

August 4, 2018

Michael Fisher  
820 Civic Center Drive  
Santa Clara, C 95050

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

Plans- Garage/carport and bathroom addition,

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 large 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. The plan has also been amended and approved to improve living spaces and egress to the rear areas> It is our understanding that the current proposed changes to the plan would move the detached garage/carport approximately three feet forward from the already approved location, and to provide a 100 square-foot addition to the historic house. The proposed changes are shown on drawings A-1 and A-2 prepared by Devlin Jones (Devlin Design and Drafting), dated July 31 2018 and L-5 by Hill Associates, Landscape Architects.

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 and setting as follows:

- Setting on a large corner lot with setbacks on the front and west sides.
- 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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**East Façade** Changes are proposed for the east side façade- a secondary façade. However, the new garage building and addition will be seen from the front of the property as well as the side. Therefore, the addition and new garage must be considered for the change they make to the views of the front facade. The 100 sq. ft. addition is also considered for its impact to the historic building and its structure.





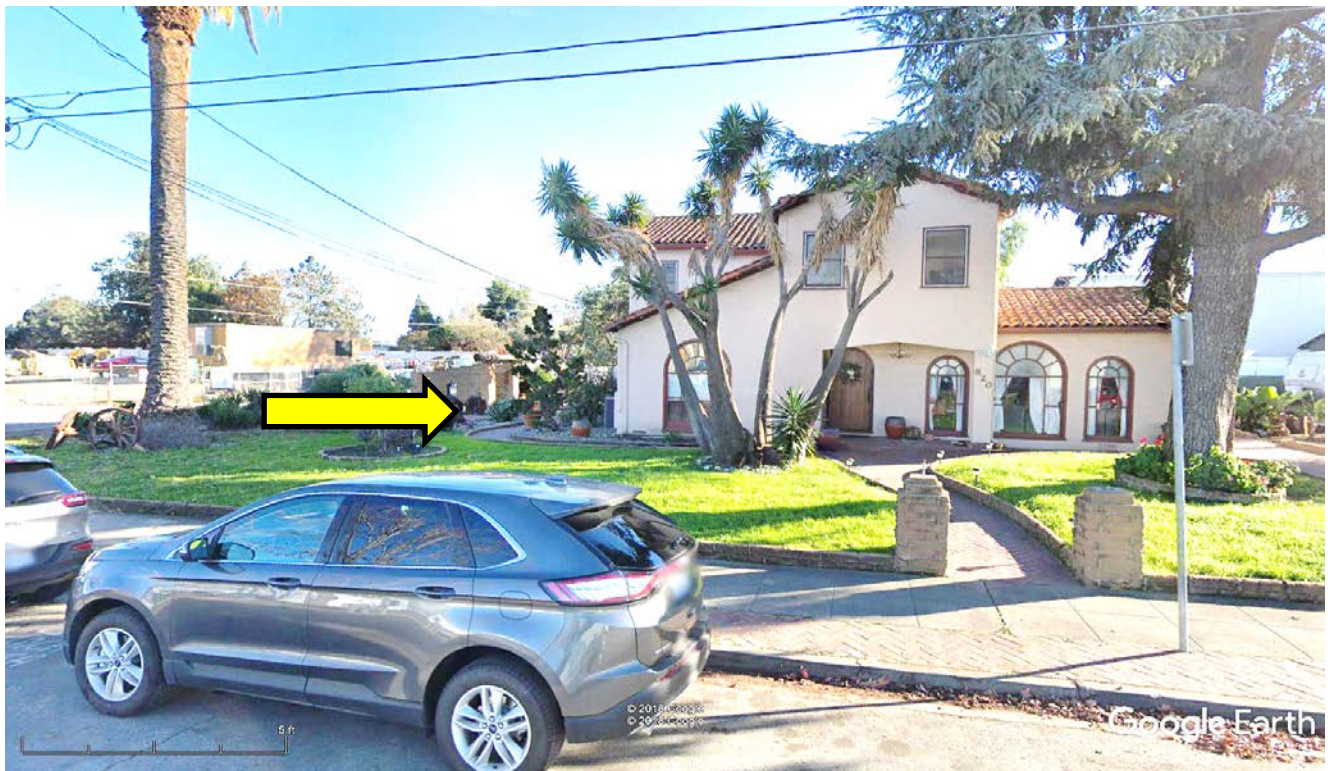
**Figure 2 : Sheet of elevations showing the proposed bathroom addition and the new garage and carport. From the side the garage will screen the lower portion of the house. From the rear, the house is not visible and the new garage/carport will be only slightly visible from Alviso St. From the front the garage/carport is seen set back from the house as a separate structure. The bathroom set back from the front façade of the historic house and is attached to the historic house. This is a minor addition, on a secondary façade and will be covered with plain stucco and roof tiles that are similar to the historic building. The small addition is designed to be compatible with the front view of the historic house.**





**Figure 820 Civic Center Drive**

**View: This aerial map shows the side of the house where the proposed garage will be constructed.**



**Front View of the Historic House. Arrow points to the location for the new garage and bathroom.**





Photograph 820 Civic Center Drive, Santa Clara

View: The east façade of the historic house. Using this picture as a guide the proposed garage will be on approximately on the front side of the trailer with wood. Where the trailer is will be a garden.

**East Side Façade:** This façade is not the primary façade. This façade exhibits little character defining features other than the stucco and tile roof. Prior to the removal of fences and bushes, the lower portion was not visible from Alviso Street. The proposed garage/carport, although not attached to the house will screen the lower portion of the building as viewed from Alviso Street. Screening this portion of the house from public view will not significantly diminish the public's enjoyment of the historic building because the primary façade is the front facing Civic Center Drive and the mass of the building is still visible from Civic Center Drive and Alviso Street. The garage/carport is set back ten feet from the front façade retaining the setting of the primary façade with the expanse of open area at the corner.

### **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."*<sup>1</sup>

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

*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 addition of a bathroom is on a secondary façade and removes little historic materials, only the change of one paired window to a door. The window is a common style of many windows in the house and is not individually a character-defining feature.

The garage/carport is a new structure and not attached to the historic building. The proposed new structure does not remove or diminish the character defining- features of the historic building or site. The side yard proposed for the garage is a work area with deteriorated concrete and gravel. These are not character-defining features of the property.

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

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.*

The design for the bathroom (a plain wall on the front façade with a window on the east side, and the typical pitched roof garage/carport do not add conjectural features and do not 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.*

Alterations that have been made in the past are minimal and have not achieved significance.

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

Previous approvals from the City of Santa Clara have repaired areas of original craftsmanship and retained 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.*

The building is in good condition. The distinctive features have been repaired where necessary and 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 involves shallow excavation. Because the area to be excavated has been used for a variety of uses and the surface soils have been disturbed it is unlikely that archeological resources would be found or disturbed. Should archeological materials be uncovered City and State law will be followed.

*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.*

The proposed addition of a bathroom is a square form that is ten feet by ten feet, The addition is

placed on a secondary façade and set back from the primary façade. The small addition does not destroy historic materials that characterize the property. One window, typical of many on the house will be elongated to become a door. The single story addition with stucco siding and a red tile (differentiated from the historic tile on the house) will be compatible with the historic building. The addition does not diminish the historic integrity of the property or its environment. The proposed garage/carport is a detached and a separate single-story structure. It is proposed to have stucco siding and concrete tile roof.

The design is compatible with the historic house and differentiated as contemporary construction. The new structure is proposed to occupy the east side of the property and set back ten feet from the primary façade. In this location, it will not detract from the primary façade with the character-defining features of the Spanish Colonial architecture.

*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.*

The bathroom addition is proposed to be a free standing element attached to the historic building in a manner that has minimal effect on the historic building and its structure. Should the addition be removed the repair of the stucco and replacing the wood-frame window would be possible. The proposed addition does not damage the structure of the historic building.

Finding: The conceptual changes to the previously approved rehabilitation plans 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 you have any questions regarding the "Standards" I am available to discuss any issue with you.

Best regards,



Bonnie Bamberg