

**EVALUATION OF
PROPOSED ADDITION**
to the residence at
1 176 Lincoln Street
Santa Clara, CA

21 March 2024

Prepared for
DONE RIGHT BUIDERS & REMODELING
1825 De La Cruz Blvd #203
Santa Clara, CA 95050
1-800-816-0000

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QUALIFICATIONS

MBA ARCHITECTS is a full service architectural firm located in San Jose's Willow Glen district. The firm has been practicing for over 55 years doing a wide variety of projects that include residential (remodeling, new homes, tract houses, multifamily apartments & condos, hotel-motels, prisons), commercial (shopping centers and tenant improvements) and institutional work (government projects, non-profits and corporations). Historic preservation is also an expertise at MBA; both Associate Architect, Maia Gendreau, AIA, and Principal, Marvin Bamberg, AIA, are listed by the State of California as **historic architects** in the California Historic Resources Information System – CHRIS.

DOCUMENTS REVIEWED

For this analysis and review, the following documents, provided by the client, were considered:

- Historic Property Preservation Agreement dated 16 DEC 2016 and recorded on 30 DEC 2020 (Mills Act Agreement).
- DPR23 form dated 24 July 2020 by Laurie Garcia.
- Proposed construction plans by DONE RIGHT HOME and REMODELING dated NOV 2023 and revised 21 MAR 2024 (revisions to plans are undated), 12 sheets including structural plans by J.F. DESIGN & ENGINEERING of Fresno, CA.
- Secretary of the Interior Standards for Preservation from the National Park Service.

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1176 LINCOLN STREET, Santa Clara

2412

The historic single-family residence at 1176 Lincoln Street in Santa Clara, CA is located within a residential neighborhood of mostly single-story older homes. The building is listed on the City's inventory of historic buildings and has a very detailed DPR on file. The property was given a MILLS ACT contract in 2020.

The house is box-shaped with a gabled roof and a small gabled porch offset in front. Windows are wood double-hung with quad panes in the upper sash. The clapboard siding is painted. The roofing appears to be asphalt shingles with a solar array on the south-facing slope. The garage is detached and similarly gabled.



The proposed remodeling is

SECRETARY OF THE INTERIOR STANDARDS FOR PRESERVATION (“the Standards”) are listed below.

ANALYSIS

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

The residential use will continue.

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2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The proposed addition continues the box-shaped layout of the original house with walls and roof aligned to the existing. The proposed exterior siding, roofing and window treatment matches that of the existing house.

3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

From the street the house will appear as it always has, since the addition is totally at the rear. The rear wall of the existing building will be modified for the expanded functions that are associated with the addition.

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

From all existing documentation there are no such changes identified.

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

There are no distinctive features, etc.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.

Deterioration is not an issue here. The addition is for greater livability inside the dwelling.

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.

This does not apply.

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

Significant excavation is not contemplated – only shallow foundations will be installed. It is unlikely that any archeological resources will be encountered.

RECOMMENDATION

This is a modest addition to a very modest house, nonetheless the addition is new, not historic. That fact should be readily apparent to the observer. The addition should be treated in such a manner that it does not appear to be part of the original building. This is easily accomplished by the use of siding of a different dimension (i.e. 6" or 8" exposure as opposed to the existing 4" exposure) and the use of paint color (using a different shade of the same house color on the addition). The proposed roofing may be consistent with the existing and windows and doors should be of wood but may vary slightly in design at the owner's discretion.

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Several items of concern that are not detailed on the plans are as follows:

- *The new siding material and exposure should be specified on the plans. We have assumed that it is redwood or cedar beveled siding similar to the existing.*
- *The connection of the exterior walls between the new and old siding should be detailed. It will probably be offset by ½" which should be covered by a notched wood trim.*
- *The installation of any under-siding structural sheathing for the new construction as it affects the wall thickness (relates to the items above).*

The structural plans indicate installation of StrongWall panels for lateral resistance. Those panels are 4" thick which exceeds the wall stud thickness of 3.5" and must be accommodated somehow (not now shown on the plans). The proper SW footings are also not properly shown. If any of these issues affect the exterior appearance of the building, another historic review should be done.

A handwritten signature in blue ink, appearing to read 'Marvin Bamberg', is written over a circular stamp or seal.

Marvin Bamberg, AIA, CHRIS Historic Architect

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