

1772 Main, Proposed Addition
Within 200 ft of Historic Resource
PLN2020-14724 Agenda Item 21-435

Meeting of 4/2/2021

As we discussed last month, this house has not been reviewed or declared historic nor is it on the inventory of historical resources. Yet Ms. Garcia and I, as qualified professionals, can clearly see that if evaluated, 1772 Main would very likely be determined eligible to be included in an inventory. As such we must therefore use the Secretary's Standards to review any proposal for this address. The argument usually goes something like, "It's not on our list, so it's not historic." If one extends this argument out it would mean that our list of historical resources is fixed and static, and no new buildings can ever be added to it for protection. With that approach how would we protect any buildings in the future that may display other, as yet untold, parts of Santa Clara's history?

As agreed at the last meeting, I have reviewed a revised set of drawings from the applicant. I did not do a full SIS Review, as that analysis and findings would be quite beyond the scope of a free 1- hour consultation. But I did use "**Preservation Brief #14 – Additions**" for comparison so one could understand that the review was not just an opinion.

I suggested some major changes and some minor ones. Some of these suggestions have been incorporated, albeit in a less robust way, into the proposal before you this month. Some major concepts, like making the street-front elevation of the addition much narrower and set back much further (which makes the mass much, much less intrusive). And then using a "hyphen" or a one-room connector to join the two parts. While the addition is supposed to be set way towards the back on one side of the house, the hyphen is to be set further back still. Visually, the hyphen – or little room – is there to clearly separate the old from the new. Such a design would help reach conformance with PB#14 and the SIS.

While some of the big concepts have not been expressed in this month's resubmittal, the applicant has clearly made an effort to compromise. As the Commission, your '*finding*' (and I'm quoting from the Staff report here) must be that 1772 Main does not have a "*significant adverse effect* on the integrity" of 1795, which is the designated historic resource across the street. Having a two-stall garage door across the street would clearly diminishes ones experience of the historical aspects of 1795. So putting the garage at the back was a huge improvement.

Significant adverse effect has been defined on altering the historical aspects and character-defining features of the resource to such an extent that the historical significance is no longer discernable to the average passerby (not someone with special knowledge) when standing on the sidewalk.

As we discussed last month, what's important about almost all of the houses on this street, including 1795 and 1772, is their diminutive size and mass, with narrow frontages and almost unassuming features. Last month I attempted to show that the rhythms of sizes, setbacks, materials and shapes of this street can be experienced from the front porch of 1795. Inserting a two-car garage at the front next to 1772 clearly destroys this view.

The Staff report continues, that the "*alterations are compatible with the existing structure and its setting in the Old Quad.*" This finding is important in order for the project to be found "*categorically exempt from CEQ per Section 15303 in that the project is limited to a new addition to the existing single-family residence.*" Notice this last phrase. The CEQA exemption is one reason why we have to utilize the SIS in our review of properties that are potentially eligible for listing. And the purpose of the hyphen shape, the reduction in bulk and mass, and the removal of the addition way to the back, is to make it clearly an ancillary part of the building. So the project must be limited to a new addition, and 'addition' implies adding on something smaller than what is there now, not duplicating the entire shape and size of the original. That's a total makeover. But more subtly, something you may not realize, the SIS says that

proposals that request changes to the character-defining features or the historically important materials of the existing (*even potentially historic*) building should not be accepted, because it can destroy their eligibility. So it's not enough to just say this proposal has no adverse effect on 1795. You're also being asked to determine if the proposed project is destroying character-defining features and possible historic fabric of this potentially historic building.

I am including a copy of my review of the applicant's sketches because as your Advisor my comments should be a matter of public record whether they are prepared for our HLC meeting or given to the applicant at some other time. At the same time, I want to remind the Commissioner's that the drawings I reviewed were not intended to be an official submittal, they were intended to be design sketches to explore some ideas of what we might find acceptable. I also want you to see my comments to assist in the continuation of your education and understanding of the Secretary's Standards and the other reference documents we use in the preparation of findings.

Volunteer Architectural Advisor to the HLC

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File: //HLC_Mtgs/HLC_Mtg_2021-03/1772MainComments_April_CM.docx

SECRETARY'S STANDARDS FOR REHAB, #'S 9 & 10

(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."

(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."



In my comments to the applicant, I believe I mentioned **Preservation Brief 14** would give them guidance on how to comply with the Secretary of the Interior's Standards for Rehabilitation. This link takes you to the online version of the document.

[Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns \(nps.gov\)](#) While there, one can download the PDF version. The PDF version of the Standards is here [The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings \(nps.gov\)](#)

In this review, I am quoting heavily from PB#14 as a way to explain how to satisfy all 10 standards of the Standards for Rehabilitation, particularly the most vexing ones: Standards 9 & 10. [See sidebar to left.]

A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

"A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- **Preserve significant historic materials, features & form**
- **Be compatible; and**
- **Be differentiated from the historic building.**

Compatible but Differentiated

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic character simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be

possible to identify the “real” historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.”

Way back in 1967 the Park Service issued a policy statement “...a modern addition should be readily distinguishable from the older work; however, the new work should be **harmonious with the old in scale, proportion, materials, and color**. Such additions should be as inconspicuous as possible from the public view.”

Preserve Historic Character

The goal, of course, is a new addition that preserves the building’s historic character. The historic character of each building may be different, but the methodology of establishing it remains the same.

...to a large extent **the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors**. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.

Note: A suggestion was made during the meeting that it could be ‘compatible’ by matching windows, siding, frieze board, etc. BUT to ‘differentiate’ the addition from the original make the siding board width different. This came from a conversation I had with head Preservation Architect who said to err on the side of differentiation for commercial buildings and err on the side of compatibility for residential buildings, because most people would want an addition that looks similar. This is what we did in Santa Clara for a long time.

A new addition **should always be subordinate to the historic building**; it should **not compete in size, scale or design with the historic building**. An addition that bears no relationship to the proportions and massing of the historic building—in other words, **one that overpowers the historic form and changes the scale—will usually compromise the historic character as well**. **The appropriate size for a new addition varies from building to building**; it could never be stated in a square or cubic footage ratio, but **the historic building's existing proportions, site and setting can help set some general parameters for enlargement**. Although even a small addition that is poorly designed can have an adverse impact, to some extent, **there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition**.

A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.

NOTE: 5ft back from the front façade is not well back. It needs to be 20ft and the ‘hyphen’ needs to be another 10ft beyond.

- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building’s historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.

NOTE: Take the frieze board for example: Does it have special molding at top or bottom edge? Make the new one half as tall, and just plain, no trim.

NOTE: The reality is that the addition will need to be reduced in size in order to make it 'subordinate' to the original house.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.

NOTE: Rhythms and alignment of openings, yes, somewhat as you have it, but use simple double-hung windows like the ones on the side of the house. The large 15-pane window on the front left, and the double-hung with leaded glass on the right are special and should not be copied.

- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

NOTE: Go back to the beginning of PB#14 and read about what constitutes 'architectural character' for this building. See if you can bring this into your design.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

CONCLUSION:

The proposal, as presented on the drawings we reviewed does not meet the Secretary's Standards for Rehabilitation. The size, bulk and mass of the addition must be reduced so that the likelihood of meeting the Standards is increased. We have marked up the attached sheets to illustrate these concepts of just one way to reduce the mass, and make the addition subordinate. These are concepts only, the project designer still needs to finish the design. We strongly suggest the applicant carefully review the Secretary's Standards for Rehabilitation and Preservation Brief #14 before proposing new designs.

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Attachments: Proposed Site Plan Sht A-00.01
 Proposed 1st Flr Plan Sht A-01.01
 Proposed Elevations Sht A-02.01
 Proposed Elevations Sht A-02.02

File: //HLC/2021-03/1772Main_DesignRvw.docx

COMMUNITY MAP:

PROPERTY LOCATION / NTS

PROJECT DATA:

PROJECT'S PARCEL NUMBER:

224-24-111

TYPE:

ADDITION & REMODELING

LOCATION:

1772 MAIN ST.,
SANTA CLARA, CA, 95050

PROJECT GROUP:

R1-6L

SECTION TYPE:

R - 3 / U

NUMBER OF FLOORS:

V - B

SECTION:

ONE (1) STORY
NOT SPRINKLERED

CODE EDITIONS:

RESIDENTIAL:

2019 EDITION

BUILDING:

2019 EDITION

MECHANICAL:

2019 EDITION

PLUMBING:

2019 EDITION

ELECTRICAL:

2019 EDITION

ENERGY:

2019 EDITION

FIRE:

2019 EDITION

GREEN BUILDING:

2019 EDITION

OTHER APPLICABLE LOCAL AND STATE LAWS REGULATIONS.

AREA CALCULATION:

EXISTING AREA:

6969

SQF

EXISTENT:

1290

SQF

ADDITION:

511

SQF

INDOR LIVING AREA:

1082

SQF

DETACHED GARAGE:

2372

SQF

BUILDING:

322

SQF

ED PORCH:

2694

SQF

ED PORCH:

69

SQF

TOTAL BUILDING AREA:

2694

SQF

COVERED PORCH:

69

SQF

((2694+69) / 6969) X 100=39.6%

SCOPE OF WORK:

AT REAR AND RIGHT SIDE OF THE HOUSE TO ENLARGE THE

AND FAMILY AND HAVE A NEW MASTER BEDROOM.

NEW DETACHED GARAGE IN THE REAR YARD.

ING INSIDE OF THE HOUSE.

ING INSIDE OF BASEMENT TO HAVE A NEW BATH AND CLOSET.

PROJECT CONTACT:

OWNER:

GUILLERMO SEGURA & VERONICA GUERREO
1772 MAIN ST.,
SANTA CLARA, CA, 95050

DESIGNER:

AMS DESIGN
(415) 254-1606
4010 MOORPARK AVE#101, SAN JOSE, CA 95117
AZADEH@AMSDSIGNLLP.COM

STRUCTURAL:

AMS DESIGN
(415) 254 -2634
4010 MOORPARK AVE#101, SAN JOSE, CA 95117
ARMIN@AMSDSIGNLLP.COM

T24 & ENERGY:

DRAWING INDEX:

A-00.01:

COVER SHEET / SITE PLAN

RA-01.01:

EXISTING PLANS

RA-02.01:

EXISTING ELEVATIONS

A-01.01:

PROPOSED 1ST FLOOR PLAN / PROPOSED BASEMENT PLAN

A-02.01:

PROPOSED ELEVATIONS

A-02.02:

PROPOSED ELEVATIONS

A-03.01:

SECTION / FLOOR AREA DIAGRAM

SETBACK INFORMATION:

SETBACKS	EXIST. 1ST	PROPOSED 1ST	ALLOWED REQ.
Front	22'-8"	22'-8"	20'
Rear	28'-8"	28'-8"	20'
Right	27'-4"	5'	5'
Left	4'	5'-ADDITION 2'-EXISTING	5'

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE AMS DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

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1

PROPOSED SITE PLAN

SC : 1/8" = 1'-0"

AMS

DESIGN

AMS

DESIGN

4010 MOORPARK AVE#101,
SAN JOSE, CA 95117
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Azadeh Masrou

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PROJECT NAME:

MAIN ST.
RESIDENCE

1772 MAIN ST.,
SANTA CLARA, CA, 95050

REVISION TABLE:

△

REVISION DATE

BY

DEP

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SHEET TITLE:

COVER SHEET /
SITE PLAN

PROJECT ID:

2009-01

DATE:

OCT. 2020

SCALE:

1/8" = 1'

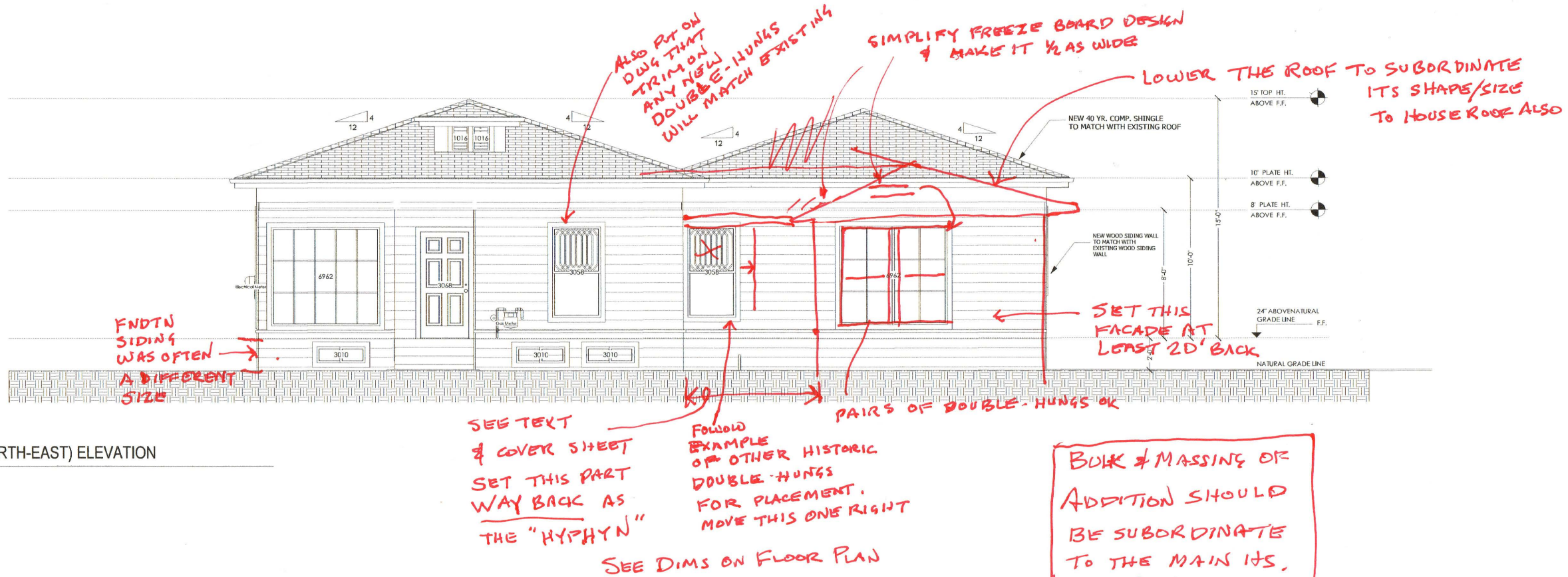
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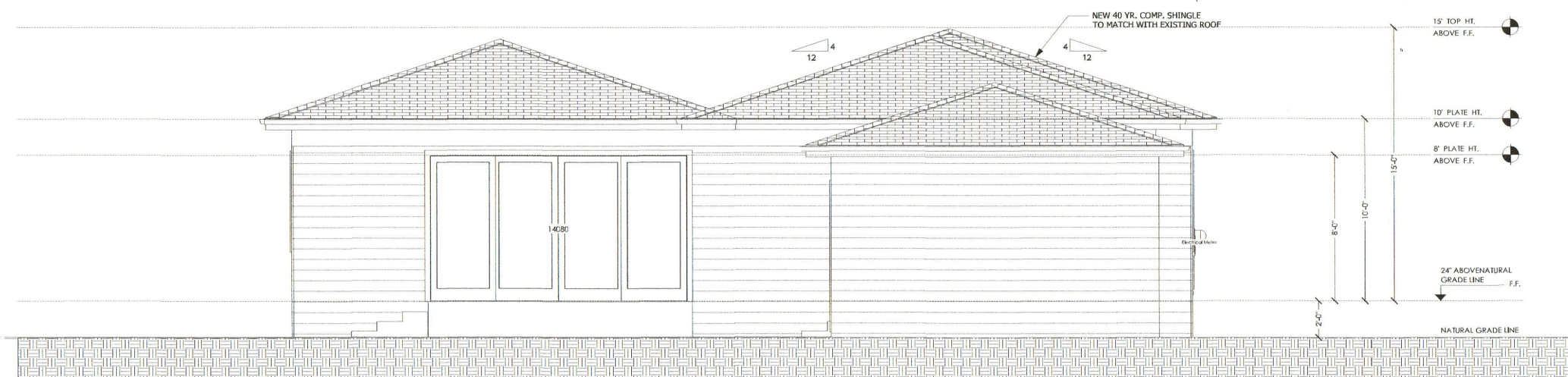
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A-00.01

A-01.01



1 PROPOSED FRONT (NORTH-EAST) ELEVATION
SC: 1/4" = 1'-0"



2 PROPOSED REAR (SOUTH-WEST) ELEVATION
SC: 1/4" = 1'-0"

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PROJECT NAME:
MAIN ST. RESIDENCE
1772 MAIN ST.,
SANTA CLARA, CA, 95050

REVISION TABLE:			
	REVISION DATE	BY	DEP

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SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT ID: 2009-01
DATE: OCT. 2020
SCALE: 1/4" = 1'
DRAWN BY: S.A.
SHEET NUMBER:

PROJECT NAME:

**MAIN ST.
RESIDENCE**

1772 MAIN ST.,
SANTA CLARA, CA, 95050

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REVISION DATE BY DEP

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**PROPOSED
ELEVATIONS**

PROJECT ID: 2009-01

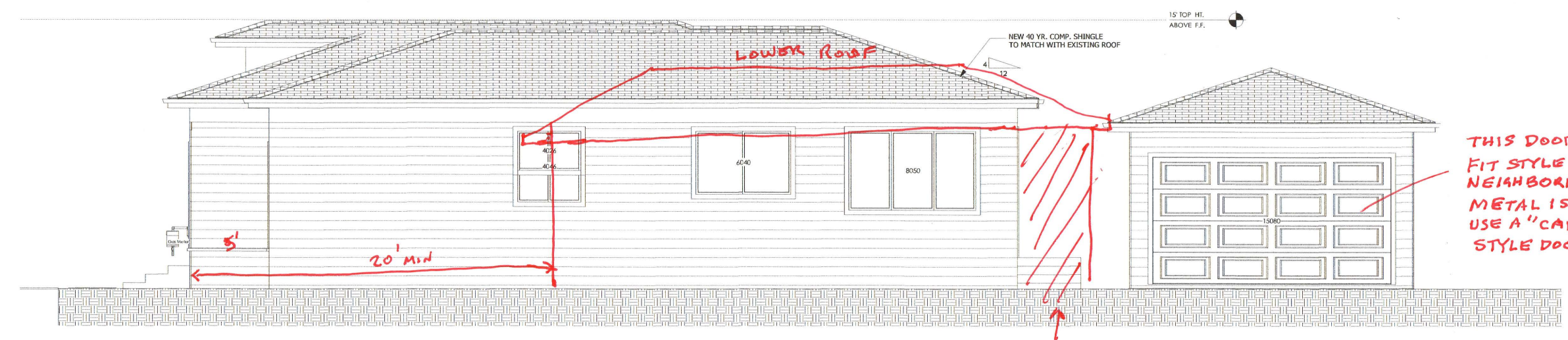
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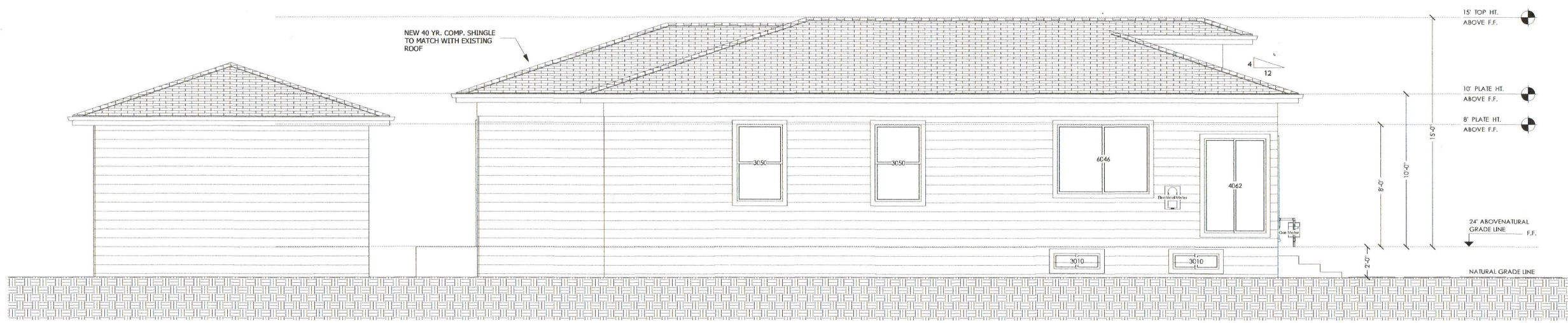
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SHEET NUMBER:

A-02.02



1 PROPOSED RIGHT (NORTH-WEST) ELEVATION
SC: 1/4" = 1'-0"



2 PROPOSED LEFT (SOUTH-EAST) ELEVATION
SC: 1/4" = 1'-0"