



DATE: June 26, 2017

AGENDA ITEM #4

**TO:** Historical Commission

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

**SUBJECT:** 17-H-02 – 25 Maynard Court

### **RECOMMENDATION:**

Recommend approval of a new accessory structure, exterior modifications to the main structure and site improvements to a Historic Resource Property subject to the listed findings and conditions

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### **PROJECT DESCRIPTION**

The project is requesting approval of alterations to a designated Historic Resource property. The scope of work includes demolition of a non-historic garage, construction of a new attached arbor for the main structure, replacement of a sliding door along the front (east) elevation of the main structure, a new accessory structure (garage) along the front property line. The new landscaping and rear yard improvements include decks, outdoor kitchen, fire table, spa, and associated hardscape and landscaping improvements.

### **BACKGROUND**

The residence at 25 Maynard Court, known as the Lenox Home, was constructed in 1908 during Los Altos' early residential development period. The eclectic two-story, gambrel roofed residence is a blend of the Shingle and the Dutch Colonial Revival styles. The house features a side-facing gambrel roof with two recessed window bays and its exterior walls are clad in painted shingles. The house is a unique representative example of its style in Los Altos, and retains a good degree of integrity of location, workmanship, feeling, design and materials. The Secretary of the Interior's Standards Review evaluation provides additional information about the structure's historic significance and physical integrity, is included in Attachment C.

### **DISCUSSION**

Historical professional Leslie Dill with Archives and Architecture 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 in attachment D, the proposed exterior alterations, new accessory structure, accessory structure demolition and site improvements 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.

The proposed modifications to the historic structure includes a new arbor and the replacement of glass sliding door. The arbor along the south elevation will be setback from the front porch,

which will maintain the character defining side eave detailing and projecting footprint of the porch. At the location of the new arbor on the south side of the house, the ledger for the arbor will result in the loss of the trim board along the south elevation. Although the original trim board is a character-defining wall feature of the house, the flared siding will remain and its removal will not negatively impact the overall historical integrity of the house. Per the Secretary of the Interior's Standards compliance letter from Archives & Architecture, Condition No. 2 requires the trim of the cap and base to be slightly different from this historic trim.

Additional modifications occur on the east elevation of the non-historic rear addition, with a larger glass sliding door to replace an existing sliding glass door. No historic fabric will be affected by the proposed modification.

The proposed new accessory structure (garage) is compatible with the historic property in size, scale, proportion and materials. It is physically separate, subordinate from historic house and subtly differentiated in design from the historic house in its gabled form and new-craftsman knee braces. The shingle and horizontal siding, wood clad windows, wood garage doors and composite roof shingle are compatible with the main house. Since the accessory structure is detached, the critical character defining features of the house and the site will be unimpaired on this project.

In addition to the alterations to the main house and the new accessory structure, there will be significant site improvements, including a spa, fire table and outdoor kitchen, hardscape and landscaping improvements, demolition of a non-historic detached garage, and demolition of an existing pool. Overall, the proposed modifications to the main structure, the new accessory structure, demolition of the existing accessory structure, and the site modifications will not adversely affect the physical integrity or the historic significance of the historic structure, staff recommends approval of the 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: Gretchen Whittier, Applicant and Designer  
Mel Guymon, Property Owners

Attachments:

- A. Application
- B. Data Table
- C. Historic Property Evaluation, Archives and Architecture

## FINDINGS

17-H-02 – 25 Maynard Court

With regard to the Advisory Review for the project at 725 University Avenue, 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-02 – 25 Maynard Court

1. The approval is based on the plans received on June 12, 2017 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Per the Secretary of the Interior's Standards compliance letter from Archives & Architecture, the arbor post trim design shall be revised to be differentiated from the original porch trim.



# ATTACHMENT A

## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 107739

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

Project Address/Location: 25 MAYNARD COURT

Project Proposal/Use: NEW DETACHED GARAGE Current Use of Property: RESIDENCE

Assessor Parcel Number(s): 167-28-109 Site Area: 12,578 SQ. FT.

New Sq. Ft.: 640.5 <sup>REMOVED</sup> Altered/Rebuilt Sq. Ft.: 441 Existing Sq. Ft. to Remain: 3360.5

Total Existing Sq. Ft.: 3801.5 Total Proposed Sq. Ft. (including basement): 4001

Is the site fully accessible for City Staff inspection? WITH NOTICE (DOGS)

Applicant's Name: GREGORY P. EVARD, ARCHITECT

Telephone No.: 650.948.3600 Email Address: GREG@EVARDARCHITECT.COM

Mailing Address: 171 MAIN ST. #180 LOS ALTOS, CA 94022

City/State/Zip Code: \_\_\_\_\_

Property Owner's Name: JIM AND ANNIE LIN-JOHNSON

Telephone No.: (650) 917-4907 Email Address: alinjohnson@sbcglobal.net

Mailing Address: 25 MAYNARD COURT

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

Architect/Designer's Name: GREGORY P. EVARD, ARCHITECT

Telephone No.: (650) 948-3600 Email Address: GREG@EVARDARCHITECT.COM

Mailing Address: 171 MAIN STREET #180

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

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



# ATTACHMENT B

## ZONING COMPLIANCE

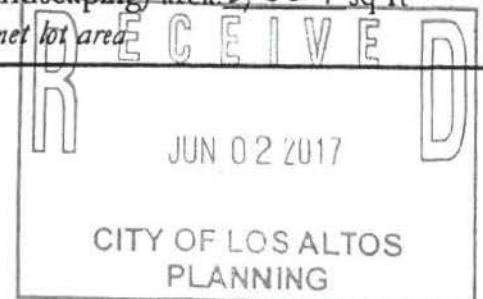
	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	<u>2491</u> square feet ( <u>19.8%</u> )	<u>3081</u> square feet ( <u>24.5%</u> )	<u>4,402</u> square feet ( <u>35%</u> )
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	<u>3801.5</u> square feet ( <u>30.2%</u> )	<u>4001</u> square feet ( <u>31.8%</u> )	<u>4008</u> square feet ( <u>31.9%</u> )
<b>SETBACKS:</b> Front Rear Right side (1 <sup>st</sup> /2 <sup>nd</sup> ) Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	<u>27.5</u> feet <u>5</u> feet <u>8.5</u> feet/ <u>8.5</u> feet <u>57</u> feet/ <u>57</u> feet	<u>25</u> feet <u>10</u> feet <u>8.5</u> feet/ <u>8.5</u> feet <u>10</u> feet/ <u>57</u> feet	<u>25</u> feet <u>25</u> feet <u>10</u> feet/ <u>17.5</u> feet <u>10</u> feet/ <u>17.5</u> feet
<b>HEIGHT: (HOUSE)</b>	<u>26.5</u> feet	<u>26.5</u> feet	<u>27</u> feet

## SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	<u>3360.5</u> square feet	<u>0</u> square feet	<u>3360.5</u> square feet
<b>NON- HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	<u>441</u> square feet	<u>199.5</u> square feet	<u>640.5</u> square feet

## LOT CALCULATIONS

<b>NET LOT AREA:</b>	<u>12,578</u> square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	<u>4102</u> square feet ( <u>41.2%</u> )
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): <u>5,930</u> sq ft Existing softscape (undisturbed) area: <u>3,324</u> sq ft New softscape (new or replaced landscaping) area: <u>3,324</u> sq ft <i>Sum of all three should equal the site's net lot area</i>









ARCHIVES  
&  
ARCHITECTURE

# ATTACHMENT C

JUN 02 2017

CITY OF LOS ALTOS  
PLANNING

## SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED NEW ARBOR and DETACHED GARAGE PROJECT

at the

HISTORIC LENOX HOUSE

Johnson Residence

25 Maynard Court  
(Parcel Number 269-24-044)  
Los Altos, Santa Clara County, California

For:

J.D. & Annie Johnson  
25 Maynard Ct.  
Los Altos, CA 94022

Prepared by:

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Leslie A. G. Dill, Partner and Historic Architect

June 2, 2017

## INTRODUCTION

### Executive Summary

With one minor clarification, this proposed new residential arbor and detached garage project can be found to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards); it is recommended that the base and cap trim at the proposed new arbor posts be confirmed to be differentiated slightly from the original porch posts. The proposed design is compatible with the Standards and the demolition of the late-twentieth-century garage is not an impact. The analysis is described more fully in the report that follows.

### Report Intent

Archives & Architecture (A&A) was retained by the owners to conduct a Secretary of the Interior's Standards Review of the new arbor and new detached garage proposed for the historic residential property at 25 Maynard Ct., Los Altos, California. A&A was asked to review the exterior elevations, plans, section, details, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource.

### Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture (A&A), has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

### Review Methodology

For this report, Leslie Dill referred to the July 2011 State of California historic property recordation forms (DPR523) prepared by Circa: Historic Property Development, and to the Los Altos Historical Contexts, Section II of the City of Los Altos Historic Resources Inventory. Ms. Dill met at the site with the owner and the architect on June 1, 2017, where she observed the existing conditions and discussed the proposed project scope. She then evaluated the proposed design, electronically submitted in the set of preliminary prints (Cover Sheet and Sheets A1.0 & A1.1, A2.0 through A2.3, A3.0, A4.0 & A4.1, and A5.0), dated June 2, 2017, from the architect, Gregory P. Evard, AIA, according to the Standards.

### Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

1. **16-H-01 and 16-DL-01 – M. Hodges – 160 W. Portola Avenue**

Advisory review for the alteration and relocation of a historic resource property, and tentative subdivision map. The project includes exterior modifications to the main historic structure and garage and the relocation of the water tower to the southwest corner of the property. The project also includes an advisory recommendation to the City Council on a tentative subdivision map application to create a two-lot subdivision that maintains the existing historic resource. *Project Planner: Gallegos*

2.

**17-H-02 and 17-SC-20 – G. Evard– 25 Maynard Court**

Advisory review for the alteration of historic resource property. The project includes a new attached arbor to the main structure, replacement of sliding door along the east elevation of the main structure, a new 641 square-foot accessory structure. *Project Planner: Gallegos*

## PROJECT DESCRIPTION

### Character of the Existing Resource

The property is listed on the Los Altos Historic Resources Inventory (HRI) as an example of "Context 3: Residential Architecture 1907 to 1940." According to the context statement, the sale of Sarah Winchester's 100 acres to the Altos Land Company and the related construction of the railway, may mark the "real beginning" of the City of Los Altos. The subject house was built at this critical juncture, and was set within a large orchard and faced San Antonio Road for the first half of the twentieth century. In the second half of the century, the property was subdivided and developed until it reached its current configuration.

Per the DPR523 forms from 2011, the historic house was built in 1908 by a prominent local builder for the Lenox family. The house is described as follows:

*This eclectic two-story, gambrel roofed residence is blend of the Shingle and the Dutch Colonial Revival styles. The house features a side-facing gambrel roof with two recessed window bays and its exterior walls are clad in painted shingles. One of the second story window bays features the original pair of double-hung, one-over-one wood windows with ogee lugs; the other has been modified with metal sliding sash windows. [06/02/17 Note: this area may be an enclosure of what was originally been a screen porch.] Secondary elevations show evidence of window replacement, though a number of original windows are visible. The covered porch extends across the length of the front façade, sheltering the centrally-placed, oversized original entrance door and wood entry porch. Square piers support the flared porch roof. A two-story addition attaches to the back of the residence. The property appears to be in excellent condition.*

The conclusion of the 2011 evaluation is that "...25 Maynard Court is a unique representative example of its style in Los Altos and exhibits a blend of period styles. It was also built by noted resident Gilbert Smith. It retains a good degree of integrity of location, workmanship, feeling, design and materials, and 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."

### Summary of the Proposed Project

The current project includes the removal of an existing (c. 1960) swimming pool and alteration of the landscaping within the main (south) side yard and at other locations surrounding the house. The new landscaping includes the proposed construction of an attached arbor on the south side of the house, to replace an existing, detached non-historic arbor. At the new arbor, the project also proposes the replacement of an existing sliding glass door with a new, larger sliding glass door that will open into the arbor. The existing door is part of the rear addition project permitted in 1996. The current project also proposes the construction of a new detached, one-story, two-car garage set near the front (southeast) corner of the property, not far from a paved parking pad currently adjacent to the street. The proposed garage is a simple gabled rectangle with a shed-roofed entrance to the north, an outdoor kitchen at the rear (west) elevation, and detailing intended to present a design compatible with the historic house and neighborhood. The garage will be more than 25 feet from the side of the front porch of the house, and somewhat closer to the new proposed arbor. The scope of the construction of the new garage will include the demolition of the

existing, late-twentieth-century detached garage at the northwest panhandle portion of the property, where new landscaping will be provided.

## SECRETARY'S STANDARD'S REVIEW

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined 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 values." Following is a summary of the review with a list of the Standards and associated analysis for this project:

1. **"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."**

**Analysis:** There is no change of use proposed for this residential property.

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

**Analysis:** No historic massing of the house is proposed for removal in this phase of work; the forms and footprints of the historic residence will be completely preserved. The spatial separation of the house from the proposed detached garage will be substantial; the original house will remain surrounded by open yard areas and compatible setbacks. The demolition of the existing garage will not impact historic fabric, as it was built in 1980.

The demolition of the existing detached arbor will also not impact historic fabric, as it was clearly built in recent years. The footprint of the new arbor will reinforce the design of the house and its front porch; the proposed arbor will be set back from the front plane of the porch, allowing the porch to project visually into the landscape and regain its prominence.

3. **"Each property will 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 historic properties, will not be undertaken."**

**Analysis:** Although attached to the house and designed with compatible materials, the modern materials and design of the arbor, along with the materials of the deck, will differentiate it from the historic fabric (See also Standard9).

The proposed detached garage has elements and design features that are suggestive of the historic house; however, the garage, taken as a whole composition, will clearly be a separate, modern building using the vocabulary of an historic building; therefore, it will not create a false sense of historical development. The detached building is proposed to be

adequately differentiated, preserving the historic integrity of the main house, while being compatible in scale and materials (See Standard 9).

**4. “Changes to a property that have acquired historic significance in their own right will be retained and preserved.”**

**Analysis:** No existing changes to the property have been identified as having acquired historic significance in their own right. The existing arbor and deck, the existing pool, and the existing detached garage, all proposed for demolition or alteration, have been identified as contemporary (late twentieth century), so there would be no historic impact if they are removed.

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

**Analysis:** The features and finishes that characterize the main house are shown as generally untouched/preserved on the proposed drawings. Specifically, this includes: the form, detailing, and materials. The ledger for the arbor is shown as impacting the belly band at the south elevation. Although this original trim board is a piece of a character-defining wall feature of the house, the flared siding will remain and visual outcome of the alteration will be compatible with the original design. The belly band is proposed to be continued on the remainder of the house, and could be restored in the future (See Standard 10).

The garage will be detached, and has no impact on the existing materials of the historic house.

**6. “Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”**

**Analysis:** The existing house appears in excellent condition, and no work is proposed for repair of original historic features of the house.

**7. “Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”**

**Analysis:** No chemical or physical treatments are shown as proposed at the historic house.

**8. “Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”**

**Analysis:** Archeological resources are not evaluated in this report.

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

**Analysis:** The arbor is set back from the line of the front porch, maintaining the character-defining side eave detailing and re-emphasizing the projecting footprint of the porch (currently muddled by the location of the existing arbor and porch-level gate). The arbor spans a wide area, in keeping with a modern deck (rather than historic porch), providing an identifiable differentiation in size and use of material. The scale and painted wood material of the arbor elements is compatible with the historic house. The ledger for the arbor connection will replace some historic trim on the house. The trim is part of a belly band that wraps the entire house; it is a repetitive feature and will be preserved throughout the rest of the house. The flared siding and belly band will remain, using the new ledger and arbor as part of the design. The trim could be restored in the future if the arbor were removed (See Standard 10).

The arbor has tapered wood posts that echo the front porch post design, but the design is intended to be subtly differentiated from the historic construction. The historic porch posts are supported on a porch wall; whereas, the new posts will rest on individual pedestals. Additionally, the trim of the cap and base are expected to be slightly different from the historic trim design. The differentiated detailing is indicated on the drawings, but not with full notes, so this report mentions the trim detail as a way of clarification. This differentiation is consistent with the Standards.

On the east elevation of the 1996 rear addition, a larger sliding glass door will replace an existing sliding glass door. The scale of this doorway is compatible with the other large panes of glazing extant in the historic house; it will remain differentiated by its operation. No historic fabric will be affected by this proposed modification.

The proposed garage is compatible with the historic property in size, scale, proportion, and materials. It is physically separate and subtly differentiated in design from the historic house in its gabled form, as well as its neo-Craftsman knee braces that are not present on the historic house. The garage is designed in form and size to be subordinate to the historic residence that will be preserved in its original location, north of the new construction. The roof span width of the one-story garage is narrower and considerably lower than the roof span of the historic house, and is proposed to be a simple gable. The gable end faces the side of the original house, and the side eaves face the street, providing a visually low profile. The new building does not overpower the historic house in massing or form.

The cladding and roofing materials are proposed to match the historic house; they are, by definition, compatible with the scale of the shingle siding and modern roof shingles on the historic house and in the historic surrounding area. The drawings depict flat-board trim, commensurate with the historic house. The window and the door lites at the proposed new garage are a size and scale compatible with the windows at the historic house. They have moderately sized, square lites, differentiated from the main house windows that feature either large panes or multi-pane accent sash. The garage door and entrance doors are shown built of boards and with inset panels, in scale with the materials of the historic house.

10. **“New additions and adjacent or related new construction will 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.”**

**Analysis:** The proposed design would preserve the current essential form and integrity of the historic property. The belly band at the arbor connection would be reproducible, based on the remaining original trim. Because the garage is detached, the critical character-defining features of the house and site would be unimpaired in this project.

## CONCLUSION

With the understanding that the arbor post trim should be considered differentiated from the trim on the original front porch columns, the currently proposed landscape and new garage project meets the *Secretary of the Interior's Standards for Rehabilitation*. The historic integrity of the property would be preserved.