

October 6, 2016

Michael Fisher
820 Civic Center Drive
Santa Clara, C 95050

RE 820 Civic Center Drive, Clara- Review of Changes to Approved Plans

Dear Mr. Fisher,

The referenced property is a historic resource, meeting the criteria of the California Register of Historic Resources, and the landmark criteria of the City of Santa Clara. To preserve the historic status, the City has requested that the rehabilitation be consistent with the Secretary of the Interior's Standards for Rehabilitation. Urban programmers has previously provided a review of rehabilitation plans and concluded that the rehabilitation met the criteria of the "Standards". Recently Urban programmers was contacted by you, the owner of the referenced property, to provide a third party professional review of additional changes in the rehabilitation plans to determine if the changes were consistent with the "Standards."

The existing historic resource building is a two-story, Spanish Colonial Revival style house set on a corner parcel that is 151 X 100 feet. The property has been approved for lot split that will allow additional buildings in close proximity to the existing house. It is our understanding that the recently proposed changes to the rehabilitation plan are desired to provide better organization to the living spaces, egress to the outside and to meet the needs of the family. The proposed changes are shown on the included architectural drawings prepared by architect Tom Conerly, dated September 30, 2016. The proposed changes include adding two sets of French doors, one to the rear, and one to the east side facade and removing the exterior access to the basement in the rear. Other alterations are interior.

A1 Existing elevations- marking the areas of alterations

A2 Proposed alterations

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 Spanish Colonial Revival style in the design, size and mass, materials and workmanship as follows:

- The form and mass of the two-story house with off-set and recessed front entry.
- Front facade containing four arched top or rounded windows with sun-burst top glazing and divided panes, and the arched top, wood front door.

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- The forward center gable and intersecting side facing gables with red clay tile roofing, and exposed eaves.
- Exaggerated beams and exposed rafters are an element in the design.
- Smooth stucco cladding on the building.
- Windows, the rounded top, divided lights on the front façade. Others are typical rectangular, double hung and casement styles,

II Proposed modifications and revisions to the plans prepared by Tom Conerly, Architect

Changes are proposed for the rear and side facades. These are not primary facades and have little visibility to the general public.

East Façade: The east façade is a secondary façade with minimal character defining features. The changes, removing two windows and adding the French doors in the same location, provides egress to the side yard and patio.

The end gable has two sets of rectangular windows on the first level that are separated by a field of stucco. The change would remove one set of windows, those toward the rear of the building and replace these with a set of rectangular frame French doors. The windows to be removed are typical in style and are the same style found in other locations on the building.



Photograph 1 East façade showing the proposed location for a new set of French doors. The alteration is a minor impact to the historic resource. Many other windows are of the same style and workmanship. The alteration provides a more efficient use of the house.

Rear Facade of the west wing. The proposed alteration will create a new wider opening for French doors on a wall that is mostly blank with a single door. The wall that is not seen from the public way. The purpose is to provide access to a secluded patio.



Photograph 2 West wing (living room) rear façade. Yellow lines show approximate location of the new French door.



Figure 1 Architectural drawing sheet A-1 showing the locations of the proposed French Doors.
Source: Tom Conerly, Architect

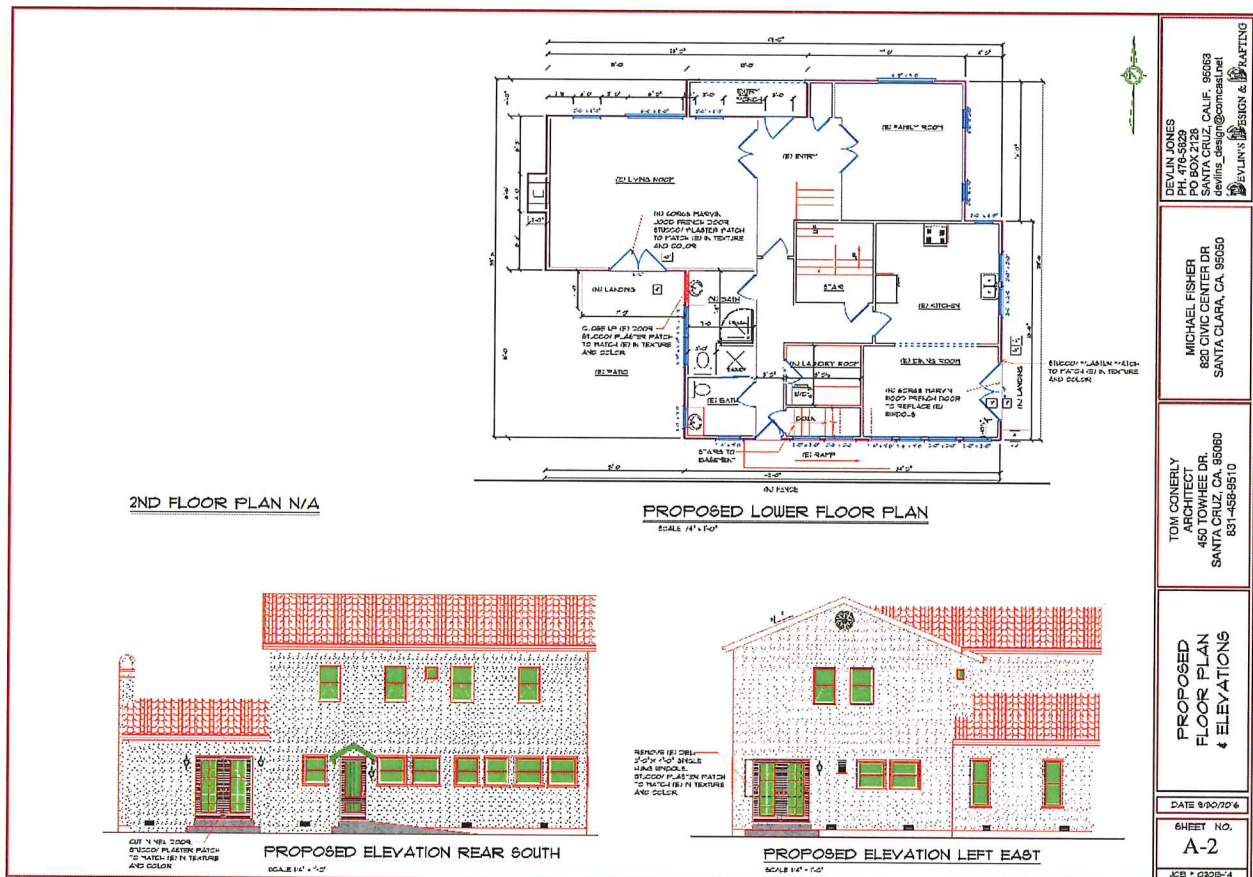
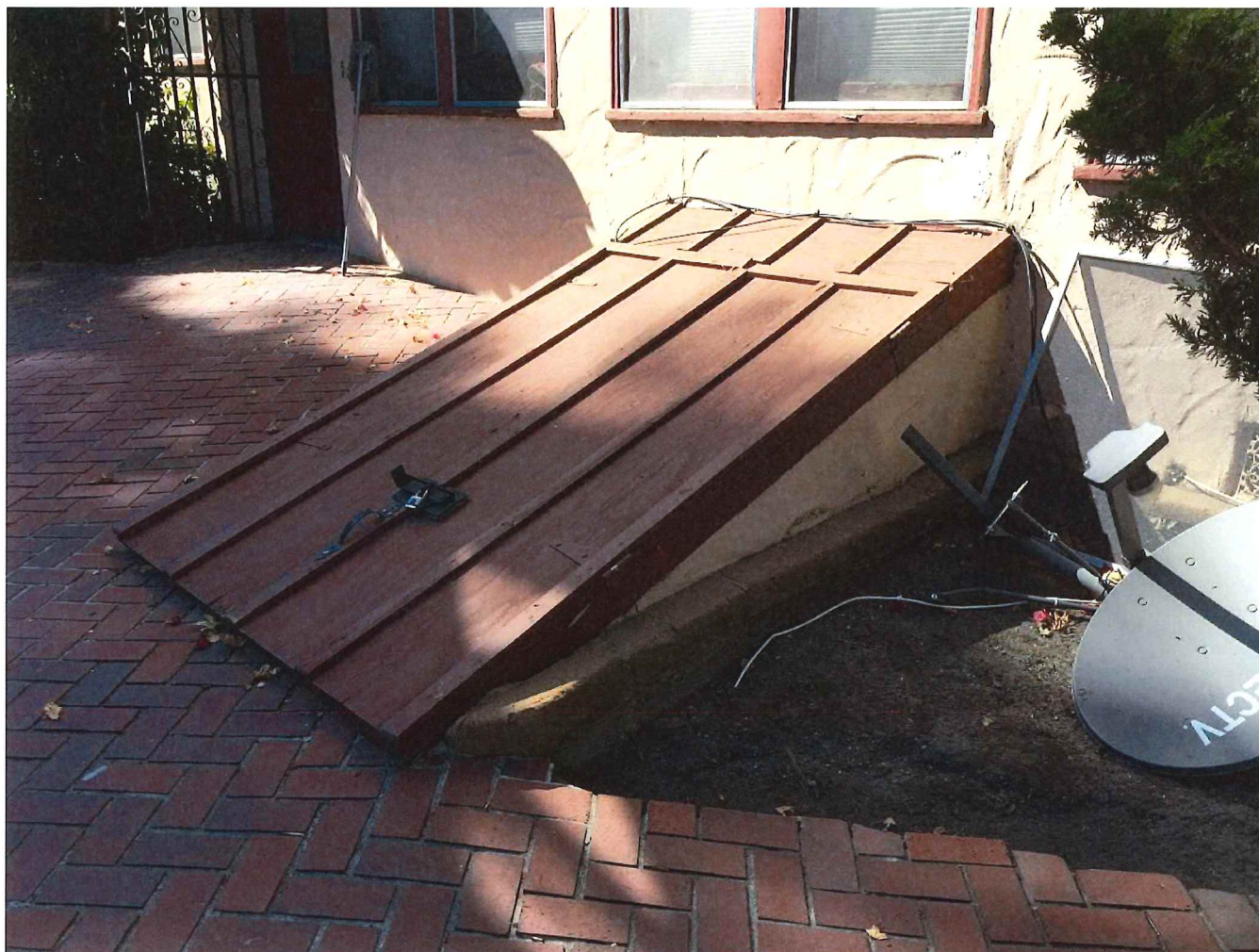


Figure 2 Architectural drawing sheet A-2 showing the proposed new French doors on the east façade and west-rear façades.

Source: Tom Conerly, Architect

Rear Façade: Changes to the rear façade. This façade is a minor façade that is not seen from the public way. The removal of the hatch and entry stairs to the basement is a minor change. The hatch cover is not the original cover. Removing this element will not damage the historic building's integrity.

The hatch cover over the concrete entrance to the basement, will be removed and the stairs replaced with stairs accessed from inside the building. The detail of the new stair and removal of the exterior stair system is shown on architectural drawing sheet A-2.



Photograph 3 – Rear basement stair and hatch cover.

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

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 providing 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. The California Environmental Quality Act considers alterations, changes and/or additions to a historic resource to create less than a significant adverse change to the resource. The definition and Secretary of the Interior's Standards for Rehabilitation are as follows:

"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

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 proposed alterations are minor and do not remove historic materials or feature that characterize the property. The character defining features are primarily found on the front façade where the round top windows and multi-plainer intersections of the red tile roof are visible. The side and rear modifications are also minor and do not destroy important historic material or design features. 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 doors proposed are appropriate to the style of the house but do not mimic or copy other features of the house. 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 alterations that changes have not achieved significance. However no previous alterations are included in the proposed new doors or the removal of the hatch cover.

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

The complete plan proposes to repair areas of original craftsmanship and construction methods. Distinctive features such as the front façade, tile roof, stucco siding and overall style are not propose for changes,

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.

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

The building is in good condition. 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 changes to the previously reviewed rehabilitation plans prepared by Tom Conerly 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

Should there be other questions regarding the "Standards" I am available to discuss any issue with you.

Best regards,

Bonnie Bamburg