



DATE: February 22, 2016

AGENDA ITEM #3

AGENDA REPORT

TO: Historical Commission
FROM: Sean Gallegos, Staff Liaison
SUBJECT: 15-H-05 – 706 Orange Avenue

RECOMMENDATION:

Recommend approval of minor exterior alterations to a Historic Resource property subject to the findings

PROJECT DESCRIPTION

The project is requesting approval of alterations to a designated Historic Resource property. The scope of work includes work to the front, side and rear yard elevations of the main house, including exterior modifications to the non-historic guesthouse and carport and new decks.

The alterations to the main house include: replacing a non-original French door with a new wood egress window for bedroom No. 1 along the front (north) elevation; the removal and replacement of an existing bay window and non-original window with a new pair of wood French doors along the left (east) side elevation; the removal and replacement of two windows with three matching wood windows along the right (west) side elevation; and the replacement of a non-original glass block window with a pair of wood French doors and the replacement of a non-original window with a wood French door along the rear (south) elevation.

BACKGROUND

The buildings in the project include a one-story California Craftsman Bungalow. The main house was built in 1925, a non-historic guesthouse was built at an unknown date, and a non-historic carport was built in 1970. The main house is wood-frame residence with a series of front-facing gable roofs. The roof has a low slope, creating a horizontal emphasis to the design. The front-facing gables are elaborated with exposed beam-ends and flared bargeboards. All original windows appear to have been replaced with vinyl grids and the house is clad in wood lap siding. The front entry porch is supported by battered wood pillars that sit atop brick piers. The house has been modified with additions along the sides and rear, but the modification have become part of the historic building and conform to the original Craftsman Bungalow style.

DISCUSSION

Historical professional Bonnie Bamburg with Urban Programmers reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures. As outlined in the attached letter, the proposed 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. Where new windows and doors are proposed, they are appropriate to the style of the Craftsman bungalow and do not create a false sense of a historical development. Therefore, staff recommends approval of this project.

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 at an administrative level by staff.

Cc: Robin McCarthy, Applicant and Architect
Kenneth De Spiegeleire, Owner

Attachments

- A. Application
- B. Area Map and Vicinity Map
- C. Secretary of the Interior's Standards Review Letter
- D. Historic Property Evaluation – 706 Orange Avenue

FINDINGS

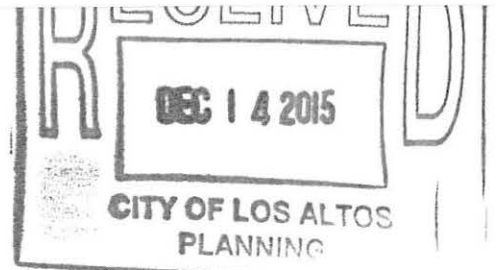
15-H-05 – 706 Orange Avenue

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.



ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit #

1107014

<input checked="" type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Commercial/Multi-Family	<input type="checkbox"/> Environmental Review
<input type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance	<input type="checkbox"/> Use Permit	<input type="checkbox"/> R1-S Overlay
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> General Plan/Code Amendment
<input type="checkbox"/> Tentative Map/Division of Land	<input type="checkbox"/> Sidewalk Display Permit	<input type="checkbox"/> Appeal
<input checked="" type="checkbox"/> Historical Review	<input type="checkbox"/> Preliminary Project Review	<input type="checkbox"/> Other:

Project Address/Location: 706 ORANGE AVENUE

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

Assessor Parcel Number(s): 175-10-038 Site Area: 0.600

New Sq. Ft.: 0 Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: 2,550 Total Proposed Sq. Ft. (including basement): 2,550

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: ROBIN MCCARTHY, ARCHITECT

Telephone No.: (408) 859-8723 Email Address: robinc archstudioinc.com

Mailing Address: 1155 MERIDIAN AVENUE, SUITE 208

City/State/Zip Code: SAN JOSE, CA 95125

Property Owner's Name: Kenneth De Spiegelaire + AIDA DOMINICZ

Telephone No.: _____ Email Address: _____

Mailing Address: 706 ORANGE AVENUE

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

Architect/Designer's Name: ROBIN MCCARTHY, ARCHITECT (see above)

Telephone No.: _____ Email Address: _____

Mailing Address: _____

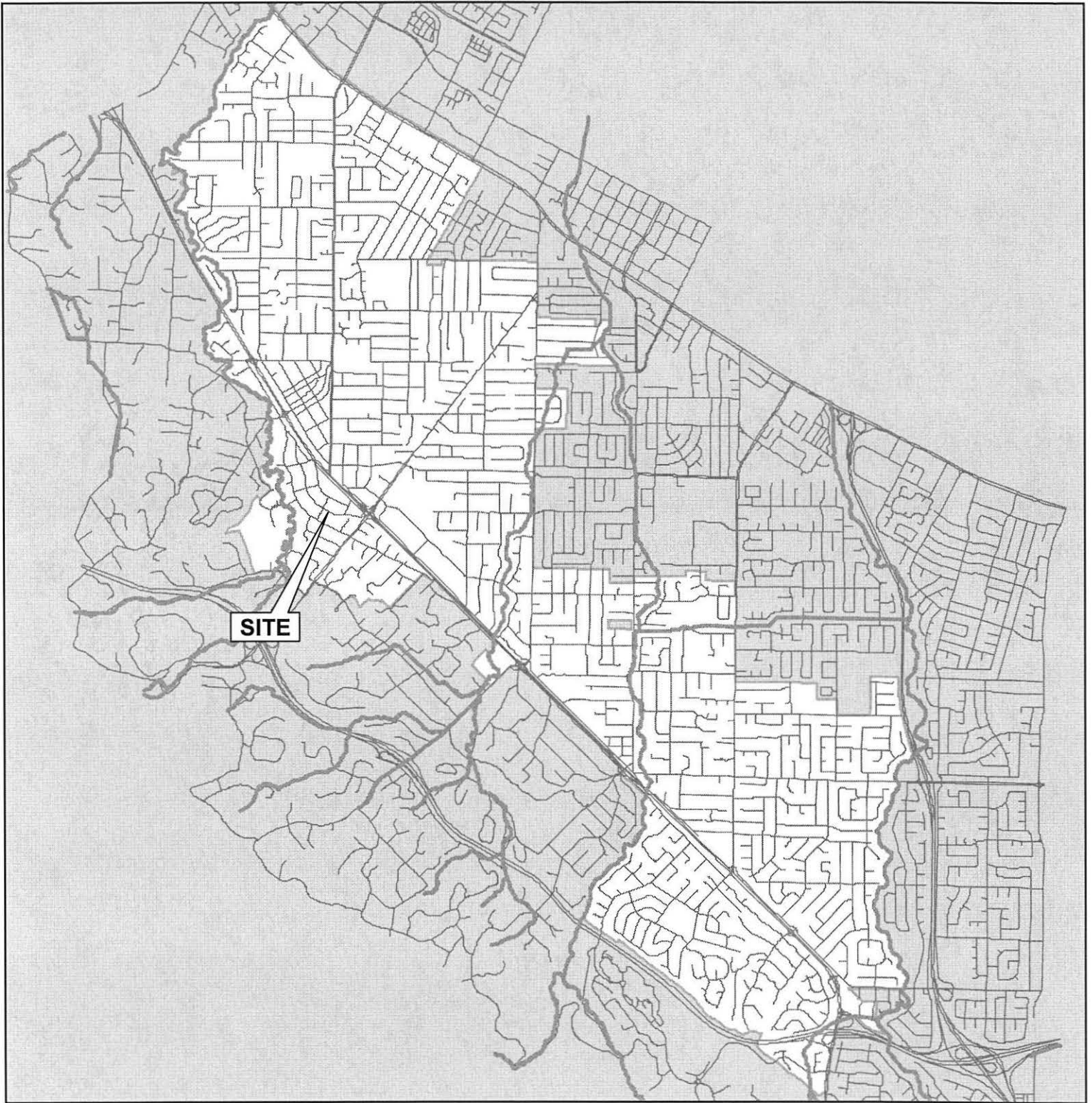
City/State/Zip Code: _____

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

(continued on back)

15-H-05

AREA MAP



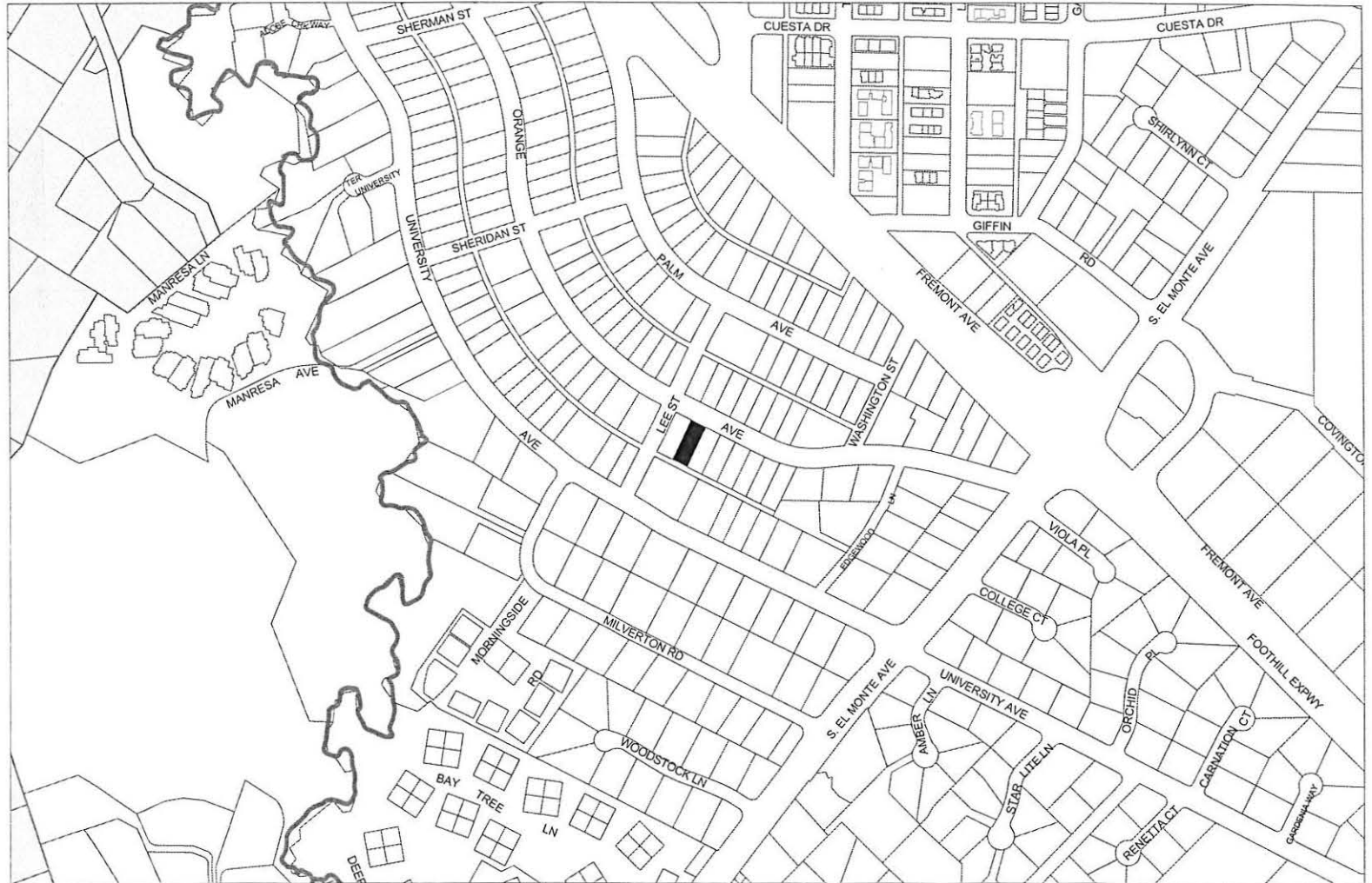
CITY OF LOS ALTOS

APPLICATION: 15-H-05
APPLICANT: R. McCarthy, AIA/ K. De Spiegeleire and A. Domingez
SITE ADDRESS: 706 Orange Avenue

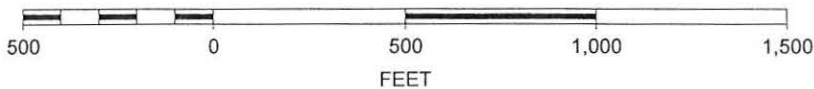


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 15-H-05
APPLICANT: R. McCarthy, AIA/ K. De Spiegeleire and A. Domingez
SITE ADDRESS: 706 Orange Avenue

ATTACHMENT C



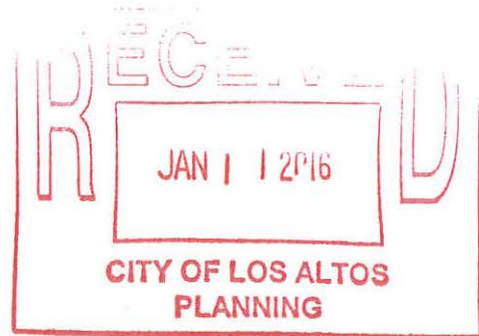
URBAN PROGRAMMERS

January 14, 2016

Zach Dahl
Planning Services Manager
City of Los Altos
1 North San Antonio Street
Los Altos CA 94022

Via Email: [Zach Dahl \(ZDahl@losaltosca.gov\)](mailto:ZDahl@losaltosca.gov)

Subject: 706 Orange Avenue, Los Altos



Dear Mr. Dahl,

Los Altos has determined that the referenced property is a historic resource and as such the applicant has been told that the rehabilitation must be consistent with the Secretary of the Interior's Standards for Rehabilitation.¹ Urban Programmers was contacted by Mr. Kenneth De Spiegeliere, the owner of the referenced property, to provide a third party professional review of the rehabilitation plans for consistency with the "Standards." Urban Programmers found there were significant additions to the house c. 1948 but was not authorized and did not conduct research to establish when all the alterations were made to the main house or when the detached garage was converted to a guest house.

The buildings in this project include a California Craftsman Bungalow, the main house, and a guest house that is a converted garage (date unknown) and a carport c. 1970. It is our understanding that the proposed rehabilitation plan is desired to provide better organized living spaces to meet the needs of the family with two children and a Nannie. The proposed rehabilitation provided to Urban Programmers is shown on architectural drawings prepared by Robin McCarthy, Architect, and dated as shown below.

A2-1 Demo – showing the floor plan of the main house and indicating interior walls that are to be removed. December 10, 2015

A3-1 Main Floor Plan- proposed rehabilitation of the main house interior, December 10, 2015

A2-2 Demo – showing proposed changes to the exterior of the main house. Dated December 10, 2015, revised January 14, 2016

A5-1 Elevations- showing proposed rehabilitation changes to the guest house, December 10, 2015

A5-2 Demo – showing the interior of the guest house, December 10, 2015

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

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

Phone: 408-254-7171
Fax: 408-254-0969
E-mail: bbamburg@USA.net

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

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

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

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

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

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

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

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

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

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

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

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹

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

- The form and mass of the main single-story house with off-set double front facing gables forming a low pitched roof. Intersecting gables on the sides continue the basic style in later additions.
- The forward gable covers a deep porch with 3 truncated square wood columns atop brick bases that extend one-third the height of the column to support the roof. Brick is also used to form the half wall around the porch. Brick is not usually found used in this manner for column bases and walls. It may be an alteration that has gained importance.
- Exaggerated beams and exposed rafters are a critical element in the design.
- Windows were originally divided with solid panes on the bottom and divided lights on the top of double-hung sash or fixed wood frames and surrounded by exaggerated, decorative frames.
- Siding is a lapped siding and the chimney is brick.

Integrity: It appears that a single-story house was constructed in 1918 and substantially enlarged in 1948 and as late as 2004. The additions retained the earlier Craftsman Bungalow style elements. The original building is shown in the 1926 Sanborn Map of Los Altos as a rectangular form with a porch that resembles the one existing. Additions to the sides and rear have enlarged the house.

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

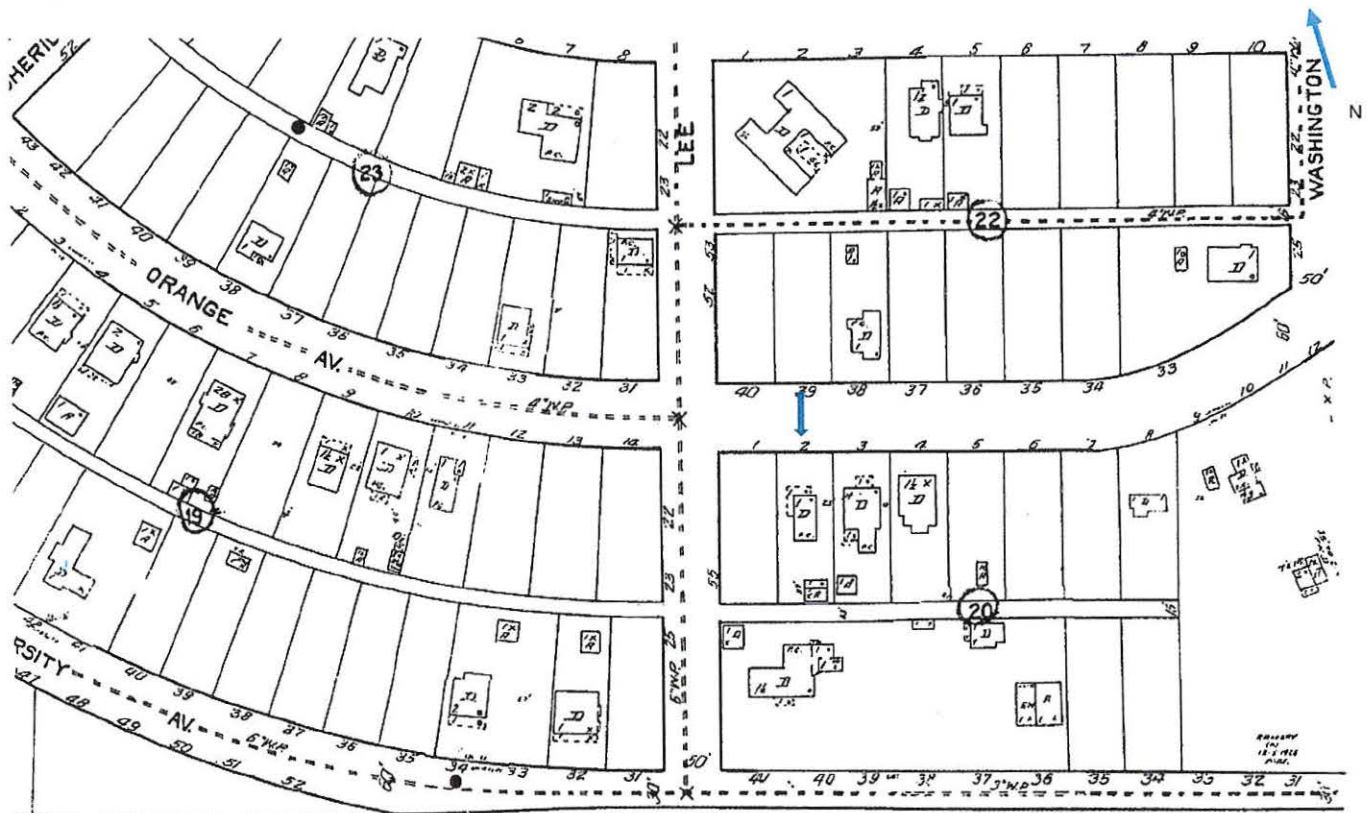


Figure 1 Section of page 4, Sanborn Insurance Company Map. Los Altos 1926-32 Blue arrow points to the house, Block 20 lot 4 of Woodstock 1 – 706 Orange Avenue

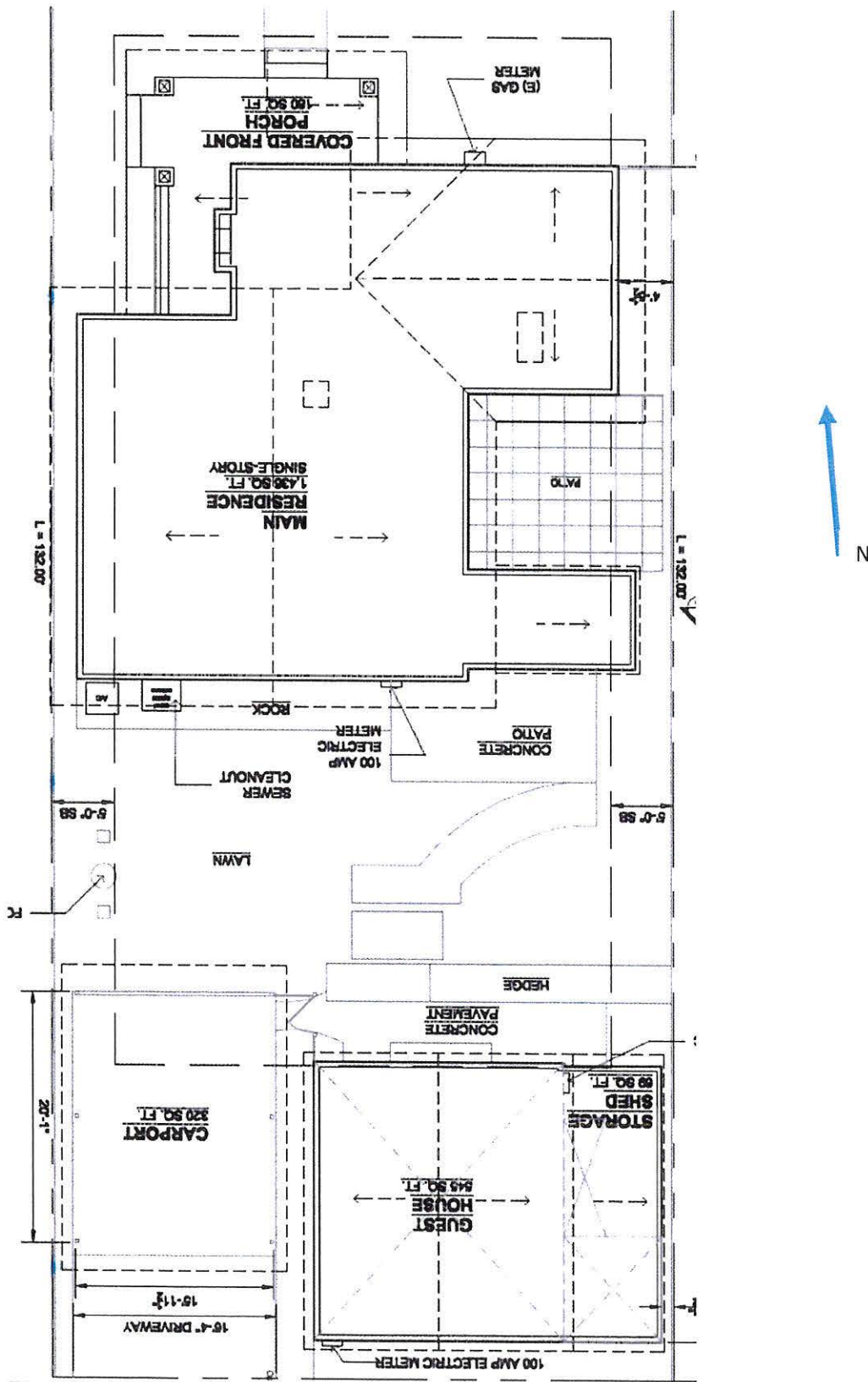


Figure 2 Site plan of the existing house, guest house and carport at 706 Orange Avenue, Los Altos
Source: Robin McCarthy Architect. Dec. 10, 2015

II Proposed modifications and revisions to the plans prepared by Robin McCarthy Architect

2. Drawing A2-2 Changes proposed for the exterior of the Craftsman Bungalow

Changes proposed for the front façade.

- 2.1 Retain the existing front walk and stairs. If porch repairs are considered the material should be wood.
- 2.2 The owner requested removing the glass door from the porch into what will be a child's bedroom. The need for a safe child's room is important and was resolved by replacing the door with a compatible window and a frame to show the original opening (where it appears) the original doorway was located. The original door appears to have been relocated to be the main door.
- 2.3 The vinyl windows on the façade are to be replaced with a wood frame system of the same size and appropriate style. It appears that all windows are not original and have been replaced with vinyl style.
- 2.4 The siding and window frames are to be repaired and retained
- 2.5 The porch floor has been covered in scored concrete. It is not required to remove the concrete. However, if the porch is repaired or resurfaced the floor material should be wood boards laid perpendicular to face of the building.

Changes proposed to the east façade an addition c. 1948 or later:

- 2.6 Non-original windows on the side façade will be replaced with wood frame French doors in a compatible/appropriate style. This wall has been previously modified.
- 2.7 Siding will be repaired as needed.

Changes proposed to the west façade an addition c. 1948:

- 2.8 Non-original windows on the façade are proposed to be replaced and relocated on the wall to align with the interior plan. Frame styles are to be maintained.

Changes to the rear façade an addition c. 1948:

- 2.9 The shed addition on the rear is to be repaired.
- 2.10 Non-original windows in the rear façade are proposed to be replaced with wood systems of an appropriate style.
- 2.11 In two locations the non-original windows are proposed to be replaced with French doors.

3. Drawing A2-1 Interior partition demolition and reassignment of space.

- 3.1 The interior has been dramatically altered over the years as additions were integrated to the building. There are no recognizable original historic patterns or finishes remaining in the building.

4. A5-2 Exterior alterations to the Guest House and A2-1 Interior alterations to the Guest House

- 4.1 The guest house is not a primary historic resource. As a garage it was an ancillary building. With substantial alteration and enlargement the guest house does not retain the integrity of the original garage and the building remains an ancillary building.

- 4.2 The interior alteration from open space to a guest house is not historical material or style. The alteration does not remove or change historic features.

Finding: The Guest House is not a historic resource. The proposed rehabilitation of the Guest House does not detract from, or diminish the character defining features that distinguish the historic resource a Craftsman Bungalow in the front of the property.

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

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

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

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

The historic character of the building is preserved in the proposed plan. The original house is primarily shown on the front façade with the front facing gables, raised, side wrapping porch and porch columns, lapped siding, exaggerated beams and exposed rafters. Previous additions and alterations have removed some of the original materials such as windows which will be replaced with appropriate wood systems. The side and rear modifications are to additions to the original building and are not seen by the general public. The modifications proposed do not destroy character defining features.

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

Where new windows are proposed they are appropriate to the style of the Craftsman Bungalow.

There is no proposal to create a false sense of historical development.

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

The house has changed with additions and alterations that have become part of the historic building and display the style elements of the original Craftsman Bungalow style. The additions to the original building and their architecturally compatible elements are preserved in the proposed plan.

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

The plan proposes to repair areas of original craftsmanship and construction methods. Distinctive features such as the lapped siding, porch columns and brick half wall around the porch are shown to be preserved.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The building is in very good condition. Windows that are not original will be replaced with appropriate style systems. The distinctive features appear in good condition.

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

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

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

The proposed plan does not involve excavation.

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.

No additions are proposed

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

No additions are proposed

Finding: The proposed rehabilitation plans prepared by Robin McCarthy Architect, appear to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Property and the Secretary of the Interior's Standards for Rehabilitating Historic Buildings

I appreciate the opportunity to comment on the proposed rehabilitation of the Craftsman Bungalow at 706 Orange Avenue. Should there be other questions regarding the "Standards" I am available to discuss any issue with you.

Best regards,

Bonnie Bamburg

ATTACHMENT D

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 2 *Resource Name or #: (Assigned by recorder) 706 Orange Avenue

P1. Other Identifier: HRI #: 62; Coleman Home

*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 706 Orange 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 18 038

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

706 Orange Ave. is a classic bungalow. This wood-frame residence is compound in plan and topped by a series of front-facing gable roofs. The roof has a low slope, creating a horizontal emphasis in the design. The front-facing gables are elaborated with exposed beam ends and flared bargeboards. All original windows appear to have been replaced with vinyl grids and the house is clad in wood lap siding. The front entry porch is supported by battered wood pillars that sit atop brick piers. The residence 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

c.1920

Est.

*P7. Owner and Address:

Sandra Difranco

410 Monterey Place Los Altos, CA

94022

*P8. Recorded by:

Circa: Historic Property Development

582 Market Street, Suite 1800

San Francisco, CA 94104

*P9. Date Recorded:

July 2011

*P10. Survey Type:

Intensive



*P11. Report Citation:

*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 2 of 2

*Resource Name or # (Assigned by recorder) 706 Orange Avenue

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: _____

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

Built in 1925; divided into two units at unknown date (previous DPR). Remodel existing residence, 1968; carport, 1968; fence, 1977; reroof, 1994; fence, 2002; repair chimney from shoulder up, 2004.

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

*B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture/Development

Area Los Altos

Period of Significance _____

Property Type _____

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.)

The earliest documented owner for this property was Charles C. Thomas, a San Francisco resident, who sold the property in 1925 to Bessie M. Coleman, also of San Francisco. Bessie and her husband Murray, a mechanic, occupied the house until 1937. The house had numerous owners between 1937 and 1973, and served for a time as a rental property. The house has been converted to two units, but retains its exterior architectural integrity.

Character Defining Features: front-facing, low-sloping gable roofs; horizontal emphasis; exposed beam ends and flared bargeboards; wood lap siding; battered wood pillars atop brick piers at entry porch.

Evaluation: 706 Orange Avenue is a good example of its style and a potential contributor to the potential Orange/University historic district. It retains a fair degree of integrity of workmanship, setting, feeling, and design, and is listed on the Los Altos Historic Resources Inventory as a Historic Resource and is assigned the California Register Status Code 5B: "Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation." Note: This finding is based on architectural merit and further research for association with historically significant events and/or people should be conducted.

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

*B12. References:

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

B13. Remarks:

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

*B14. Evaluator: Circa: Historic Property Development

*Date of Evaluation: July 2011

(This space reserved for official comments.)

