



DATE: November 23, 2015

AGENDA ITEM # 2

AGENDA REPORT

TO: Historical Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-H-04 – 452 University Avenue

RECOMMENDATION:

Approve a modification to Historic Alteration Permit 14-H-04 subject to the findings

BACKGROUND

On August 25, 2014, the Historical Commission held a public meeting to review Historic Alteration Permit 14-H-04 for the Historic Landmark property at 452 University Avenue. The project included demolition of an existing detached garage, construction of a new detached garage over 12 feet in height, alterations to the rear elevation of the main house, including a new second-story balcony, and a new pool with a raised patio. Following a review and discussion of the project, the Commission voted 5-1 to approve the Historic Alteration Permit.

Following the Commission's action, the project was reviewed and approved by the Design Review Commission on November 25, 2014. On January 26, 2015, the Historical Commission reviewed and approved the architectural details for the project's exterior railings. A building permit for the project was issued on June 11, 2015 and the property is currently under construction.

DISCUSSION

The project is requesting a modification to the approved Historic Alteration Permit in order to allow for a revised bathroom window location and size on the first story of the rear elevation. The project's historic architect, Leslie Dill has reviewed this modification in order to ensure that it is in compliance with the Secretary of the Interior's Standards. Her report is included in Attachment A. Since this structure is a designated Historic Landmark, the Historical Commission needs to review 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.

Based on the minor nature of the modification and the fact that the window is located on the rear elevation, the physical integrity or historic significance of the property will not be adversely impacted. As outlined in the historic architect's report, the revised window location meets all applicable Secretary of the Interior's Standards. Therefore, staff recommends that the Commission approve this minor modification.

Cc: Robert Boles, Applicant and Architect
Dave Hitz, Owner

Attachments:

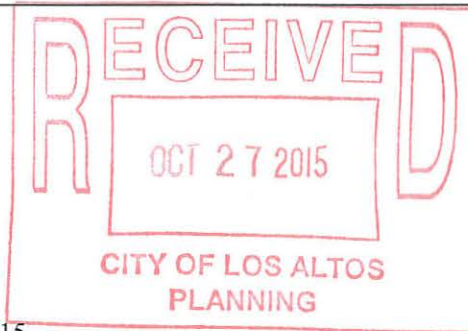
A. Addendum to Secretary of the Interior's Standards Review – Window Revision

FINDINGS

14-H-04 – 452 University Avenue

With regard to the modification to the Historic Alteration Permit for the property at 452 University Avenue, the Historical Commission finds the following in accordance with Section 12.44.150 of the Municipal Code:

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



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MEMORANDUM

DATE: October 22, 2015

TO: David Hitz
452 University Ave.
Los Altos, CA 94022
(via email)

RE: Addendum to Secretary of the Interior's Standards Review –Window Revision
Proposed Residential Rehabilitation, Addition, and Landscape Rehabilitation Project
Historic Guy and Adelle Shoup House / Hitz Residence
452 University Avenue, Los Altos, CA

FROM: Leslie A.G. Dill, Historic Architect

INTRODUCTION:

This memorandum is to demonstrate that I have reviewed the revised submittal drawing set for the Hitz Residence Project at the Historic Guy and Adelle Shoup House. The revised set is dated October 15, 2015. The revised plans and elevations (sheets A-2.2, 2.5, 3.3, 3.4 and D-1) present a change in the proposed window type and location within the first-floor powder room, at the rear of the house. The previously reviewed drawing set (dated July 1, 2014) showed the relocation of an original 1/1 window from the west to the south walls of that room. The current design shows the removal of the original window and the installation of a high, horizontal window on the same (west) wall, leaving the south wall unchanged.

The entire project was reviewed by Archives & Architecture LLC for consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards) in a report entitled "Secretary of the Interior's Standards Review" and dated July 20, 2014. The overall composition of the proposed project was reviewed, along with the project materials and details. At that time, the window relocation was analyzed with regard to three of the Standards, Standards 2, 3, and 9. The relevant sections are duplicated in this memorandum below. Revised analysis of the new window revision is included as follows:

STANDARDS REVIEW:

Standard 2 (Preservation of Historic Character-defining Features) – *This portion of the project includes the proposed removal of two windows from the rear elevation of the house (along with other, non-original windows) and the relocation of one of them onto the southwest corner of the house; these windows do not represent individually significant focal windows nor do they represent a preponderance of the*

characteristic composition of the historic original windows. Therefore, their removal and relocation is compatible with the rehabilitation and continued use of the house.

Revised Analysis: As originally noted, the bathroom window is not an individually significant feature, nor does its removal suggest a cumulative loss of the overall character or adverse alteration in the composition of all the windows of the house. Therefore, its removal (without reuse) continues to be compatible with the rehabilitation and continued use of the house. The revised proposed design is consistent with this Standard.

Standard 3 (Changes that create false historicism) – *The proposed new window and door trim would be simplified appropriately to provide subtle differentiation between the new work and the original historic fabric of the house.*

Revised Analysis: As originally noted, all new windows are shown to have slightly differentiated trim details from the original trim. The revised drawings note that the proposed new horizontal window shall have this same new trim. Furthermore, the horizontal form is a differentiated configuration than the original 1/1 and tripartite window units. Therefore, the proposed new window would not be mistaken for an original feature or considered a conjectural feature from elsewhere. The revised proposed design is consistent with this Standard.

Standard 9 – *The proposed new window at the first floor and the proposed second-story doorway onto the roof deck are shown with trim differentiated slightly by its width and application. The window and door are otherwise completely compatible in scale and material with the historic single-lite windows that surround them.*

Revised Analysis: The previous design, with its relocated window was compatible in scale and materials with the historic single-lite windows. The revised window design continues to be compatible with this Standard because the size and scale of the proposed new unit is proportionate with the surrounding original windows; the proposed new window has a single lite, similar to the surrounding original windows; and the proposed new window has a horizontal orientation, related to the transoms in the original focal window units. The revised window design is differentiated by being an individually placed horizontal unit, dissimilar to all other original windows at the house, and will be differentiated by the new window trim. Therefore, per the language of the Standard, the proposed new window protects the integrity of the property and its environment. The revised proposed design is consistent with this Standard.

CONCLUSION: The revised window design is consistent with the Standards as noted above. The proposed design, therefore, continues to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards*.