



DATE: May 22, 2017

AGENDA ITEM #3

AGENDA REPORT

TO: Historical Commission
FROM: Sean Gallegos, Staff Liaison
SUBJECT: 17-H-01 – 960 Berry 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, right side and rear yard elevations of the main house.

The alterations to the main house occur to the 1950s addition, which includes the removal and infill of one non-historic door along the front elevation, the removal and infill of four non-historic windows along the right elevation, and the replacement of two medium-sized non-historic windows with two large windows.

BACKGROUND

The Farmhouse style residence at 960 Berry Avenue, known as the Frank Bacon House, was constructed in 1890 during Los Altos' early agricultural period. The house was originally a barn that was converted to a residence circa 1905. The one-and-a-half-story wood frame farmhouse is compound in plan and sheathed with wood channel siding. A broadly pitched, cross-gabled roof and open eaves with wood knee brackets tops the house. Fenestration is varied and is not original to the structure, except for the diamond shaped window next to the front door. The house has been modified with a 1950s addition occurring along the right (east) side and rear (south) of the house. Architectural features from the 1920s era, including fenestration, windows, and front balcony have been altered or removed. The structure maintains the feeling of an early twentieth century rural orchard house due to maintaining the barn mass, height and roof style, and the unaltered details, such as brackets under the eaves and lapped siding.

Although this resource is one of the oldest surviving 19th century farmhouses in Los Altos, its primary significance is its association with the actor and playwright, Frank Bacon. The house has been remodeled; however, it appears to retain integrity to the Bacons' period of ownership.

DISCUSSION

Historical professional Bonnie Bamberg with Urban Programmers reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures. The 1950s addition and later alterations are not character defining or significant architectural features. As outlined in the attached letter in attachment D, 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 windows and doors are removed and infilled and new windows are proposed, they are appropriate to the style of the structure and do not create a false sense of a historical development. A detail of the proposed window is provided in attachment C.

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: Via Builders, Applicant and Designer
Vani and Ask Hansen, Owner

Attachments

- A. Application
- B. Area Map and Vicinity Map
- C. Secretary of the Interior's Standards Review Letter and DPR 523A
- D. Window Information

FINDINGS

17-H-01 – 960 Berry 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

17-H-01 – 960 Berry

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on May 15, 2017, except as may be modified by these conditions.

PRIOR TO BUILDING PERMIT SUBMITTAL

2. **Conditions of Approval**

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

3. **Architectural Details**

Provide section details showing the following materials: window recess, sill, lintel and window trim; Please note: staff recommends consistent window trim details on all elevations.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107653

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

Project Address/Location: 960 Berry Ave

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

Assessor Parcel Number(s): 199-12-065 Site Area: 10,000

New Sq. Ft.: 0 Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: 2433

Total Existing Sq. Ft.: 2433 Total Proposed Sq. Ft. (including basement): 2433

Applicant's Name: Via Builders Inc

Telephone No.: 650-948-1077 Email Address: viabuilders@gmail.com

Mailing Address: 4600 El Camino Real #1209

City/State/Zip Code: Los Altos CA 94022

Property Owner's Name: HANSEN, Vani & Ask

Telephone No.: 213-268-3568 Email Address: askhjoernhansen@mac.com

Mailing Address: 960 Berry Ave

City/State/Zip Code: Los Altos CA 94024

Architect/Designer's Name: Via Builders Inc

Telephone No.: _____ Email Address: _____

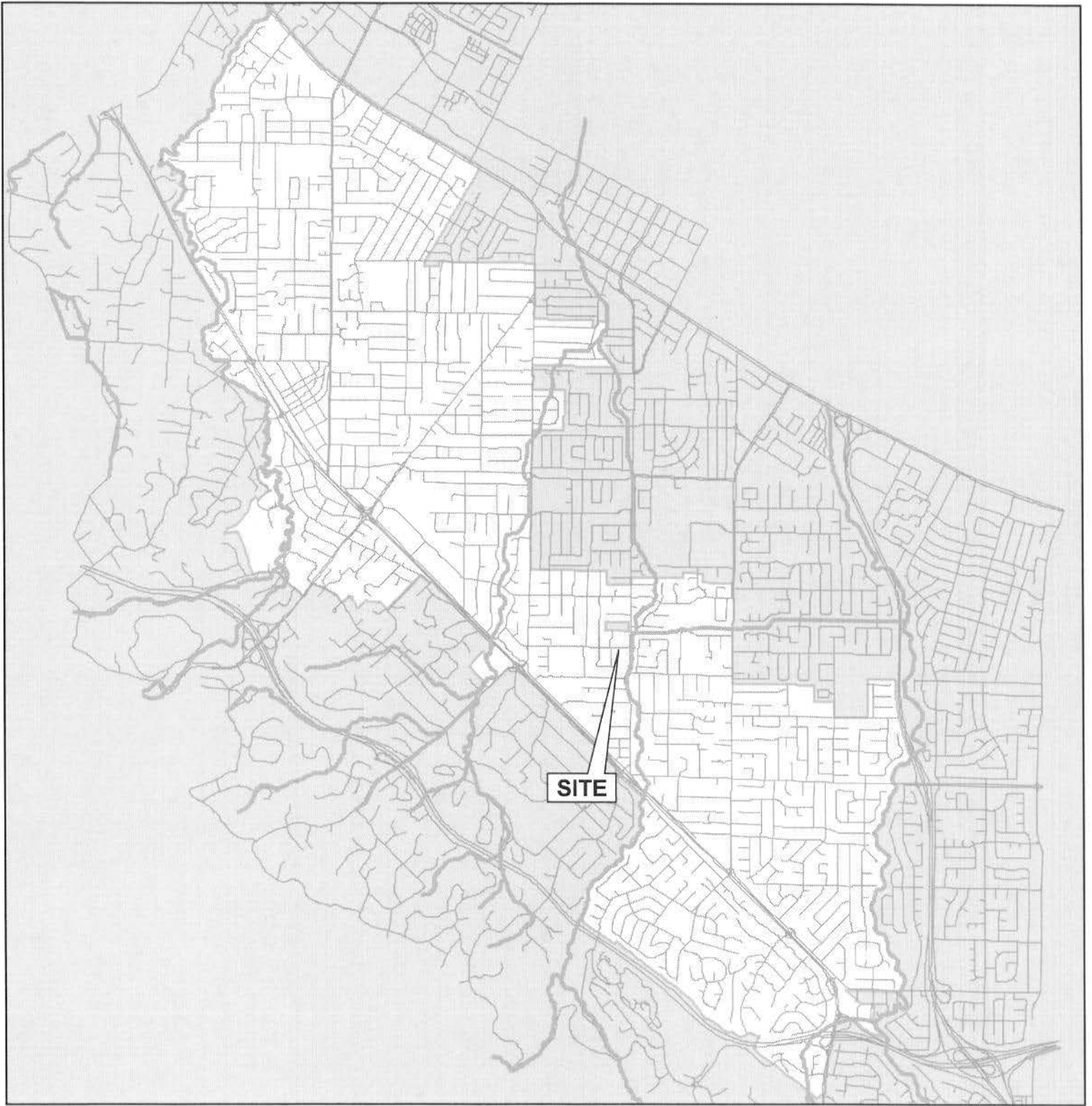
Mailing Address: _____

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)

AREA MAP ATTACHMENT B



CITY OF LOS ALTOS

APPLICATION: 17-H-01
APPLICANT: Via Builders Inc./V. and A. Hansen
SITE ADDRESS: 960 Berry Avenue

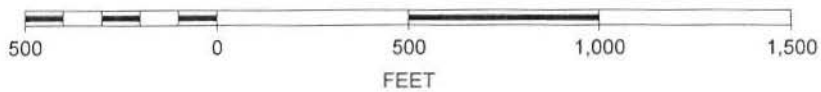


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 17-H-01
APPLICANT: Via Builders Inc./V. and A. Hansen
SITE ADDRESS: 960 Berry Avenue

ATTACHMENT C



URBAN PROGRAMMERS

March 31, 2017

Zach Dahl, Senior Planner
City of Los Altos Planning Department
1 North San Antonio Road
Los Altos CA 94022

Re: 960 Berry Avenue, Los Altos (Fred Bacon House)



Dear Mr. Dahl,

Urban Programmers has been commissioned to review the rehabilitation plans for Baconia, a locally important historic resource (5S1).¹ The rehabilitation plans were provided by Via Builders Inc., dated March 17, 2017. The purpose of our review is to determine if the proposed rehabilitation will be consistent with the Secretary of the Interior's Standards for Rehabilitation. The review does not consider constructability or building codes, with the exception that buildings listed in a local inventory are exempt from the sustainable energy requirements of Title 24.

Period of Significance. The designating documents (survey) set the period of significance to be 1890-1922, and the theme, the association with Cyril Berry and Frank Beacon. In a 2016 review of the building, Urban Programmers found there had been many alterations and additions to the house (originally a barn) that were made after the period of significance ended in 1922. Urban Programmers was not authorized and did not conduct research to establish when the alterations were made or when the garage was constructed. The property is not shown on Sanborn Maps for Los Altos and no further research was conducted.

The buildings on the site include a main house constructed in a Vernacular style with bungalow features and a garage that is detached and sits on the rear of the flag lot, with the house in the center. It is our understanding that the proposed rehabilitation is desired to provide reorganization of interior spaces with the exterior alterations confined to the 1950's addition. There would be no alteration or replacement of the windows in the historic sections of the building. This is shown in the rehabilitation drawings provided by Via Builders, Inc. on the following three sheets;

- A. 1 Cover Sheet
- A. 2 Floor Plan
- A. 3 Window Elevations

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

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

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

The rear and west side of the main house were altered by removing walls of the historic building and constructing an addition in the 1950s. Historic significance has not been attributed to the owners or occupants of the house after Fred Bacon. Therefore, the alterations in the 1950s, and after, are not found to be associated with a person or event of historic significance. The architectural design of the addition was considered within the context of Mid-century Modern design. The plans were not available for the 1950s addition and the architect was not identified. However, the design does not exhibit high architectural merit that represents a historic feature. The 1950s addition, and later alterations are not character defining or significant architectural features that characterize the historic property or relate to a period of significance.

Using the plans identified above, Urban Programmers reviewed the revisions and overall changes to the historic house for conformance with the Secretary of the Interior's Standards for Rehabilitation. We find the rehabilitation plan conforms to the "Standards" and Guidelines.

"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.. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."²

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 Frank Bacon House, "Baconia" will remain a single family residence, the historic use during the period of significance (1890-1920s)

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 rehabilitation plans provided by Via Builders, Inc. (March 17,2017), show that the historic character of the building is retained. The historic character of the building is found in its former barn mass, height and roof style, with details such as brackets under the eaves and lapped siding. Most of the architectural features from the 1920s era, fenestration, windows, and front balcony structure have been altered or removed, including a corner section of the building's walls where an addition was constructed c. 1950. The plans show no change to the exterior of the historic sections of the building.

The plans show altering the windows in the 1950s addition. Four windows in the exterior walls of the addition, will be removed (infilled), as will one door. The rehabilitation design shows a new fenestration pattern on the south and east facades of the addition. These are not in historically or

² National Park Service, *Standards for Rehabilitating Historic Property*;
<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

architecturally significant parts of the building and do not detract from the historic building. The new windows in the previous addition do not destroy historic material and are not seen from the public way.

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.

The rehabilitation plan does not create a false sense of historical development. The proposed windows create a simple contemporary design.

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

There have been many alterations and an addition to the building. However, these have all been without architectural merit and have not acquired historic significance.

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

Those areas of historic features, exterior walls, roof brackets and cross gable roof style that show construction techniques and examples of craftsmanship in the historic building, are shown in the rehabilitation plans to 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.

The rehabilitation plans do not show any work to repair or replace historic features.

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.

Although the specification has not been written, there is no reason to use sandblasting or excessive chemical treatments to clean the building. These should be prohibited.

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

It is highly unlikely that significant archeological resources will be found during the rehabilitation. Should archeological materials be found State Law will be followed.

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. The alteration of the exterior is confined to an addition that does not characterize the property. The new fenestration is differentiated from the historic building and is a contemporary style.

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 or new construction is proposed for the historic sections of the building.

Findings: The proposed rehabilitation plan to alter the fenestration on the 1950's addition on Baconia, a locally important building, is in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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) 960 Berry Avenue

P1. Other Identifier: HRI #:5; Frank Bacon House, Baconia

*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 960 Berry Avenue City Los Altos Zip 94024

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)
189 12 065

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

This one-and-a-half-story wood frame home is compound in plan and sheathed with wood channel siding. Topped by a broadly-pitched, cross gabled roof, the house has open eaves with wood knee brackets. The farm house appears to have multiple early additions. The west elevation has a partial-width entry porch which provides access to an enclosed entry area. A single turned porch post supports the roof at its northwest corner. Fenestration is varied and includes original one-over-one double-hung wood windows with ogee lugs, vinyl and aluminum sliders, and fixed wood sash windows. The property is set far back from the street and surrounded by modern construction. It appears to be in fair 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

1890

(Los Altos Planning Dept)

*P7. Owner and Address:

Warren O. Carlson

960 Berry Avenue Los Altos, CA

94024

*P8. Recorded by:

Circa: Historic Property Development

582 Market Street, Suite 1800

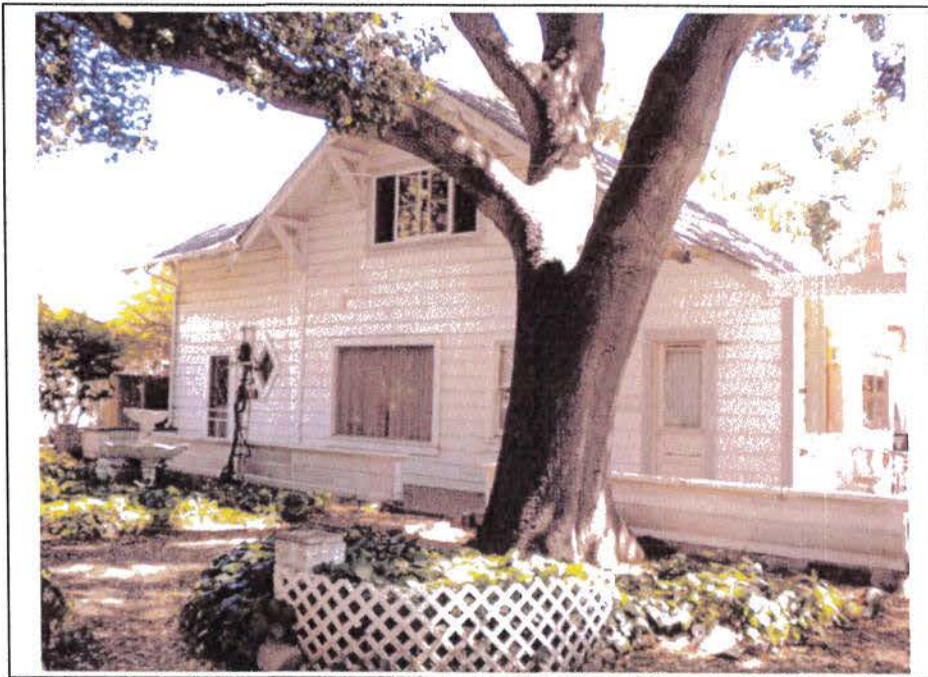
San Francisco, CA 94104

*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. 5S1

Page 2 of 3 *Resource Name or # (Assigned by recorder) 960 Berry Avenue

B1. Historic Name: Frank Bacon House

B2. Common Name: Baconia

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

*B5. Architectural Style: Vernacular farmhouse

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

Built c.1890. Several early additions/alterations appear to have been made pre-1930. Reroof, 1995 and 1998.

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Association: People Area Los Altos

Period of Significance c.1890-1922 Property Type Residence Applicable Criteria NR/CR/Local

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

Originally the home of Ernest Berry, the son of Cyrus P. Berry, by 1905 it had become the summer home of actor Frank Bacon. Born in 1864 in Yuba City, Bacon came to San Jose in the 1880s where he became involved in amateur theater. After trying a number of occupations, including starting the Mtn. View Weekly newspaper in 1888, by the early 1900s he became a full time actor. He married actress Jenny Weidman and they stayed in their Los Altos home whenever they were not performing on the road. His most famous play was Lightnin' Bill which ran on Broadway from 1918 to 1921, the longest Broadway run at that time. After Frank's untimely death in 1922, his widow and children lived in Los Altos until the early 1930s. Although this resource is one of the oldest surviving 19th century farmhouses in Los Altos, its primary significance is its association with actor Frank Bacon. The house has been remodeled; however, it appears to retain integrity to the Bacons' period of ownership. Its historical setting has been compromised due to surrounding residential development (G. Laffey). (See Continuation Sheet.)

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.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) 960 Berry Avenue

*Recorded by: Circa: Historic Property Development

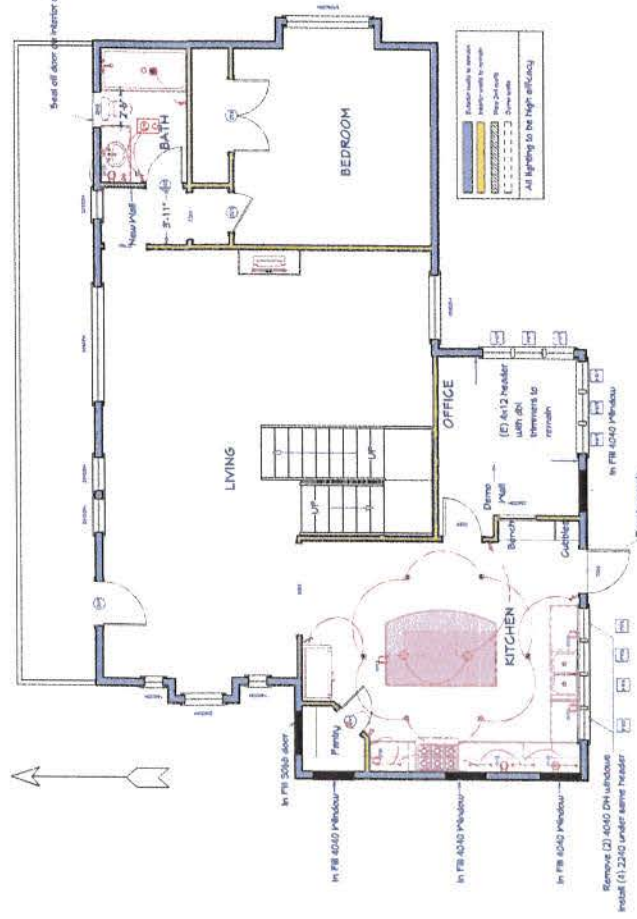
*Date July 2011

Continuation Update

B10. Significance (cont.)

Character Defining Features: one-and-a-half-story form; wood channel siding; broadly-pitched, cross gabled roof; open eaves with wood knee brackets; multiple early additions; original one-over-one double-hung wood windows with ogee lugs, fixed wood sash windows.

Evaluation: 960 Berry Avenue is associated with actor Frank Bacon, and retains a fair degree of integrity of feeling, design and materials. Therefore, it is listed on the Los Altos Historic Resources Inventory as a Historic Resource and is assigned the California Register Status Code 5S1: "Individual property that is listed or designated locally."



Bath, Electric, Layout:
 Occupancy sensor to exhaust fan light
 Light & Fan switched separately
 GFCI at vanity
 Recessed vanity light over shower auto-closes at vanity
 Fan light to be AT rated
 Sensor over vanity installed at vanity

- A) New shower enclosure to be tempered glass with a 22" clear opening. Observation to be made out or side only.
- B) Shower valves to be pressure balance type.
- C) Mechanical ventilation shall be provided. GFCI protected if located within a MR shower enclosure.
- D) Sinks shall be provided with a GFCI tamper resistant outlet within 36" and shall be wall mounted. Concealed outlets in cabinets will not be counted as treated outlet. Newly created bathrooms will require a dedicated 20 amp circuit originating from the house circuit breaker panel.
- E) California Energy Code (Title 24 Part 6) data rates all bathroom lighting shall be "vacuum-auxiliary" controlled.
- F) All recessed lights to be ICAT rated.

MAX FLOW RATES:
 Water closets.....1.20 GPF
 Shower heads.....2.00 GPM
 Lavatory Fixtures.....1.20 GPM
 Non-Flush Fixtures.....1.20 GPM
 Maximum Flow Rate of All flush valves is the average flush volume of two reduced flushes and one full flush, 3 flushes total.
 Example:
 Standard: 1.20 x 3 flushes = 3.64 gallons
 Dual Flush: 1.00 x 1.00 + 1.40 x 3 flushes = 5.64 GPG

2013 TITLE 24 RESIDENTIAL LIGHTING PLAN STAMP

- All permanent lighting to be high efficacy except as noted below.
- Maximum returning rated wattage to be labeled on all luminaires.
- LED lighting: 30% of all luminaire rated lighting wattage to be high efficacy, minimum 1 wattage per luminaire, all other light to be high efficacy or controlled by a vacancy sensor.
- Control: Luminaires/Lighting: High efficacy, high efficacy, controlled by a vacancy sensor, controlled by a vacancy sensor or dimmer.
- Control: Luminaires/Lighting: High efficacy, controlled by a motion sensor and photocell or astronomical time control.
- LED lighting must be CEC certified to the maximum high efficacy.
- Lighting is exempt from the automatic occupancy sensing lighting to be certified separately from occupancy lighting to be certified separately from occupancy lighting to be certified for auto-illumination clearance and all luminaire controlled or dimmed.
- 2015 California Energy Efficiency Standards (Title 24)

2013 CALIFORNIA RESIDENTIAL PLAN STAMP

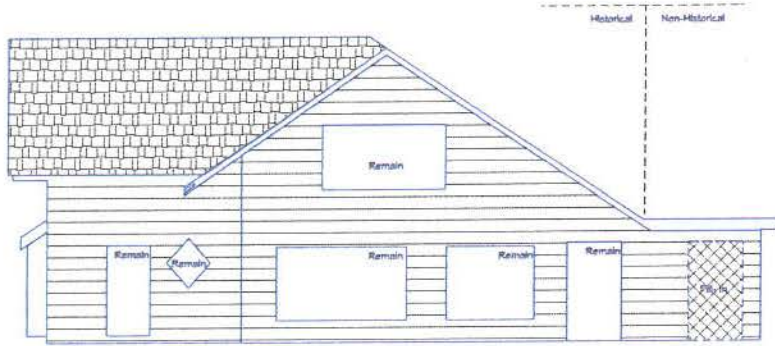
- Exterior walls and ceilings to be 1-hour rated and resistant to fire and penetration of fire, smoke, and hot gases.
- 4-6 inch concrete, 8" CMU, or 8" masonry or equivalent light and overhead. CEC 805.5
- Emergency egress 1 recessed emergency illuminator, recessed and 4' even spacing, 3.5 ft. O.C. CEC 803.0
- Smoke & carbon monoxide alarm @ sleeping rooms and @ all other rooms.
- 120" maximum hallway clear, 17' maximum travel. CEC 801.1.5
- Hallways 34" x 36" above recess of head. CEC 801.1.5
- 17' garage & 21' kitchen all height or full protection. CEC 802.4
- Privacy glazing required in bathroom locations. CEC 802.5.4
- Privacy glazing @ garage carport & laundry. CEC 802.5.5
- 10' - Metal or glass door @ freestanding opening. Title 24
- 11' - Seismic bracing @ water heater. CEC 807.4
- 12' - Seismic bracing @ water heater & furnace. CEC 807.4
- 13' - CMC 101.8
- 14' - High vent 14' minimum length. CEC 804.3
- 15' - High vent 14' minimum length in bathrooms. CEC 803.3.1

2013 RESIDENTIAL ELECTRICAL CODE STAMP

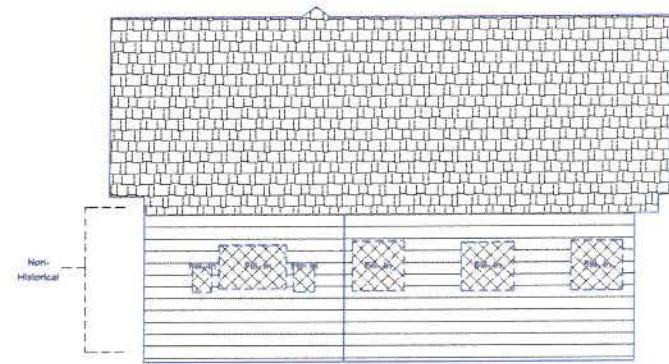
- GFCI (ground-fault) outlet locations, bathrooms, garages, kitchens, @ sinks. CEC 10.8 & 800.11
- APFC (arc-fault) branch circuits locations. CEC 210.12
- No point measured horizontally along wall more than 6' from receptacle outlet. CEC 210.52(A)
- Receptacles in hallways > 10 feet. CEC 210.52(A)
- Outlets in bedrooms, bathrooms, storage, utility, and office, under-floor & utility rooms with equipment or storage. CEC 210.70
- Marked & listed boxes for support of ceiling fans. CEC 314.27(C)
- Overcurrent devices not located in bathroom or over stairs. protect from physical damage & lock or stamp. CEC 240.24 & 30
- Temporarily installed receptacles all locations. CEC 406.12
- Ceiling recessed lighting type 1 clearance. CEC 410.16
- One 4" Electric meter enclosure, FUSE origin box
- Labeling to comply with 2015 California Building Energy Efficiency Standards (Title 24)
- Outlets receptacles. CEC 406.9
- Code edition, 2013 California Electrical Code

NUMBER	MARKER	QTY	DESCRIPTION	UNIT	PRICE
001	2430A	1	2430A	1	16.00
002	2430B	1	2430B	1	16.00
003	2430C	1	2430C	1	16.00
004	2430D	1	2430D	1	16.00
005	2430E	1	2430E	1	16.00
006	2430F	1	2430F	1	16.00
007	2430G	1	2430G	1	16.00
008	2430H	1	2430H	1	16.00
009	2430I	1	2430I	1	16.00
010	2430J	1	2430J	1	16.00

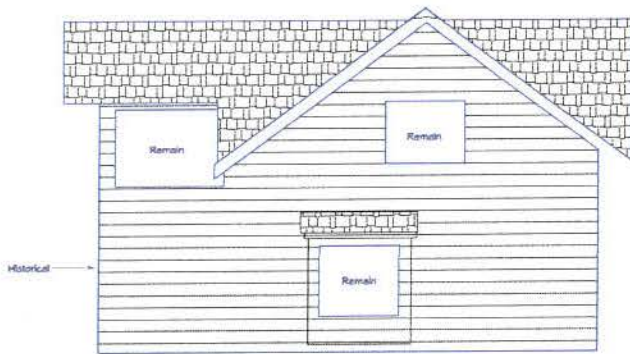
NUMBER	MARKER	QTY	DESCRIPTION	UNIT	PRICE
011	2430K	1	2430K	1	16.00
012	2430L	1	2430L	1	16.00
013	2430M	1	2430M	1	16.00
014	2430N	1	2430N	1	16.00
015	2430O	1	2430O	1	16.00
016	2430P	1	2430P	1	16.00
017	2430Q	1	2430Q	1	16.00
018	2430R	1	2430R	1	16.00
019	2430S	1	2430S	1	16.00
020	2430T	1	2430T	1	16.00



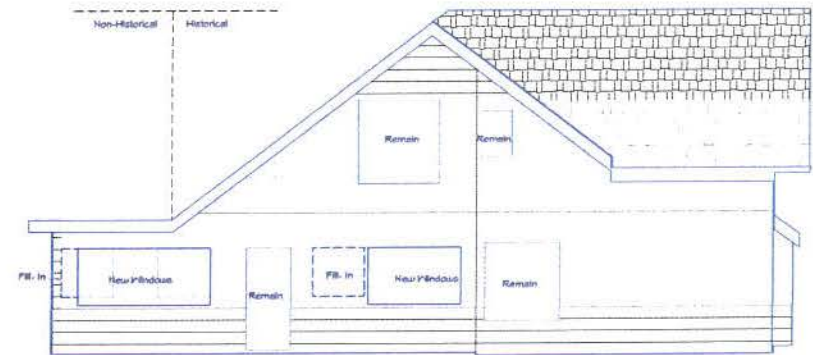
Proposed Front (North) Elevation



Proposed Right (West) Elevation



Proposed Left (East) Elevation



Proposed Rear (South) Elevation



REVISION TABLE	DATE	DESCRIPTION

HANSEN RESIDENCE
 900 HARRY AVENUE
 LOS ALTOS, CA 94024

Window Elevations

DRAWINGS PROVIDED BY:
 Via Builders, Inc.
 400 El Camino Real, Suite 200
 Los Altos, CA 94022-1120

DATE:
 3/21/2017
 SCALE:
 1/4" = 1'
 SHEET:
 A-3

ATTACHMENT D

[Home](#) > [Windows](#) > Casement Window

[Overview](#) [Frame & Sash](#) [Color Options](#) [Hardware](#) [Glazing](#) [Simulite](#) [Screens](#) [Sizes](#)

Casement Window

- Certified and labeled (SFI) Ponderosa Pine or Douglas Fir
- Wood or aluminum clad exteriors
- Radius Casements available
- 2 Interior frame profiles, Colonial or Contemporary
- 2 sash widths - Narrow and Wide
- 61 factory exterior powder coated standard clad color options
- Unlimited custom clad colors
- Ability to mix clad colors
- Extruded aluminum frame & sash (.062" thickness)
- Integral nailing fin
- Factory applied drip cap
- Basic jamb width 4 9/16"
- Factory applied extension jambs
- Sash 1 3/4" thick
- Mortise and tenon sash corner joints
- Opens 90 degrees for easy cleaning
- Multitude of glass options
- 3 widths of simulite bar 7/8" - 1 5/16" - 2"
- Ability to mix bar widths
- 4 simulite profiles, Colonial or Contemporary, 5/8" Putty, 7/8" Atherton (wood exterior only)
- 3 screen mesh options



A favorite of builders and architects alike, Sierra Pacific Casement Windows are the workhorse of the window world - energy efficient, durable, secure and beautiful.

Easy to operate and easy to clean, Sierra Pacific Casement Windows also provide superb ventilation through a sash that opens to a full 90 degrees.

Sierra Pacific Casement Windows complement virtually any architectural design or style. Use casements alone or in combination with other window types and shapes - let your imagination be your guide.

[Our Story](#)

[Environmental Stewardship](#)

[Window Products](#)

[Door Products](#)

[Specialty Doors & Windows](#)

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