story addition and remodel of the existing residence, the Design Review Commission finds the following in accordance with Section 14.76.060 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 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 to ensure 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.

CONDITIONS

V20-0001 and SC20-0001 – 725 University Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on May 20, 2022, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on April 13, 2020, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.

3. Plan Revisions

Update the construction drawings to show the replacement windows or doors are compatible with the architectural style and period of the historic resource.

4. Protected Trees

Trees Nos. 1-16 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

5. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

6. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

7. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

8. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

9. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

10. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

11. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s). Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

12. Storm Water Management

Show how the project is in compliance 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 stormwater pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

13. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 4-6, 11, and 13 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

14. Landscaping Installation

All front yard, exterior side, interior side, and rear yard landscaping, street trees, and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

15. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

ATTACHMENT A

March 9, 2020

Variance Justification Letter for 725 University Avenue
Project Address: 725 University Avenue, Los Altos
Homeowners: Lauren and Eric Albert
Architectural Designer: Danielle DiVittorio

Dear Members of the Los Altos Design Review Commission,

Last September we purchased the house at 725 University Avenue. We're long-time residents of the Bay Area, have come to love Los Altos, and are looking forward to making this house a wonderful home for our family. We were excited to find a house with great character — one that is a historic resource to the city — and we hope to make some changes to bring it up to date while carefully maintaining its historical nature and design. We are waiting to move into the house until the changes are made and would like to do so as quickly as possible.

Those changes include two small modifications to the exterior of the home. Because the house is a historic resource, while designing the changes we have carefully considered the historic nature of the design as well as the anticipated considerations of both your commission and the Planning Commission, per our conversations with the city's Planning Department staff. To both our and the Planning Department staff's surprise, late in the process we have come to realize that these changes will require a variance to conform to Los Altos Municipal Code requirements for the daylight plane. We ask for your support for this variance.

The exterior modifications in question are:

1. A 60 sq. ft. 2nd-floor addition in which 22 sq. ft. would sit within the daylight plane
2. A 2nd-floor dormer in which half of the roof would sit within the daylight plane

Both modifications are in the rear of the house.

Our property sits at the corner of University Ave. and Lee St. The front door of the house is on University Ave., the front driveway is on University Ave., and the address is on University Ave. From the Historical Committee's standpoint, the front of the house faces University Ave. Any reasonable observer would view the lot as being oriented with the front facing University Ave. As a result, our architectural plans assumed that University Ave. was the front of the lot.

However, when the previous owners proposed some modifications to the property about five years ago, they worked with the Planning Department and concluded that the only way the modifications would be possible would be if the orientation of the lot considered the side facing Lee to be the front of the lot. This orientation places the rear of the house on the side of the lot, bordering an alleyway and placing much of the rear of the house in the side setback and in the daylight plane. Those issues did not require a variance because the house was already present, and the property modifications the owners were proposing

were not changes to the house. (They did not actually end up making some of the modifications they proposed.)

As the property includes a detached garage on Lee St., reverting the orientation to have the front of the house be the front of the property is not possible. As a result, we request a variance to make the two additions described above in the daylight plane and ask for your consideration in accordance with Section 14.76.070 of the Los Altos Zoning Code. Section 14.76.070 specifies that the Design Review Commission must make three findings to approve an application for a variance:

1. The granting of the variance(s) will be consistent with the objections of the zoning plan set forth in Article 1 of Chapter 14.02 of the Los Altos Municipal Code.

We believe the granting of the variance will be consistent with the objectives of the City's zoning plan. The variance will "guide community growth along sound lines". The addition is reasonably sized within the space and respects the existing footprint of the house. It would "protect and enhance real property values within the city" by following the regulations of remodeling a historic resource and respecting the value and significance this house has to the City of Los Altos. In relation to Los Altos's zoning plan, a variance for this addition would "conserve the city's natural beauty, to improve its appearance, and to preserve and enhance its distinctive physical character". The proposed location of the addition preserves the physical character of this home while adding the necessary square footage for improved functionality of the space. We are respecting the natural beauty of the yard and not adding a larger footprint. The dormer sits above existing square footage and the 60 sq. ft. addition is enclosing three exterior walls.

2. The granting of the variance(s) 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 60 sq. ft. addition is enclosing three exterior walls around a roof area and making it conditioned, habitable space. This addition would enhance the welfare of our family because we will have access to an existing sun room/office through an added interior hallway. Currently the room in question is only accessible through an outdoor deck and therefore is of little use. We intend for it to be our young son's bedroom. Additionally, adding the dormer makes the existing square footage usable space without enlarging the house's footprint. The dormer provides more headspace to an existing room, allowing that room to be an additional bedroom for a future child.

3. The variance(s) shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of the Zoning Ordinance deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications.

The location of the home, combined with its designation as a historical resource, create special circumstances which deprive this property of privileges which other properties in the vicinity under identical zoning classifications enjoy. The location of the property on a corner lot causes the lot orientation to, unusually, be facing a side other than the front of the house, and the historical resource designation of the house prohibits us from making any modifications which would be visible from the street by the front side of the house, on University Ave. As a result, per Historical Commission requirements the only side of the house where we could make these modifications is the side where we are proposing them.

However, as the house was built in 1910, long prior to the incorporation of Los Altos and the creation of the Municipal Code, it sits far back in the lot, far enough that the rear of the existing structure itself sits in the daylight plane, far more so than the two additions we propose. As a result, any modifications to that side of the house would be disallowed unless they received a variance for the daylight plane.

We are not aware of any properties in the vicinity which are similarly prohibited from making any exterior changes to their home, with historical constraints on three sides and daylight plane constraints on the fourth. A variance is therefore the only option for us to enjoy the privileges other properties receive while preserving the historic character of the house.

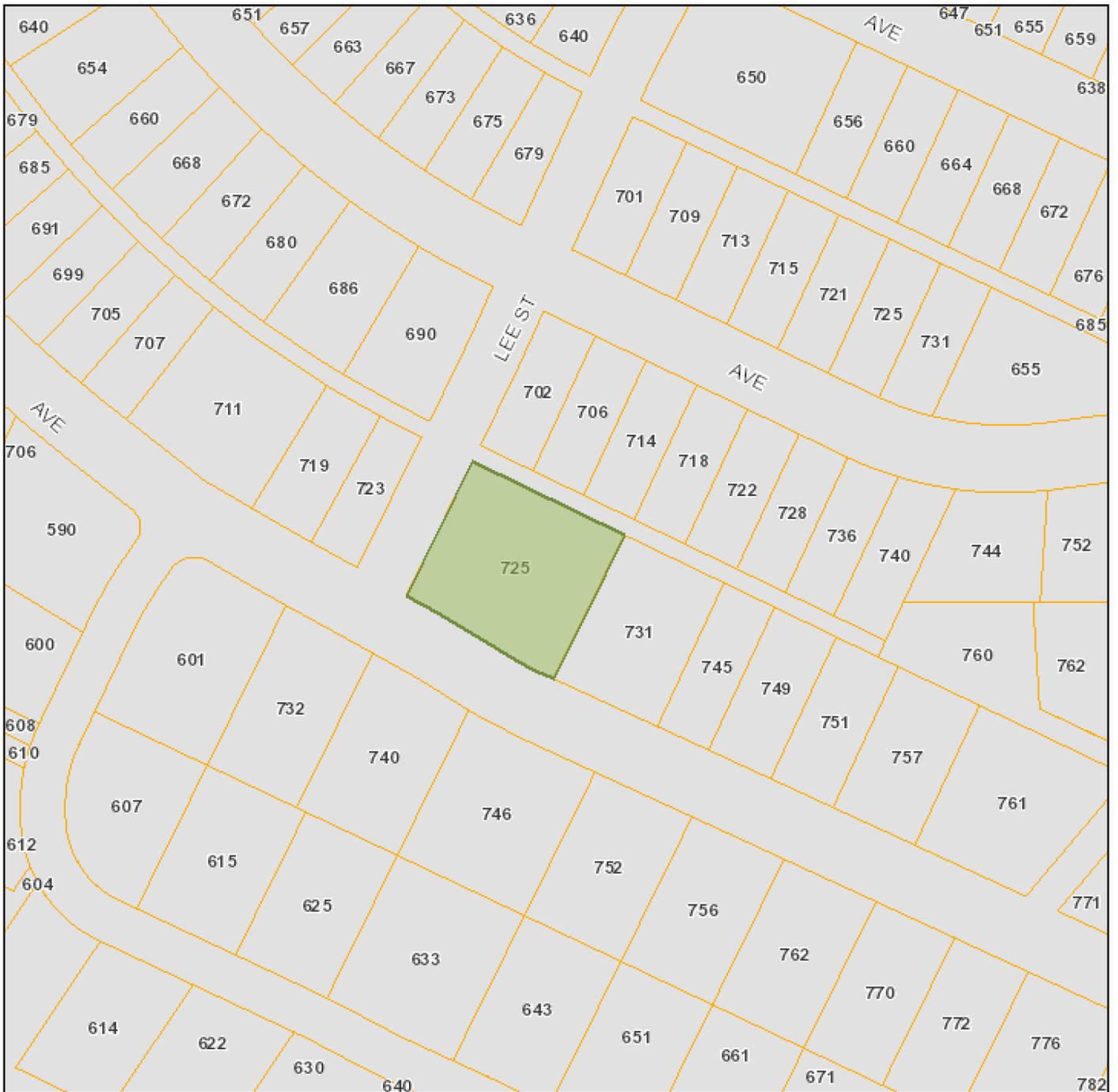
We hope we have provided sufficient justification for this variance. We look forward to working with your commission and city staff to find a way for us to create the new home that we have hoped for.

Sincerely,

Eric Albert
Homeowner

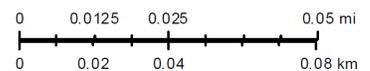
Lauren Albert
Homeowner

VICINITY MAP



Print Date: January 29, 2020

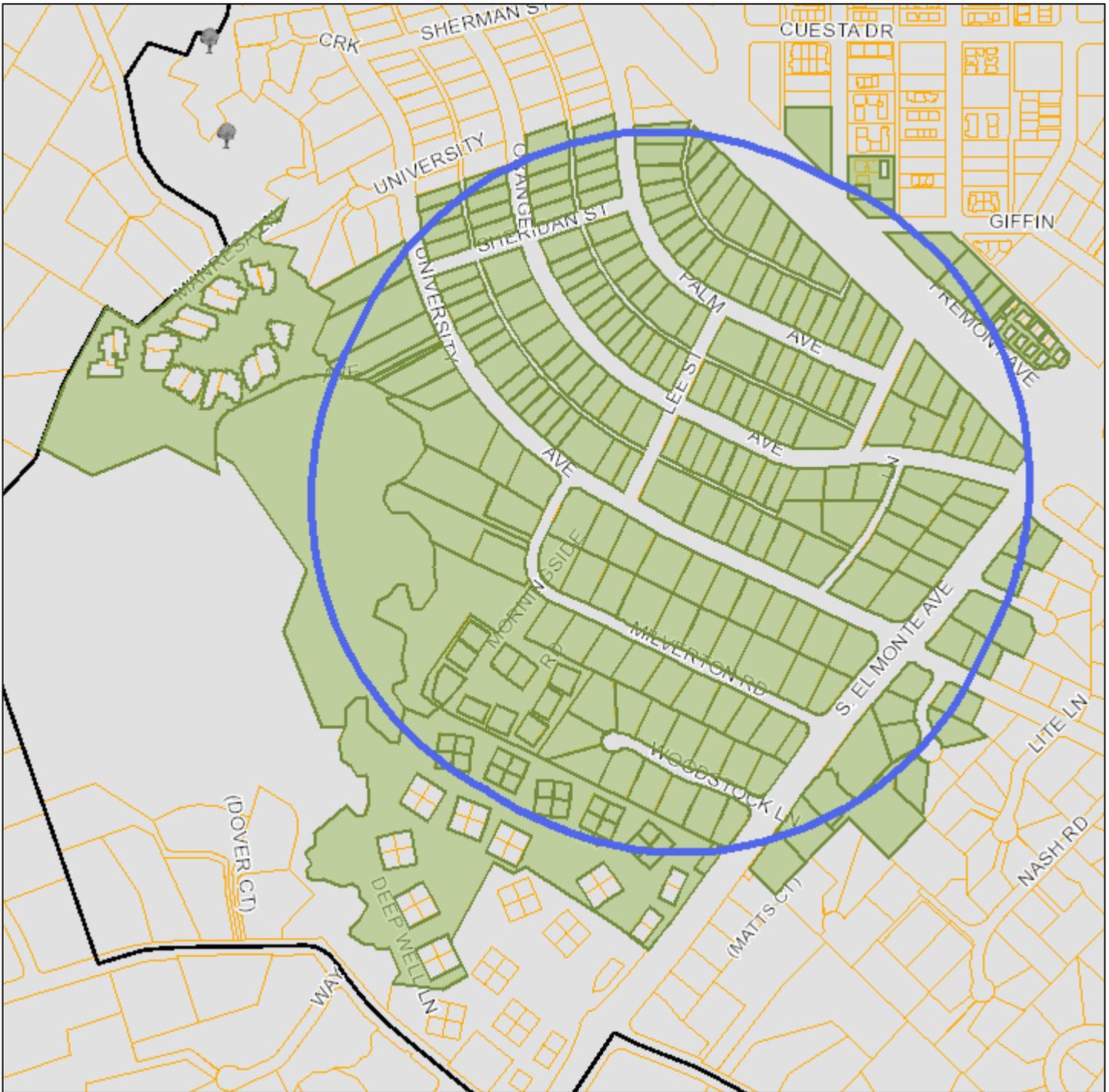
1:1,974



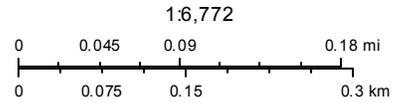
CITY OF LOS ALTOS

APPLICATION: SC20-0001, V20-0001 and H20-0001
APPLICANT: Danielle DiVittorio
SITE ADDRESS: 725 University Avenue

Notification Map - 1000 feet



Print Date: March 11, 2020



-  Schools
-  Park and Recreation Areas
-  City Limit
- Road Names
-  TaxParcel

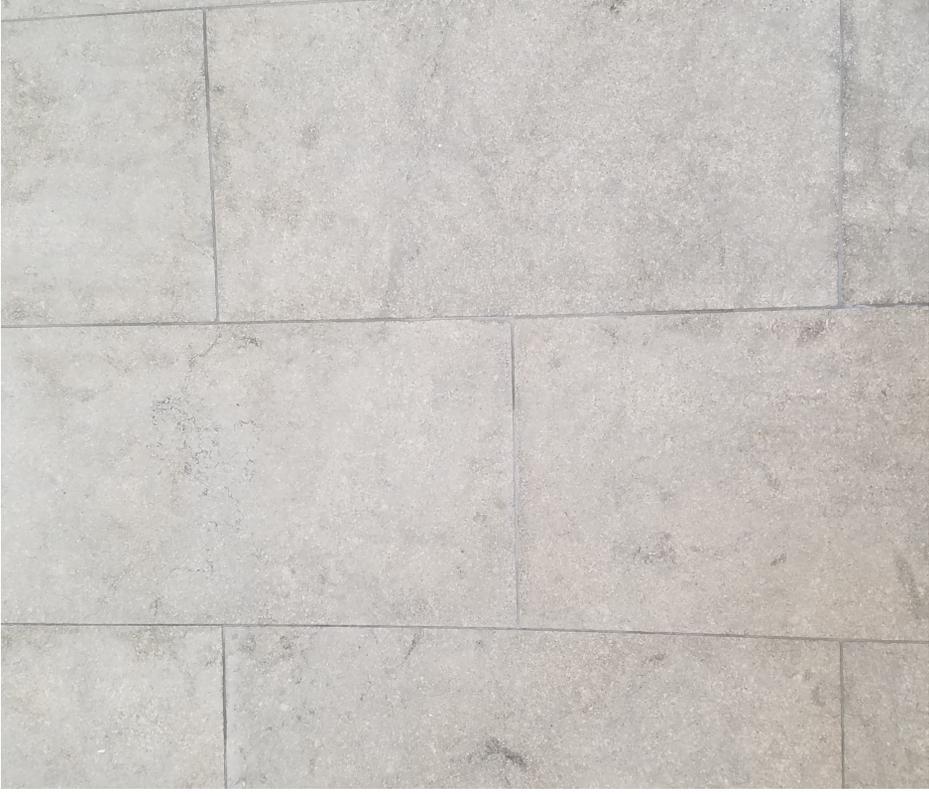
The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

725 University Ave Finishes

Replace front porch pavers with same material used in side yard.



Existing front porch



Plaza Gray - Flamed and brushed

Front Porch Material



Existing Front Porch

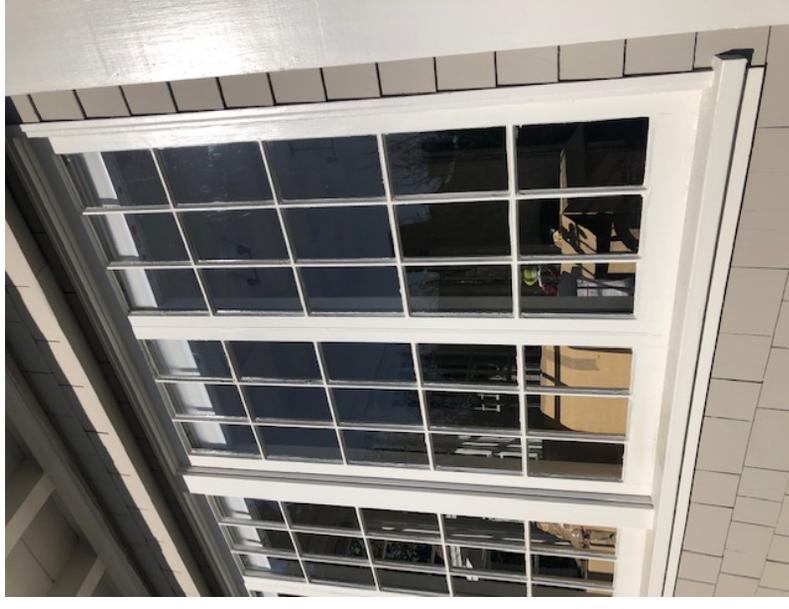
Re-face with pavers to match new surface
on front porch (same as side yard)



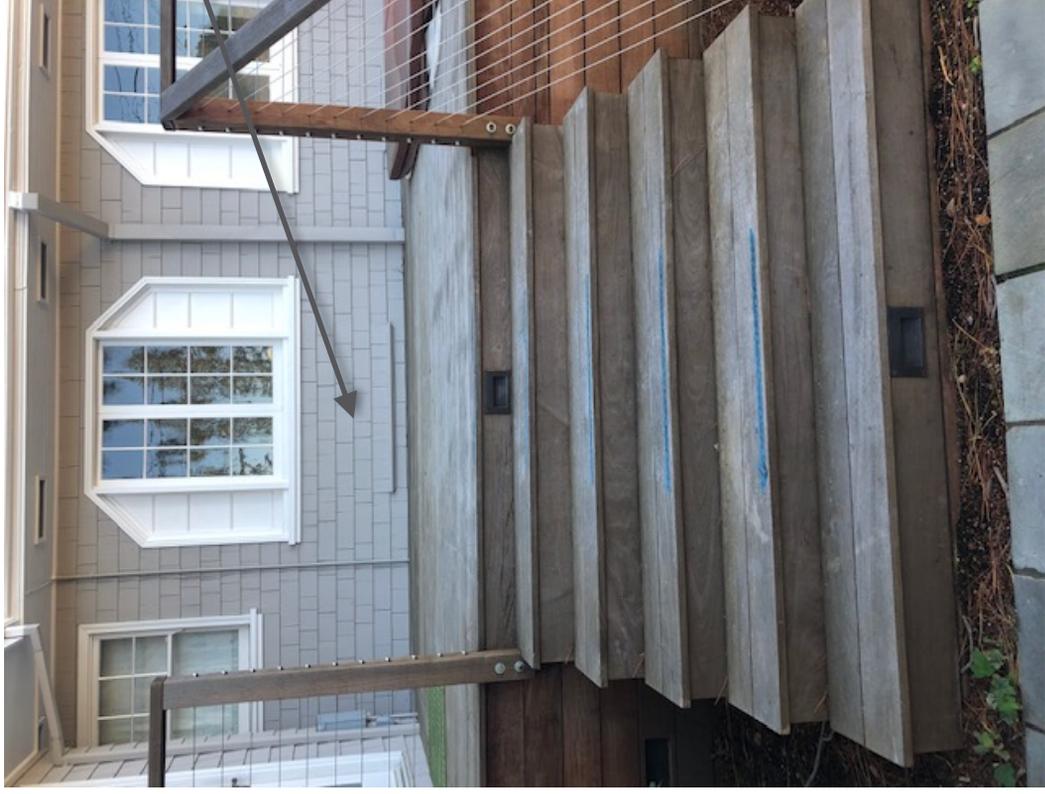
Plaza Gray - Flamed and brushed

Side of front porch

- Exterior trim color - BM: American White #2112-70
- Exterior trim color - BM: Thunder #AF-685
- Existing shingle material.



Door Trim on New French Door - BM American
White #2112-70



Proposed location for
French door

Back Porch

Existing eaves finish color: BM American White #2112-70



Eaves

Wit,

Thank You

ATTACHMENT D



DATE: April 27, 2020

AGENDA ITEM #1

AGENDA REPORT

TO: Historical Commission
FROM: Sean Gallegos, Staff Liaison
SUBJECT: H20-0001 – 725 University Avenue

RECOMMENDATION:

Recommend approval of an addition and minor exterior alterations to a Historic Resource property subject to the listed findings

PROJECT DESCRIPTION

The project is an application for alterations to a designated historic resource property at 725 University Avenue. The scope of work includes a 60-foot square-foot addition at the second story and exterior alterations to the front, interior side, exterior side and rear of the structure, including demolition of 40 square feet of a 160 square-foot non-historic accessory structure (shed).

The alterations to the main house include: replacing an existing door with a new window for bedroom No. 2 along the second story of the exterior (south) side elevation; the 60 square-foot enclosure (addition) of a discontinuous area between the existing office and bedroom No. 2 along the second story of the interior (north) side elevation, the replacement of one four panel window along the first story of the interior (north) side elevation with a French door, the removal of two existing windows along the second story of the interior (north) side elevation, the addition of one medium-sized window for a bathroom along the second story of the interior (north) side elevation, a new dormer with two medium-sized windows along the second story of the front (west) elevation, and the replacement of one non-historic window with a new single-hung window along the first story of the front (west) elevation.

BACKGROUND

On July 27, 2018, the Historical Commission approved an application for alterations to the historic resource property at 725 University Avenue. The scope of work includes work to the front, side and rear yard areas of the property, including demolition of a non-historic pergola and accessory structure, construction of a new accessory structure along the rear property line, new landscaping, decks, garden tower, outdoor kitchen, fire pit, new spa, and associated hardscape and landscaping improvements.

The residence at 725 University Avenue, known as the Scheid Residence was constructed in 1911 during Los Altos' early residential development period. This large, rambling two-story Craftsman

style house is a good representative example of its style, and retains a good degree of integrity of location, workmanship, feeling, design and materials. The 2011 Department Parks and Recreation (DPR) forms provides additional information about the structure's historic significance and physical integrity, is included as Attachment A.

DISCUSSION

The historic character of the Craftsman style building is found in its two-story form, two front facing gables, steeply pitched roof, painted wood shingle siding, open eaves with exposed rafters and roof beam ends, shed dormer with tripartite multi-pane window and multi-pane fixed, casement and double-hung windows. Historical professional, Charles Duncan with Interactive Resource reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures (SOIS) (Attachment B and C), and the historian's and staff's comments are provided below:

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 Scheid residence remains a single-family residence.

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

The mass, scale and in general the historic fabric of the Scheid residence was retained and preserved. Changes to the interior were required to accommodate the current lifestyles of a family that would otherwise preserve the character of the house.

The removal of two existing windows along the second story of the interior (north) side elevation, the replacement one four panel window along the first story of the interior (north) side elevation with a French , the addition of one medium-sized window for a bathroom along the second story of the interior (north) side elevation, a new dormer with two medium-sized windows along the second story of the front (west) elevation, and the replacement of one non-historic window with a new single-hung window along the first story of the front (west) elevation do not impact overall character defining features of the site or its historical integrity. The window and door replacements with acceptable wood-frame assemblies is consistent with SOIS No. 2 due to being compatible with the original material, shapes and styles.

3. *"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 limited project scope only includes an additional dormer and a roof extension at the rear of the house and skylights toward the front. The project seeks to maintain the historic integrity of the house with minimally invasive upgrades. Windows will be replaced with acceptable wood-frame assemblies that are compatible with the original shapes and styles. The scheme does not add conjectural features or elements from other buildings.

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

The property has experienced additions and alterations to the rear and eastern rear portion of the house. These, for the most part appear to be fairly recent — less than fifty years old. The mass, footprint and major rooflines are largely original, and the property maintains its historic integrity. These elements will not be affected by the project.

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

The distinctive elements and general appearance of the 1911 Craftsman Style house is intact. The limited scope of the project results in the natural preservation of the construction techniques features, finishes and examples of the turn of the twentieth century carpenters craft. All proposed work is additive and occurs only on the roof.

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.”

As stated above, the built fabric of the house is original. It has been well maintained over time and deterioration is not evident based upon visual inspection. If material deterioration is found during construction every effort will be made to repair the element in situ?. If the extent of deterioration requires replacement, it will occur in-kind.

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.

Due to the work being limited to the roof, there will be no physical or chemical treatments that will affect the wood shingle or wood trim.

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 project scope does include foundation work or landscaping that would affect the site. Because the ground was disturbed previously in 1911, and subsequently with landscape improvements, it is unlikely that undisturbed archeological resources are present at the site.

9. *“New additions, exterior alterations, or related new construction shall 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 environment.*

The scope of this project does not include additions or related new construction that will destroy historic materials because the work is additive. The massing, size and scale of the building will retain its original 1911 residential character. The new roof dormer to the north west will be similar in size to the existing dormers which are likely also earlier additions. The roof extension to the east will connect with the main north-south roof bringing order to a chaotic series of roof conditions.

The interior (north) side addition extends an existing roof and links previously unconnected spaces to merge the west side with the east side of the main north-south roof. The dormer along the front (west) elevation is a new roofed structure, with two windows, that projects vertically beyond the plane of a pitched roof to increase the ceiling height of existing floor area. The new 60 square-foot addition along the second story of interior (north) side elevation and the new dormer with two medium-sized windows along the second story of the front (west) elevation does not remove historic materials or alter features or spaces that characterize the historic building.

According to the project historian, standard No. 9 also seeks to discourage “false historicism”; however, implicit in this standard is the idea of scale and quantity. The application is commonly understood to address larger additions with additional footprint, or additions that add substantial height.”

The second story additions involve a connected addition along the interior (north) side and a dormer along the front (west) to a simple craftsman house constructed in 1911. According to the project historian, “the application of this standard is rigorous in creating distinctions between the original house and the addition using a diminished footprint, mass, cladding materials and color. The task is to allow the original house to predominate while clearly making a distinction between.” The use of a different cladding material to make a distinction between the new additions and original fabric serves no purpose relative to the intent of Standard No. 9 due to the scale of the exterior modifications. The additions comply with the SOIS Standard No. 9 due to the additions being small in scale in relation to the overall scale of the property.

As outlined in the report from the Historical professional, Charles Duncan with Interactive Resource, the proposed additions and exterior alterations do not adversely affect the physical integrity or the historic significance of the property and are consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Structures.

In order to make a positive advisory recommendation, the Commission will need to find that the project is consistent with the provisions of the Historic Preservation Ordinance and does not adversely affect the physical integrity or the historic significance of the property. Once the Commission provides a recommendation, the project will be reviewed by the Design Review Commission.

Cc: D. DiVittorio, Applicant and Architect
E. and L. Albert, Owners

Attachments

- A. Historic Survey Form
- B. Secretary of the Interior’s Standards Review Report, Interactive Resources
- C. Memo- Secretary of the Interior’s Standards Review Report, Interactive Resources,
- D. Existing Site Photos
- E. Materials Board
- F. Project Plans

FINDINGS

H20-0001 – 725 University 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

H20-0001 – 725 University Avenue

GENERAL

1. **Expiration**

The Historical Commission Advisory Review approval will expire on April 27, 2022 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**

The approval is based on the plans and materials received on April 13, 2020, except as may be modified by these conditions.

3. **Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

4. **Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

5. **Plan Revisions**

Update the construction drawings to show the replacement windows or doors are compatible with the architectural style and period of the historic resource.

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 3 *Resource Name or #: (Assigned by recorder) 725 University Avenue

P1. Other Identifier: HRI #: 94; Scheid Residence

*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 725 University 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)
175 18 057

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

This large, rambling two-story Craftsman style residence was completed in 1911. Typical of the style are the two front-facing gables. More unusual for the style is the steeply pitched roof. The house is sheathed in painted wood shingles and the open eaves reveal exposed rafters and roof beam ends. A shed dormer with tripartite multi-pane window punctuates the front roof plane. Fenestration is a mix of multi-pane fixed, casement, and double-hung wood windows. Of particular interest are the expansive gardens surrounding the house. An addition appears to have been made to the back of the house. Notable site features include unique wood bollards at the driveway entries, mature trees and plantings, and concrete curbing around the U-shaped driveway. The brick walkway was added about 1980. The arbor was constructed in 1988. A modern brick chimney attaches to the front of the house, piercing the main front-facing gable. 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

1911

(Los Altos Planning Dept)

*P7. Owner and Address:

Larry R. & Maria A. Marshall

725 University Avenue Los Altos,

CA 9422

*P8. Recorded by:

Circa: Historic Property Development

582 Market Street, Suite 1800

San Francisco, CA 94104

*P9. Date Recorded: _____

July 2011

*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. 5B

Page 1 of 3 *Resource Name or # (Assigned by recorder) 725 University Avenue

B1. Historic Name: Keatinge/Scheid/Steines Residence

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman bungalow

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

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

*B8. Related Features: _____

B9a. Architect: Unknown b. Builder: E. J. Kingham

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

Period of Significance 1911-1961 (50 year mark) Property Type Residential 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.)

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

*B12. References: _____

B13. Remarks: _____

*B14. Evaluator: Circa: Historic Property Development

*Date of Evaluation: July 2011

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 725 University Avenue

*Recorded by: Circa: Historic Property Development

*Date _____

Continuation

Update

This large, rambling two-story Craftsman style residence was completed in 1911. Typical of the style are the two front-facing gables. More unusual for the style is the steeply pitched roof. The house is sheathed in painted wood shingles and the open eaves reveal exposed rafters and roof beam ends. A shed dormer with tripartite multi-pane window punctuates the front roof plane. Fenestration is a mix of multi-pane fixed, casement, and double-hung wood windows. Of particular interest are the expansive gardens surrounding the house. An addition appears to have been made to the back of the house. Notable site features include unique wood bollards at the driveway entries, mature trees and plantings, and concrete curbing around the U-shaped driveway. The brick walkway was added about 1980. The arbor was constructed in 1988. A modern brick chimney attaches to the front of the house, piercing the main front-facing gable. The house appears to be in excellent condition.

725 University Avenue
Los Altos, CA
Secretary of the Interior's Standards Project Analysis



Interactive Resources
Project No. 2019-067

Report Date:
January 28, 2020

Prepared for:
Eric and Lauren Albert
1757 Pilgrim Avenue
Mountain View, CA
94022



117 Park Place
Richmond, CA 94801

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Introduction

At the request of Eric and Lauren Albert, and their Architect Danielle DiVitorio, Interactive Resources, Inc. (IR) has prepared this Project Analysis Report to assess the proposed project at 725 University Avenue, Los Altos California, relative to its adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties Standards (SOIS). The subject property is identified as an individual historic resource in the City of Los Altos Historic Resources Inventory, Section IV, resource number 75 as the Scheid Residence. The purpose of this analysis is to demonstrate that the proposed work adheres to the SOIS applying the Rehabilitation Treatment.

Methodology

To prepare this SOIS Report, IR conducted a site visit on January 10th, 2020. Attending from IR was Charles Duncan, Preservation Architect. The purpose of the visit was to gather information on the property through direct observation, photograph the house, understand the neighborhood context and to gauge the nature of the proposed alterations. Background material was obtained by IR through the office of Di Vittorio Architecture and Design, the City of Los Altos Planning Department and the County of Santa Clara Assessor's office (via internet) and the City of Los Altos Historic Preservation website. In addition, the online Sanborn Map archive at the San Francisco Public Library was used to determine the site and neighborhood historical development. Information on the proposed project including scaled drawings and the proposed alterations was supplied by Di Vittorio Architecture and Design.

Descriptions

Vicinity Description

The property (APN 175-18-057) is located on the north side of University Avenue at the corner of Lee Street. The lot is approximately one-third of an acre. There is no Sanborn Fire Insurance Map available from the 1911 construction date of the house. The 1926 map of the neighborhood bounded by University Avenue to the south, Lincoln Avenue to the north and Washington Street to the east (limit of west boundary is not shown), appears to be a subdivision composed primarily of slightly less than one-quarter acre lots. In general, despite the subdivision, the neighborhood was sparsely developed. In 1926 the subject property was composed of three combined lots which is the current condition. Presently, the housing stock along this section of University Avenue appears to be built on two combined (original 1926) parcels and is predominately of post-World War II residential construction (Figures 1 and 2).



Figure 1 – 1926 Sanborn Fire Insurance Map of the vicinity showing the property

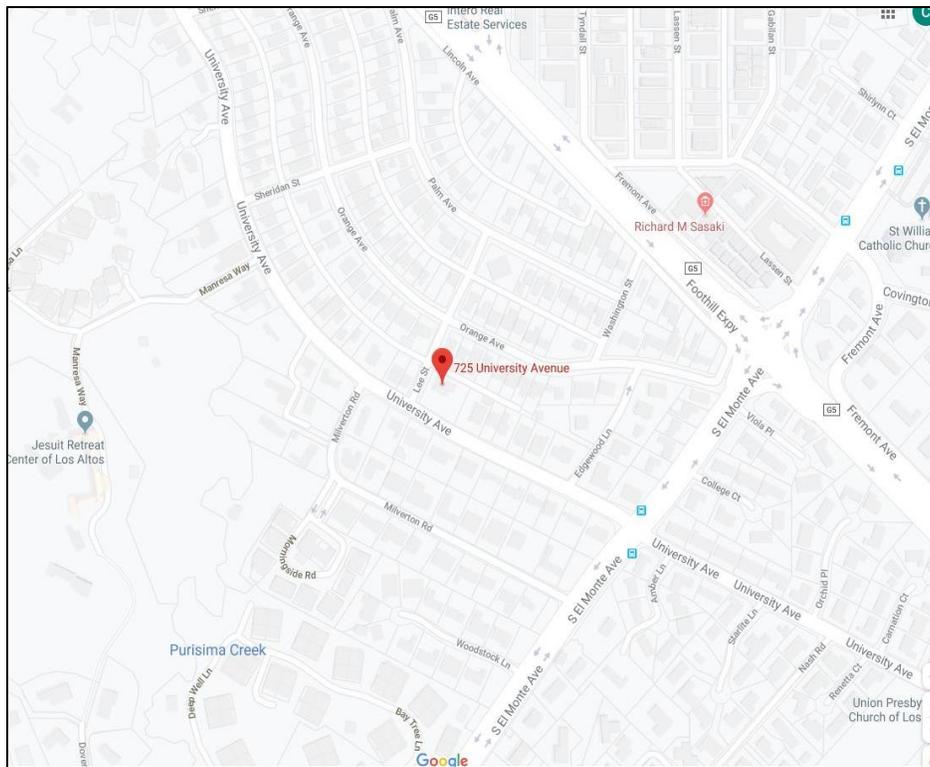


Figure 2 – Current Map of the vicinity (Google Maps)

Property and House Descriptions

Property: DPR forms completed by Circa: Historic Property Development in 2011 that the house was built in 1911 in the Craftsman Style. The house is situated well back from the street and close to the rear property line in the north-west quadrant of the property. At the extreme northwest corner is an ancillary building that shows up on the 1926 Sanborn Map. This may have been an early garage. The

remainder of the property is composed of an articulate, well designed series of pathways, patios, lawn and gardens with mature trees. Additionally, there is an arbor to the west constructed in 1988 and an adjacent shed. There are two entry points at the street forming a horseshoe shaped paved driveway. The site design and landscape work appear to be recent (Figures 3 and 4).

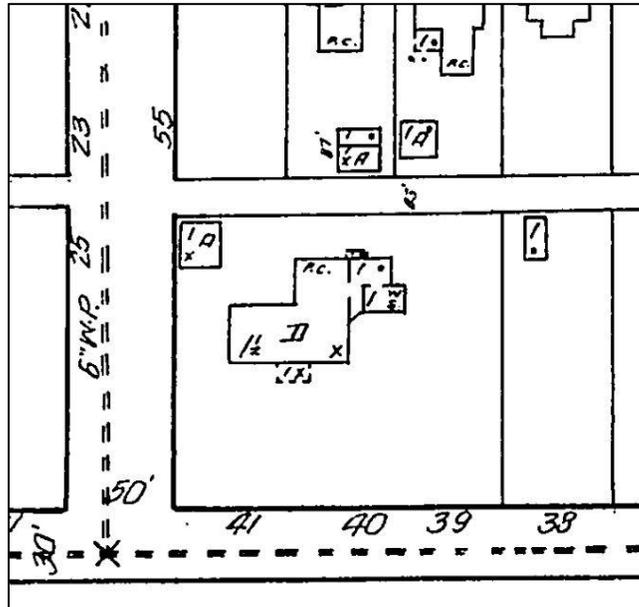


Figure 3 – 1926 Sanborn Map of the property



Figure 4 – Current satellite image of the site (County Assessor's Office)

House: The 2011 DPR forms description states:

“This large, rambling two-story Craftsman Style residence was completed in 1911. Typical of the style are the two front facing gables. More unusual for the style is the steeply pitched roof. The house is sheathed in painted wood shingles and the open eaves reveal exposed rafters and roof beam ends. A shed dormer with tripartite multi-pane window punctuates the front roof plane. Fenestration is a mix of multi-pane fixed, casement and double hung window. An addition appears to have been made to the back of the house.”

In addition, the Character Defining Features are cited as follows:

“...two story form: two front facing gables: steeply pitched roof: painted wood shingle siding: open eaves with exposed rafters and roof beam ends: shed dormer with tripartite multi-pane window, multi-pane fixed, casement, and double-hung wood windows...”

Over time there have been numerous additions and alterations to the house. As stated above, additions have been made to the rear (north) of the house close to the property line. The 1926 Sanborn Map shows a one-story wing to the east of the main body of the house. It is unknown if this is original to the 1911 construction, or an early addition. Currently there is a second-story addition above the same approximate 1926 footprint with complex, and somewhat awkward roof geometries. At the front elevation (south), the gable end covered entry appears on the 1926 Sanborn, but the porch across the front extending to the east is a recent addition. It appears as an open rafter framework in the 2011 DPR photo and it has since been given a roof. Also, the prominent brick chimney and second story window are alterations to the original front elevation design made prior to the 2011 DPR forms. Overall, the house appears to be in excellent condition (Figures 5, 6, 7, 8 and 9).



Figure 5 – South (street view) elevation



Figure 6 – West elevation



Figure 7 – West half of North (rear) elevation



Figure 8 – East half of North (rear) elevation



Figure 9 – East elevation

Project Description

At the time of construction in 1911, it was common for turn of the twentieth century Craftsman houses of this type, with roofs that rose from the top plate of the first floor, to have large undeveloped, but finished spaces. The 1926 Sanborn Map identifies the house as 1 ½ stories. The project program is limited to alterations to the second floor which claim the undesignated volume as bedrooms with adjacent bathrooms. An unusual feature of the house is an isolated space resembling a tower, built over the first floor but unconnected to the second floor. The project proposes connecting this element with the main body of the second-floor space, including extending the roof to merge with the main north-south oriented roof (Figures 10 through 23). The existing and proposed floor plans and elevations are shown adjacent to each other for comparison. The plans and elevation are not to scale but rather are used as illustrations.

The project alterations are changes to the roof and elevations to the second story at the rear of the house.

1. Construction of a new dormer in the northwest corner of the main north-south roof including two new windows.
2. Extend existing roof of the unconnected second-story addition to the west to engage the east side of the main north-south roof. Make a second-story addition connection linking the previously unconnected spaces. Alter existing window on north (back) elevation. Turn an existing door on the south (front facing side) of this area into a window.
3. Add two skylights to the east face of the main north-south roof at the south end, on the eastern slope.

For the most part, the proposed alterations are not visible from the street, and will not compromise the historic character of the house.

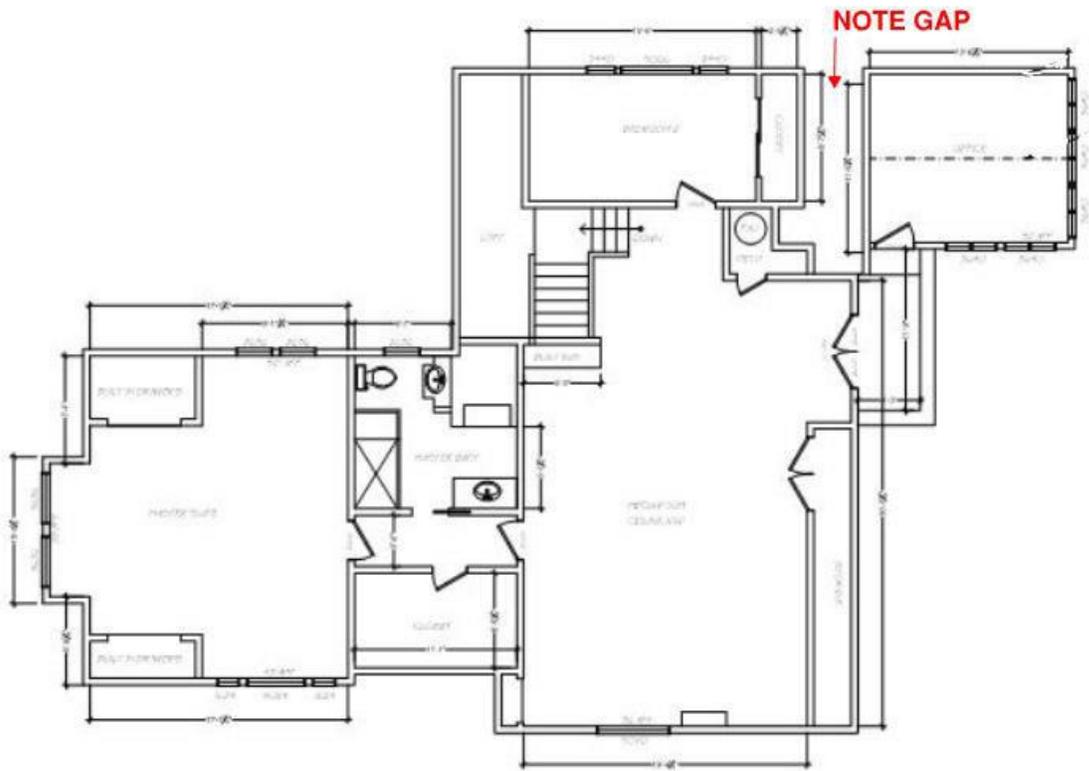


Figure 10 – Existing second floor plan

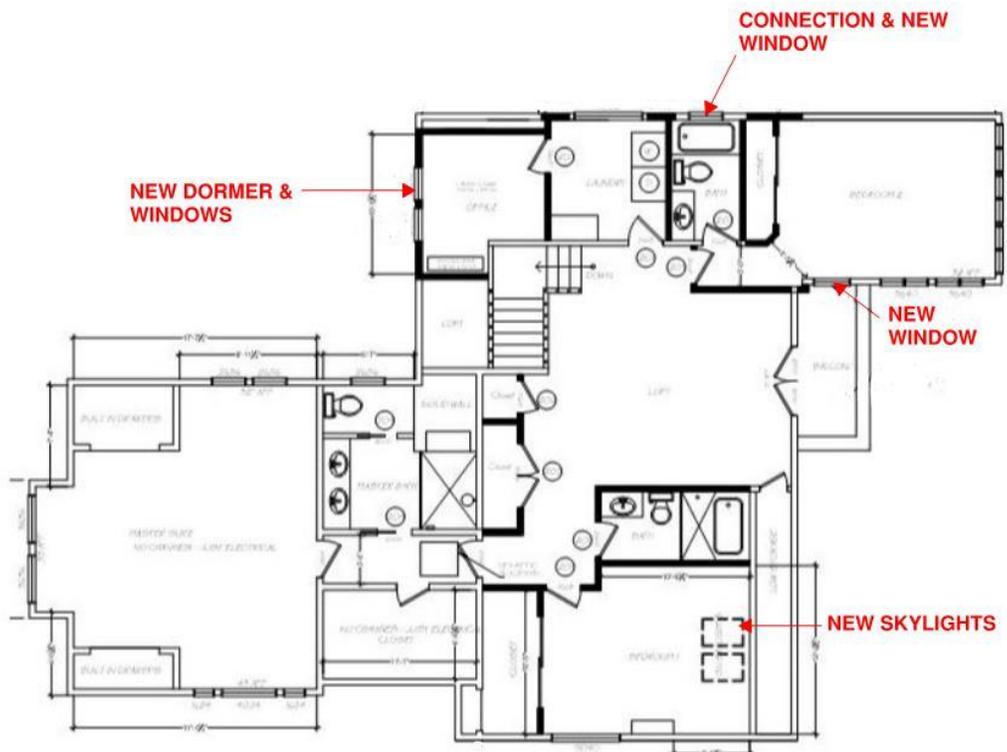


Figure 11 – Proposed second floor plan



Figure14 – Existing South (front) elevation



Figure 15 – Proposed South (front) elevation



Figure 17 – Existing West elevation

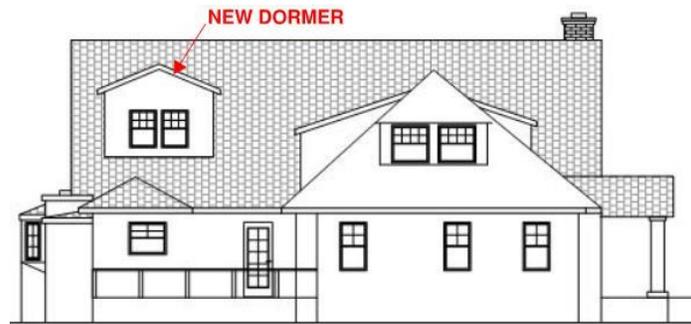


Figure 18 – Proposed West elevation

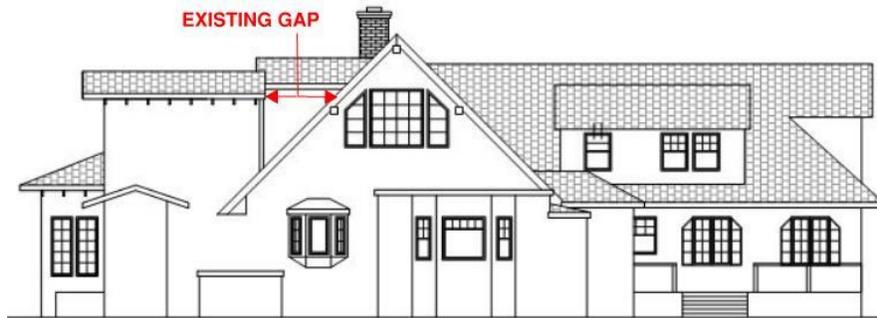


Figure 19 – Existing North (rear) elevation



Figure 20 – Proposed North (rear) elevation



Figure 21 – Existing East elevation



Figure 22 – Proposed East elevation



Figure 23 – Proposed East elevation photo showing new skylights (photoshop)

Consistency with the Secretary of the Interior's Standards

Regulatory Setting

In accordance with the requirements of the California Environmental Quality Act (CEQA), any proposed work on properties appearing on a historical inventory at the local, state or federal level, should be done in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer, 1995).

The subject property is identified as an historic resource in the City of Los Altos Historic Inventory. As it is currently understood, the proposed work involving the alterations to 725 University Avenue qualifies as a Rehabilitation project as defined by the *Secretary's Standards and Guidelines*:

The Secretary of the Interior defines Rehabilitation 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 value.

The *2017 CEQA Statute and Guidelines* publication states that a proposed project may have a significant effect on the environment if it would create "an effect that may cause a substantial adverse change in the significance of a historical resource." Specifically, substantial adverse changes include "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (*CEQA Guidelines* section 15064.5(b)(1)).

The *2017 CEQA Statute and Guidelines* publication further states that:

"Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for... Rehabilitating... Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995) shall be considered as mitigated to a level of less than a significant impact on the historical resource (*CEQA Guidelines* section 15064.5(b)(3))."

A project's impact on a historic resource may be considered less than significant if the project is implemented in accordance with the Secretary's Standards.

Project Analysis using the Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Treatment

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.

Commentary: This application assumes the structure's continued use as a single-family residence. The proposed alterations to the second floor are required to capture additional interior overhead space and light. Apart from the skylights on the gable end, east facing roof, the alterations will not be visible from the street and they will not change the defining characteristics of the building nor 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.

Commentary: The mass, scale and in general the historic fabric will be unchanged by the project. All other proposed work is minor, additive and will involve no alteration of spaces or features associated with the site beyond the house footprint.

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.

Commentary: The limited project scope only includes an additional dormer and a roof extension at the rear of the house and skylights toward the front. The project seeks to maintain the historic integrity of the house with minimally invasive upgrades. Stylistically, these will be compatible with the original fabric. The scheme does not add conjectural features or elements from other buildings.

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

Commentary: The property has experienced additions and alterations to the rear and eastern rear portion of the house. These, for the most part appear to be fairly recent—less than fifty years old. The mass, footprint and major rooflines are largely original and The DPR forms indicate that the property maintains its historic integrity. These elements will not be affected by the project. There are no apparent changes that have acquired historic significance.

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

Commentary: The general appearance of the 1911 house is intact. The limited scope of the project results in the natural preservation of the construction techniques features, finishes and examples of the turn of the twentieth century carpenters craft. All proposed work is additive and occurs only on the roof.

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.

Commentary: As stated above, the built fabric of the house is original. It has been well maintained over time and deterioration is not evident based upon visual inspection. If material deterioration is found during construction every effort will be made to repair the element in situ. If the extent of deterioration requires replacement, it will occur in-kind.

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.

Commentary: Because the work is limited to the roof, there will be no physical or chemical treatments that will affect the wood shingle or wood trim.

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

Commentary: The project scope does include foundation work or landscaping that would affect the site. Because the ground was disturbed previously in 1911, and subsequently with landscape improvements, it is unlikely that undisturbed archeological resources are present at the site.

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.

Commentary: The scope of this project does not include additions or related new construction that will destroy historic materials because the work is additive. The massing, size and scale of the building will retain its original 1911 residential character. The new roof dormer to the north west will be similar in size to the existing dormers which are likely also earlier additions. The roof extension to the east will connect with the main north-south roof bringing order to a chaotic series of roof conditions. This work is minor, and will not be visible from the street, allowing for the overall maintenance of historic character. Skylights at the south end of the roof, which are low profile, are being used rather than a dormer to preserve the character defining gable ended roof line and overall mass of the elevation.

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.

Commentary: Because all the proposed work is additive without the elimination of any existing element of the house, the original building fabric will not be materially altered by project. All proposed work can be reversed.

Conclusion and Finding

Under CEQA, a project's impact on a historic resource may be considered less than significant if the project is implemented in accordance with the Secretary's Standards.

Based on the above analysis, the proposed design appears to be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties – Rehabilitation Treatment.

Consultant Qualifications

Pursuant to Code of Federal Regulations, 36 CFR Part 61, the author, Charles Duncan meets the Secretary of the Interior's qualification standards for professionals in historic architecture and architectural history.

References

California Natural Resources Agency. *2017 California Environmental Quality Act (CEQA) Stature and Guidelines*. Palm Desert, CA: Association of Environmental Professionals (AEP) 2017.

Charles Hall Paige & Associates. *Santa Cruz Historic Buildings Survey*, City of Santa Cruz, CA 1976

City of Los Altos Historic Preservation Ordinance and Resource Inventory

City of Los Altos, Historical Commission Staff Report 15-H-02 – 725 University Avenue, Gallegos, Sean

DiVittorio Architecture & Design, Architectural site plan floor plans, and elevations used in the report, December 2019 and January 2020

Google Maps, www.google.com/maps, accessed, January 15, 2020

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1992.

Sanborn Fire Insurance Maps, Los Altos, 1926 and 1926 –1932 editions, San Francisco Public library Online Archive.

Santa Clara County Assessor's Office. Property records for APN 175-18-057. Accessed on-line.

State of California Department of Parks and Recreation (DPR) Primary Record Forms, Scheid Residence. Recorded by Circa: Historic Property Development. Recorded 2011.

Weeks, Kay and Grimmer, Anne. *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings*. Washington D. C.: National Park Service, 1995.



Memorandum

Date: March 5, 2020

For: Sean Gallegos, Associate Planner
City of Los Altos
Department of Community Development
Planning Division
1 North San Antonio Road
Los Altos, CA 94022

Client: Eric and Lauren Albert
1757 Pilgrim Avenue
Mountain View, CA 94040

Project Name and Address: Project Analysis Comments Response
725 University Avenue
Los Altos, CA 94022

IR Project No: P2019-067

Introduction

At the request of Danielle DiVittorio of DiVittorio Architecture and Design, Interactive Resources is responding to comments relative to the Secretary of the Interior's Standards Project Analysis Report (January 28, 2019) which addressed alterations to 725 University Avenue. The comments below were questions generated by Sean Gallegos, the planner assigned to the project by the City of Los Altos. These were transmitted to Interactive Resources via E-mails from Danielle DiVittorio on February 24 and March 2, 2020. All background information including the project description and Secretary of the Interior's Standards Project Analysis are incorporated into this memorandum by reference.

Comments / Response

February 24, 2019 – a letter was requested by Sean Ggallegos from Interactive Resources commenting on the proposed exterior finishes including:

Existing / Proposed exterior paint color.

Comment: The house was recently painted, and the painted surfaces and paint adhesion are in excellent condition. The coloration is appropriate to the house period with distinctions between the field or wall color and trim and exposed structural elements like rafter tails. There are no plans to re-paint the entire house, rather painting will only occur to those areas where there are alterations and roof additions. The paint scheme for the new work will match the existing color scheme. The design team is researching the current paint colors from the latest re-painting to get accurate color matches.

Existing / Proposed wall covering material.

Comment: The existing wall cladding is wood shingle. In addition, the substantial multiple additions of later dates at the rear or north of the house are also clad in wood shingles. The new work includes a new dormer / wall extension located on the roof planes toward the rear of the house. In terms of new wall square footage, it is minimal, and essentially not visible from the street. New dormer wall sides will be clad in wood shingles matching the existing original wood shingles, and the wood shingles of the subsequent additions to the back of the house.

Stairs being resurfaced – proposed tile / floor finish.

As the Analysis Report states, the front porch extending across the front of the house is not original and has been altered several times. There are three existing concrete stairs with side pillars leading to the finished first floor level. One flight is located at the front entry and the other two are on the east addition. All three are similar in design, and the concrete work appears to be not older than the 1960's. It is likely that they are non-historic alterations. The existing yard was landscaped within the past several years, and on all walking surfaces tan colored concrete or stone pavers were installed. The project proposes using the same material to clad the existing concrete steps and porch surface. Because these features are not called out in the DPR forms as character defining features, and because the proposed cladding will be visually like the existing poured concrete, cladding the existing steps and porch surface will not compromise the character of the house.

Window trim.

Comment: The window trim is minimal reflecting the quantity of work proposed. The trim will be wood of the same dimension and thickness as the existing conditions. It should be a weather resistant western red cedar or redwood. Composite trim materials will not be used. It will be painted the same color as the existing trim.

Door trim on new French door.

Comment: The French door trim will match the door trim typically used throughout the house. The comment for “window trim”, above applies

Door and window products.

Comment: The products used for new doors and windows will be solid wood reflecting the existing material conditions. It is not necessary to custom build new doors and windows because proprietary wood products are available, historically appropriate, and commonly accepted in this situation. The major brand names in use for historic buildings include Pella and Marvin. A generic specification includes:

- Solid wood
- Factory primed
- Windows operable as needed (casement, double hung, or fixed)
- True divided lights if the design requires divisions

Inappropriate products and conditions include:

- Vinyl windows
- Vinyl clad wood windows
- Aluminum windows
- Aluminum clad wood windows
- Steel windows
- Sliding windows or doors
- Clip on or faux divided lights

Standard #9

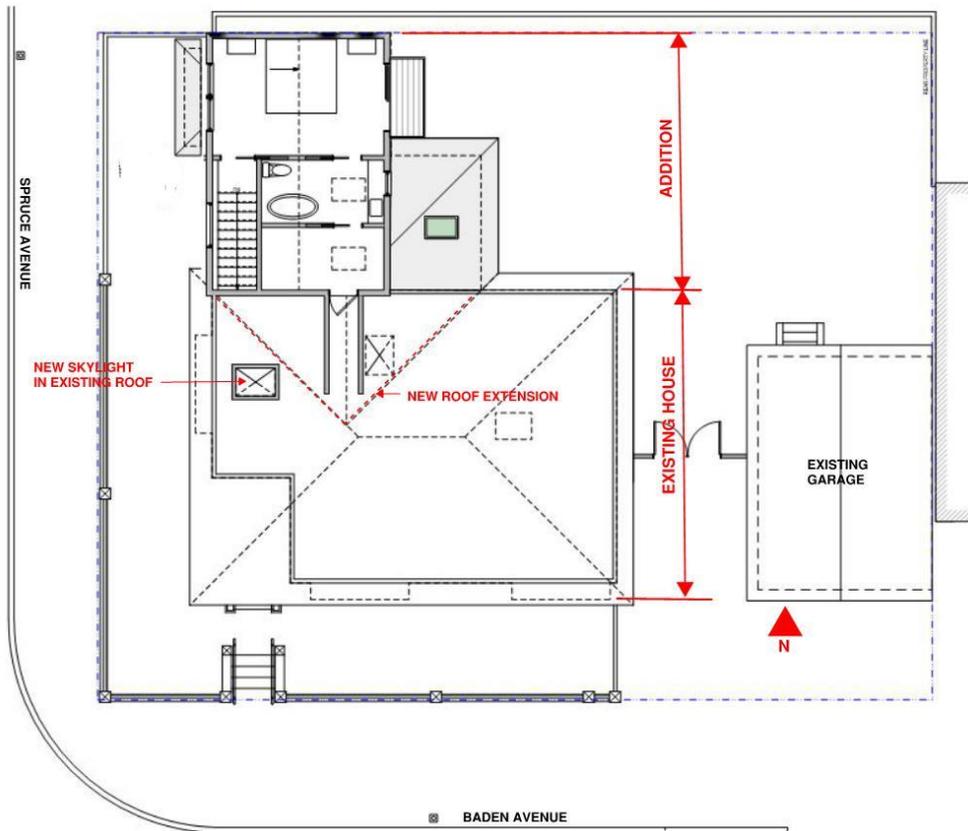
Comment:

On Monday March 2nd, the property owner, Eric Albert and Assistant Planner Sean Gallegos met to discuss the project. Mr. Gallegos asked for a commentary on how the new work would be distinct from the existing to informed observers. This request is pertinent to Standard #9:

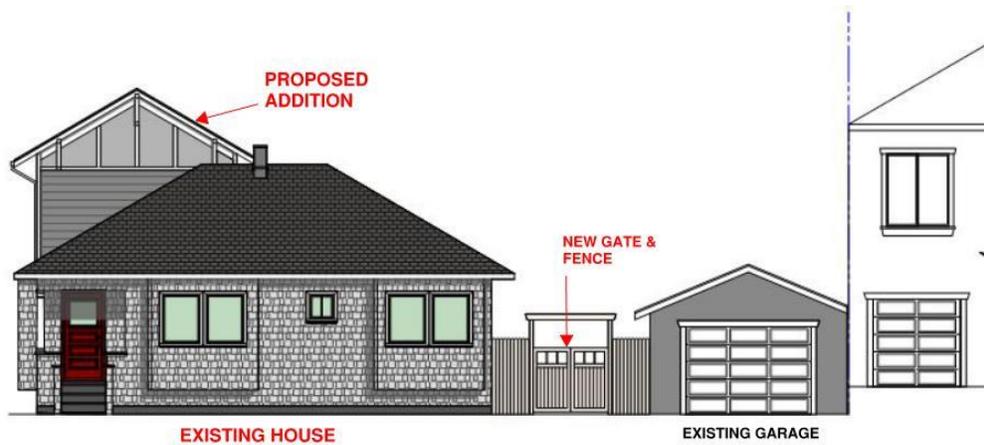
“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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

This standard seeks to discourage “false historicism”; however, implicit in this standard is the idea of scale and quantity. The application is commonly understood to address larger additions with additional footprint, or additions that add substantial height. For example, the following project involves a rear, connected two story addition to a small, simple craftsman house constructed in 1906. The application of this standard is rigorous in creating distinctions between the original house and the addition using a diminished footprint, mass, cladding materials and color. The task is to allow the original house to predominate while clearly making a distinction

between new work and the historic house. The application of this standard works at the scale of the entire property.

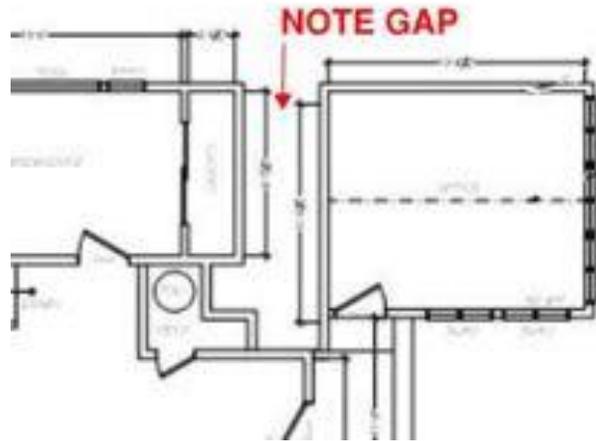


Second Floor Plan

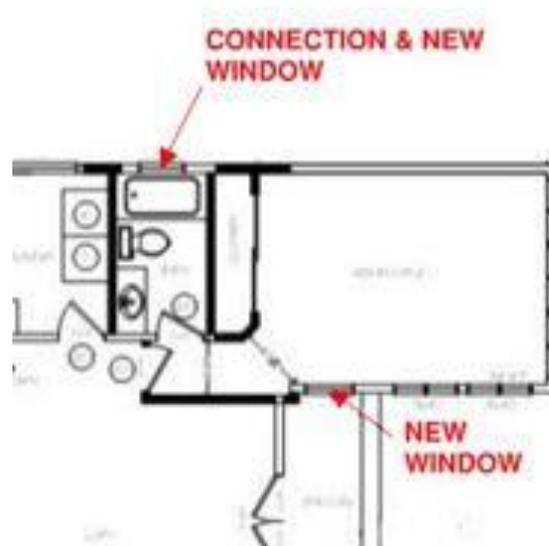


Street Elevation (front)

The project at 725 University Avenue is comprised of disparate elements located out of view, for the most part at the heavily altered rear of the property. Because there is no single addition or additional footprint, and the alterations are small in scale it is architecturally difficult to make a distinction between the original fabric and the new work. For example: the project proposes connecting the discontinuous spaces at the northeast corner of the second floor which requires a new wall that aligns with the two original walls:



Existing Second Floor



Proposed Connection and Enclosure

To use a differ cladding material to make a distinction at this type of architectural condition at this scale serves no purpose relative to the intent of Standard #9. Similarly, the proposed window removal to be replaced with a French door on the rear elevation, does not lend itself to an observable or material distinction. The only option for making a distinction would be to use a sliding glass door which is not compatible with the architectural language of the house.

On the other hand, the original design proposed a dormer at the front elevation, observable from the street. Based on the character defining features described in the DPR forms, the main roof lines are important and the addition at this location would compromise the building's character and add an observable inappropriate feature. The design team opted for the use of skylights at this location as an alternative. This decision complies with Standard #9 in that it makes clear that this feature is new, very low profile, and architecturally neutral in terms of the architectural language.



East Elevation Showing New Skylights

I will be happy to answer any additional questions or address concerns. We believe that this project is well conceived, and fully meets the Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Treatment.

Handwritten signature of Charles G. Duncan in blue ink.

Charles G. Duncan
Historic Preservation Architect
Interactive Resources Inc.

charlie.duncan@intres.com
Direct phone: (510) 231-7522

ALBERT RESIDENCE

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Danielle DiVittorio
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EXISTING SITE PHOTOS:



Front View - Right Side



Front View - Left Side



(E) wood shingles - to be matched



Right Side Elevation



Rear of House - right side



Area of proposed addition

Rear Side -- area of addition



Existing Garage



Rear Elevation -- Left Side



Rear Elevation -- area of proposed dormer



Left Side - Rear of house



Left Side



Rear Wood Deck



Front Covered Porch



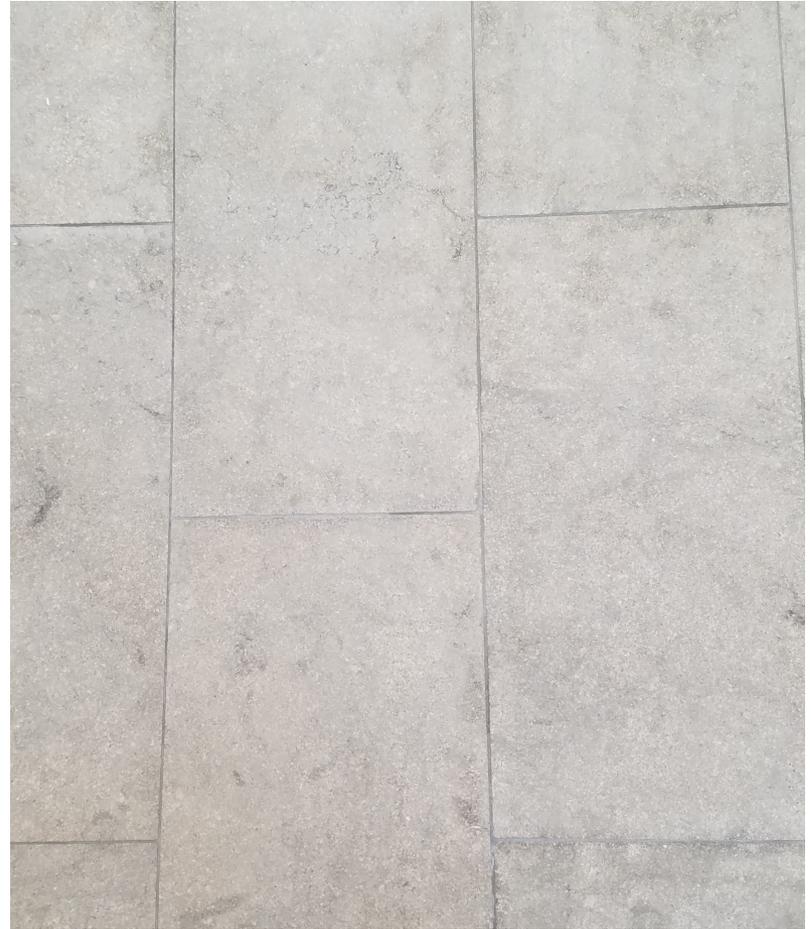
(E) outdoor kitchen

725 University Ave Finishes

Replace front porch pavers with same material used in side yard.



Existing front porch



Plaza Gray - Flamed and brushed

Front Porch Material



Existing Front Porch

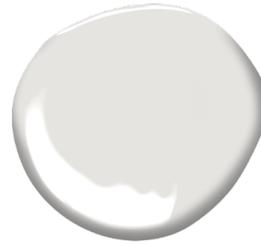
Re-face with pavers to match new surface on front porch (same as side yard)



Plaza Gray - Flamed and brushed

Side of front porch

- Exterior trim color - BM: American White #2112-70
- Exterior trim color - BM: Thunder #AF-685
- Existing shingle material.



Exterior Materials

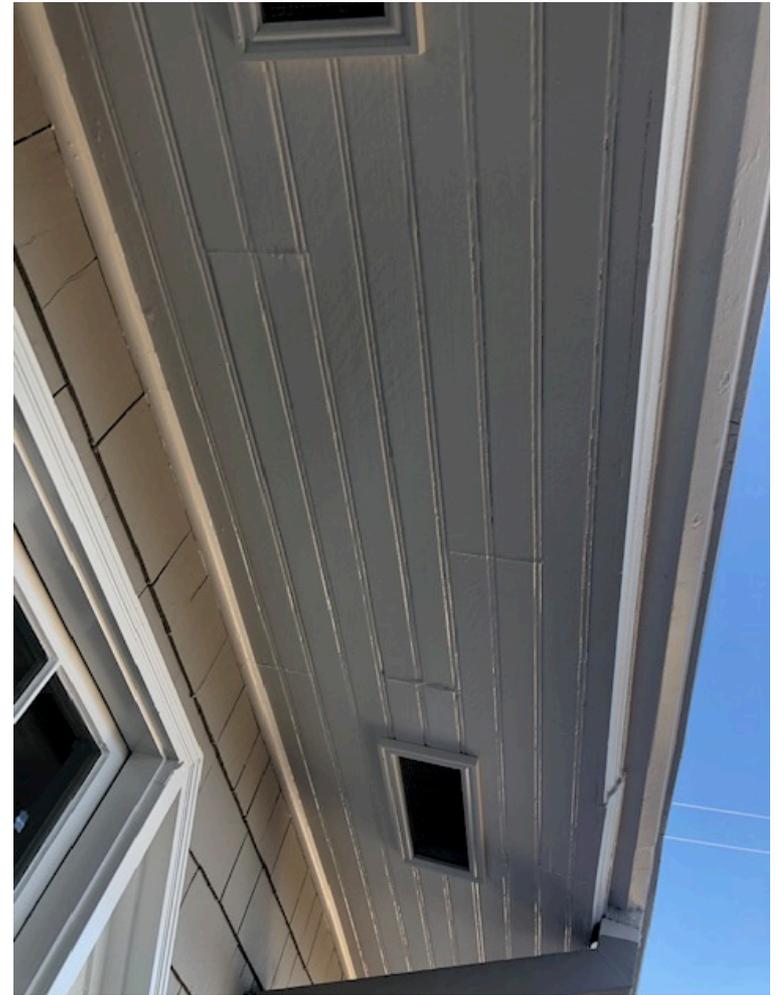
Door Trim on New French Door - BM American
White #2112-70



Proposed location for
French door

Back Porch

Existing eaves finish color: BM American White #2112-70



Eaves

Replace 6 windows with Marvin windows with a primed exterior and interior, brickmould, 2" extended sill nose, installation straps, SDL to simulate a DH.

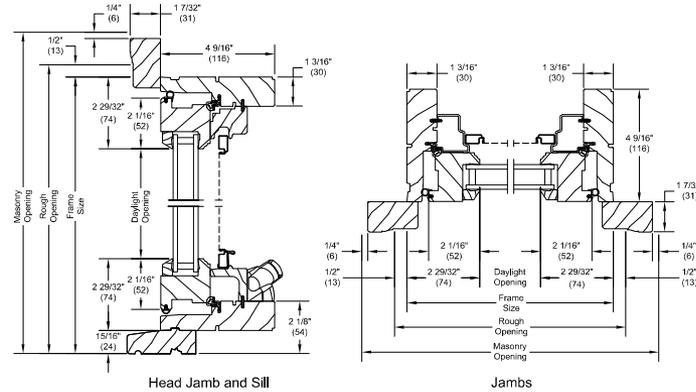


Ultimate Wood Casement, Awning and Picture

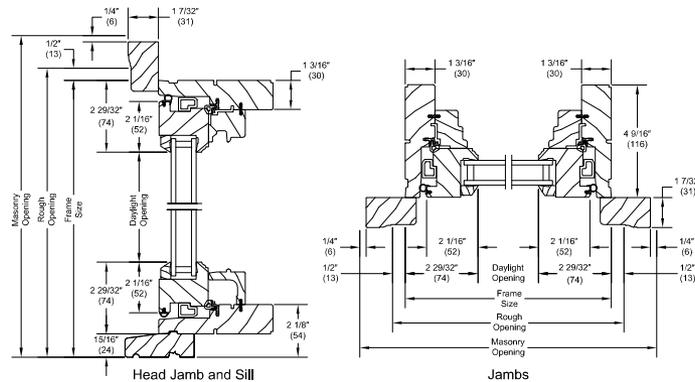
Section Details: Operating and Stationary / Picture - 1" (25) IG

Scale: 3" = 1' 0"

Operating



Stationary



Wit.

Thank You