



ITEM #3

HISTORICAL COMMISSION AGENDA REPORT

Meeting Date: January 22, 2024

Subject: Historic Advisory Review for a detached accessory structure (garage) at 41 Hawthorne Avenue

Prepared by: Sean Gallegos, Senior Planner

Initiated by: Heather Youngquist, Applicant

Attachments:

- A. Historic Evaluation and Secretary of the Interior Standards for the Treatment of Historic Properties Review and Department Parks and Recreation Record, Stacey De Shazo
- B. Project Plans

Recommendations

Approve the requested Historic Advisory Review (H23-0002) application per the recommended findings and conditions of approval; and find the project is also exempt pursuant to CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation) in that the project is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, or Reconstructing Historic Buildings (the "Secretary's Guidelines"). Additionally, none of the circumstances under CEQA Guidelines Section pursuant to Section 15303 ("New Construction or Conversion of Small Structures").

Summary

The application seeks advisory review for a 400 square-foot detached two-car garage. The property is a Historic Resource, and the new accessory structure would constitute an alteration to the historic site and therefore requires review and approval from the Historical Commission. The project also includes a detached Accessory Dwelling Unit (ADU); but it is not part of the historic advisory review application. This project should be categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act.

Background

The 1926 house is associated with the Tudor Revival architecture style, popular throughout the U.S. from 1890 to 1940. The 1926 house demonstrates the essential elements of the Tudor Revival style with many character-defining features associated with the style, including the steeply pitched and sloping multi-gable roofs, the exposed half-timber elements, the two "three-centered" arches along the front porch, the in-kind replacement picture windows with central square, fixed single-light

windows between three-over-one with mullions, original double-hung wood windows within lugs, stucco walls, and the asymmetrical floorplan. The 1926 house is a good example of Tudor Revival architecture from 1926.

As outlined in the Historic Resource Evaluation and Secretary of the Interior's Standards for the Treatment of Historic Properties Review prepared by Stacey De Shazo with Evans & De Shazo, Inc. (Attachment A, respectively), the Historic Evaluation Report assessed the existing historic resource and a proposed future rehabilitation project. The report by the project historian made the following determinations:

1. The California Register of Historic Places and the Los Altos Historic Preservation Ordinance established that a resource 50 years of age or older may qualify for listing in CRHP or the Los Altos Historic Resource Inventory. The 1926 house meets this threshold.
2. The 1926 house is historically significant and appears individually eligible for listing in the CRHPs under Criterion 3 for its association with Tudor Revival architecture and under Criterion C3 under Section 12.44.040 of the Historic Preservation Ordinance.
3. The existing historic resource with its Tudor Revival architectural style retains all seven aspects of integrity; and therefore, the existing house is a qualified historic property under CRHP and the Los Altos Historic Preservation Ordinance and eligible for the Mills Act.
4. Furthermore, it found that the future proposed rehabilitation project meets the Secretary of Interior's Standards for Rehabilitation. Therefore, the proposed rehabilitation will not impact the integrity of the historic resource and still make the house eligible for the Mills Act.

Analysis

As discussed previously, the historic character of the Tudor Revival architecture style building is found in its steeply pitched and sloping multi-gable roofs, the exposed half-timber elements, the two "three-centered" arches along the front porch, the in-kind replacement picture windows with central square, fixed single-light windows between three-over-one with mullions, original double-hung wood windows within lugs, stucco walls, and the asymmetrical floorplan.

In order for the Historical Commission to complete its review and issue a decision, it must find that the work complies with the Historic Preservation Ordinance, does not adversely affect the physical integrity or the historic significance and is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Attachment A).

Secretary of the Interior's Standards for the Treatment of Historic Structures Evaluation

Historical professional Stacey De Shazo with Evans & De Shazo, Inc. reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures, with the report included as Attachment A. The historical professional's evaluation found the plan to expand the existing home and other exterior modifications will not degrade the character of the original design. The historical professional's evaluation based on the Secretary of the Interior's Standards for the Treatment of Historic Structures found the following:

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.

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The 1926 house will continue to be for residential use.

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 current Project will retain and preserve the building's original historic character associated with the Tudor Revival design, including the steeply pitched and sloping multi-gable roofs, the exposed half-timber, the original double-hung wood with lugs and divided light upper window sashes, and the asymmetrical design.

Standard 3. Each property shall 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 buildings, shall not be undertaken.

There are no proposed changes to the 1926 house that would create a false sense of history.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

There are no proposed changes to the 1926 house that have become "significant in their own right."

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

The current preliminary Project proposes to preserve the original 1926 Tudor Revival features and finishes that are examples of craftsmanship that characterize the house, including steeply pitched and sloping multi-gable roofs, the exposed half-timber, the two "three-centered" arches along the front porch, the original double-hung wood windows with lugs and divided light upper sashes.

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.

There are no proposed changes to deteriorated features.

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.

There are no proposed chemical or physical treatments to the historic resource.

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 project consists of the addition of a new detached accessory structure (garage). The chance to affect significant archeological resources is unlikely; however, if such archeological resources were found during construction, as conditioned in the staff report, a professional and qualified archaeologist shall assess further and provide mitigation measures accordingly.

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 new exterior of the 1926 house includes the addition of solar panels and the potential change to exterior siding.

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 new detached garage with the front-facing gable shows the new garage located along the current driveway and within a portion of the current lawn. The building will be situated on a concrete slab foundation.

The new two-car garage is a single-story front-facing gable form constructed of steel framing and clad in three-coat stucco. The stucco will match the material and texture (aka style) of the stucco cladding on the 1926 house. The roof of the new garage will be clad in a composite shingle. The building will have an automatic roll-up garage door along the front façade (south elevation) and will consist of a simple design so as not to detract visually from the character of the 1926 house (Figure 45). The roll-up garage door is constructed of metal and has a row of fixed light narrow windows along the top section of the door. It consists of decorative metal details that conform with the design of the 1926 house.

The new detached garage does not create a false sense of history. In addition, if the detached garage is removed in the future, it will not adversely affect the integrity of the 1926 house. As such, the new detached garage complies with Standard 10.

The proposed new garage does not adversely affect the physical integrity or the historic significance of the property and is consistent with the Secretary of the Interior's Standards. The proposed new garage will be compatible with the design of the historic house but not create a false sense of historical development. As referenced above by historical professional's, the project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Structure.

In order for the Historical Commission to make the findings to approve the permit, the Commission must find that the work complies with the Historic Preservation Ordinance, does not

adversely affect the physical integrity or the historic significance and is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Attachment A). Once the Commission provides a recommendation, the project will be forwarded to the Development Services Director for consideration of the Design Review application.

Environmental Review

The project is categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") and Section 15331 ("Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA) Guidelines because it involves an alteration and addition to an existing single-family dwelling in a residential zone within the allowable size limitations, and rehabilitation and preservation of a historic resource consistent with the Secretary of the Interior's Standards.

Public Notification and Community Outreach

A public meeting notice was posted on the property, mailed to property owners within a 300' radius, and published in the Town Crier. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

FINDINGS

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With regard to the Advisory Review, 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) due to the project not adversely affecting the physical integrity or the historic significance of the subject property, and the project being in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property. The 1926 house is associated with the Tudor Revival architecture style, and it still retains enough historic fabric to be considered as having integrity. The house is significant as a Tudor Revival style, and it retains the aspects of location, design, setting, feeling, workmanship and association to convey the historical importance of the building. The new detached garage does not create a false sense of history. In addition, if the detached garage is removed in the future, it will not adversely affect the integrity of the 1926 house.

CONDITIONS

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GENERAL

1. Expiration

The Historical Commission Advisory Review approval will expire on January 22, 2026, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on January 2, 2024, except as may be modified by these conditions.

3. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

4. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.

5. Archaeological Resources

In the event of any archaeological resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped, the Development Services Director will be notified, and a qualified archaeologist will examine the find and make appropriate recommendations.

PRIOR TO BUILDING PERMIT SUBMITTAL

6. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.