



DATE: April 6, 2016

AGENDA ITEM # 4

TO: Design Review Commission
FROM: Zachary Dahl, Planning Services Manager
SUBJECT: 14-SC-48 and 14-H-03 – 980 Covington Road

RECOMMENDATION:

Approve design review application 14-SC-48 and historic review application 14-H-03 subject to the findings and conditions

PROJECT DESCRIPTION

This project includes the relocation and restoration of a historic two-story house and historic water tower. The historic main house will be moved toward Miramonte Avenue in order to be fully located on Lot B and includes an addition of 517 square feet on the first story and 119 square feet on the second story. The historic water tower will be moved closer to Miramonte Avenue and includes an addition of 361 square feet for a new two-car garage. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 11,298 square feet
MATERIALS: Match existing – slate roof, wood shingle siding, wood frame windows, wood trim and details

	Existing	Proposed	Allowed/Required
COVERAGE:	2,995 square feet	3,284 square feet	3,389 square feet
FLOOR AREA:			
First floor	1,460 square feet	1,977 square feet	
Second floor	1,047 square feet	1,166 square feet	
Detached garage	590 square feet	361 square feet	
Water tower	144 square feet	144 square feet	
Total	3,241 square feet	3,648 square feet	3,880 square feet
SETBACKS:			
Front (Covington Rd)	N/A	26.5 feet	25 feet
Rear (main house)	N/A	30 feet	25 feet
Rear (detached garage)	N/A	7.5 feet	7.5 feet
Exterior side (Miramonte Ave)	N/A	20 feet	20 feet
Interior side (1 st /2 nd)	N/A	13.75 feet/17.5 feet	10 feet/17.5 feet
HEIGHT:	28.7 feet	28.7 feet	27 feet

BACKGROUND

The design of the main house on the property uses a Shingle Style of architecture and was originally constructed between 1902 and 1905. At the time of construction, the house was located on a 70-acre fruit ranch owned by Edwin and Annie Emerson. The water tower (also referred to as the tank house) was constructed around the same period as the main house, but the exact date is not known. In the 1970s, the water tower was moved from elsewhere on the ranch to its current location near Miramonte Avenue on the rear of the property. The larger detached garage that is built around the base of the water tower was constructed after the move and is not considered historic or part of the original structure. The historic property evaluation for the site is included in Attachment C.

On September 22, 2014, the Historical Commission reviewed and recommended approval of a tentative map that subdivided the subject property into two lots. The tentative map included the relocation of the main house and water tower, and variances to allow the main house to encroach into the daylight plane and second story side yard setback, exceed the main structure height limit of 27 feet, and the water tower to exceed the accessory structure height limit of 12 feet.

On March 24, 2015, the City Council reviewed and approved the tentative map for the two-lot land division and variances for the historic structures. As a condition of approval, the Council required that the project's architectural details and exterior specifications for the main house and water tower be reviewed by the Historical Commission prior to receiving design review approval and obtaining a building permit.

On February 22, 2016, the Historical Commission reviewed and recommended approval of the project's architectural details and exterior specifications. The Commission's action included a recommendation that the front porch flooring and railing be consistent with the historian's recommendation.

DISCUSSION

Main House

In order to record the parcel map for the approved two-lot land division, the historic house needs to be relocated to meet the setback requirements for the newly created lot. The relocation of the historic house and water tower was approved as part of the land division. As part of the house relocation, the owner is proposing to remove a non-historic portion of the house and construct a new addition on the rear of the house at the first and second story levels. A scope of work that outlines how the structures will be moved is included in Attachment D.

As noted in the background section, the main house exceeds the maximum height limit of 27 feet, encroaches into the required daylight plane and second story side yard setback on the interior side. The basis for the variance was related to preservation of an existing historic structure. Since these elements have already been reviewed and approved as part of the land division, the Commission does not need to address them as part of this project.

The proposed addition maintains the scale and proportions of the existing house and is minimally visible at the rear of the house. In order to ensure that the physical integrity of the historic house is maintained, the addition purposely uses a different roof pitch and different width of horizontal siding in order to differentiate the addition from the architecture of the original house. The placement in the rear also ensures that the proposed addition does not impact the view of the historic house from either Covington Road or Miramonte Avenue.

Since this structure was one of the original houses in the area, and the surrounding neighborhood was developed around this house, the project is compatible within the neighborhood context and relates well to the adjacent properties.

The second story addition includes two new windows: one facing the exterior side toward Miramonte Avenue and one facing the interior side toward the vacant property (Lot A). To ensure that there are not any future privacy impacts, staff has added a condition that evergreen screening be planted along the side property line adjacent to the second story addition. With the recommended condition, the project will maintain a reasonable level of privacy.

Water Tower

The project also includes the relocation and rehabilitation of the historic water tower, with the existing, non-historic garage structure built around the base of the water tower being removed. The water tower will be placed at the exterior side yard setback along the Miramonte Avenue frontage and will have a new garage built adjacent to it in order to meet the project's covered parking requirement. The garage structure is designed to be appropriately differentiated in order to ensure that the physical integrity and historic significance of the water tower are not significantly affected.

Historic Review

In order to address the Historical Commission's recommendation, the design of the front porch has been updated (see sheets A-5 and A-7) to include wood steps, flooring and railing to be consistent with the original house. The project's historical consultant, Urban Programmers, provided an updated report that confirms that the project is consistent with her recommendations and is in compliance with the Secretary of the Interior's Standards for Historic Preservation (Attachment E). Based on the recommendation from the Historical Commission and the historical consultant's report, the project is in compliance with the City's Historic Preservation Ordinance and will not be adversely affecting the physical integrity and historical significance of the historic structures.

Trees and Landscaping

The project site (Lot B) has a total of 20 trees on or adjacent to it; with 18 of them to be preserved. Two smaller birch trees (Nos. 4 and 21) are located within the new footprint of the house and are proposed to be removed. An arborist report that evaluates all of the trees on the site is included in Attachment F. The report includes tree protection measures to be implemented during construction and they have been incorporated as conditions of approval (Nos. 9 and 11). This tree protection is also consistent with the conditions of approval for the land division.

The land division approval also included conditions related to removal of existing fencing within the public street right-of-way along Miramonte Avenue and removing all landscaping and tree limbs within the 30-foot visibility triangle at the corner of Miramonte Avenue and Covington Road. To ensure compliance, these requirements have been incorporated as conditions for this project (Nos. 6 and 7).

While most of the existing trees and landscaping will be preserved, there will be some new hardscape to serve the house in its new location. With the preservation of the existing trees and landscaping, and new front and exterior side yard hardscape improvements, the project meets the City's landscaping and street tree guidelines. Since the project is considered an addition/remodel and includes less than 2,500 square feet of new landscape area, it is not subject to the City's Water Efficient Landscape Ordinance.

ENVIRONMENTAL REVIEW

This project is exempt from environmental review under Section 15331 of the California Environmental Quality Act because it involves the rehabilitation, restoration and preservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. As documented in the report prepared by Urban Programmers, the relocation and restoration of the main house can be completed without any significant adverse impacts to the physical integrity or historic significance of either structure.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Covington Road and Miramonte Avenue.

Cc: Chapman Design Associates, Applicant and Designer
John Walker, Property Owner

Attachments:

- A. Application
- B. Area, Vicinity and Public Notification Maps
- C. Historic Property Evaluation
- D. House Movers Scope of Work
- E. Secretary of the Interior's Standards Report
- F. Arborist Report

FINDINGS

15-SC-48 and 14-H-03 – 980 Covington Road

1. With regard to the two-story addition to the existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:
 - a. The proposed addition complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
 - c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
 - d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
 - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
 - f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

2. With regard to the restoration of the historic two-story house and water tower, the Design Review Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:
 - a. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44); and
 - b. The project does not adversely affect the physical integrity or the historic significance of the subject property.

CONDITIONS

15-SC-48 and 14-H-03 – 980 Covington Road

1. **Approved Plans**

The approval is based on the plans and materials received on March 18, 2016, except as may be modified by these conditions. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

2. **Privacy Screening**

Update the site plan and/or landscape plan to include evergreen screening trees, minimum 15-gallon in size, along the side property line adjacent to the second story addition.

3. **Intersection Visibility**

The applicant shall remove all landscaping and tree limbs within the 30-foot visibility triangle at the corner of Miramonte Avenue and Covington Road so that no tree limbs are lower than nine feet and no landscaping is higher than three feet, pursuant to Section 9.20.050 of the Municipal Code.

4. **Fencing**

All existing fencing within the Miramonte Avenue public street right-of-way shall be removed.

5. **Protected Trees**

Tree Nos. 1-3 and 5-19 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

6. **Encroachment Permit**

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.

7. **Underground Utilities**

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

8. **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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

9. **Tree Protection**

Tree protection fencing shall be installed around the dripline of each tree shown on the site plan to be preserved as required by the project arborist. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

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

11. Tree Protection Notes

On the grading plan and/or the site plan, show all tree protection fencing, the tree protection measures outlined in the arborist report and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

12. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

13. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

14. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO FINAL INSPECTION

15. Landscaping Installation

All front yard and exterior side yard landscaping shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

16. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)*

Permit # 1106950

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 980 COVINGTON

Project Proposal/Use: RESIDENTIAL Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s): 189-11-068 Site Area: .48

New Sq. Ft.: 636.85 Altered/Rebuilt Sq. Ft.: 601.25 Existing Sq. Ft. to Remain: 3011.5

Total Existing Sq. Ft.: 3240.75 Total Proposed Sq. Ft. (including basement): 3648.35

Applicant's Name: CHAPMAN DESIGN

Telephone No.: (650) 941-6890

Email Address: _____

Mailing Address: 620 S. EL MONTE

INFO@WJCDA.COM

City/State/Zip Code: LOS ALTOS, 94022

Property Owner's Name: JOHN WALKER

Telephone No.: (650) 906-8490

Email Address: _____

Mailing Address: 980 COVINGTON

john.walker@vistage.com

City/State/Zip Code: LOS ALTOS, 94022

Architect/Designer's Name: WALTER CHAPMAN

Telephone No.: (650) 941-6890

Email Address: _____

Mailing Address: 620 S. EL MONTE

INFO@WJCDA.COM

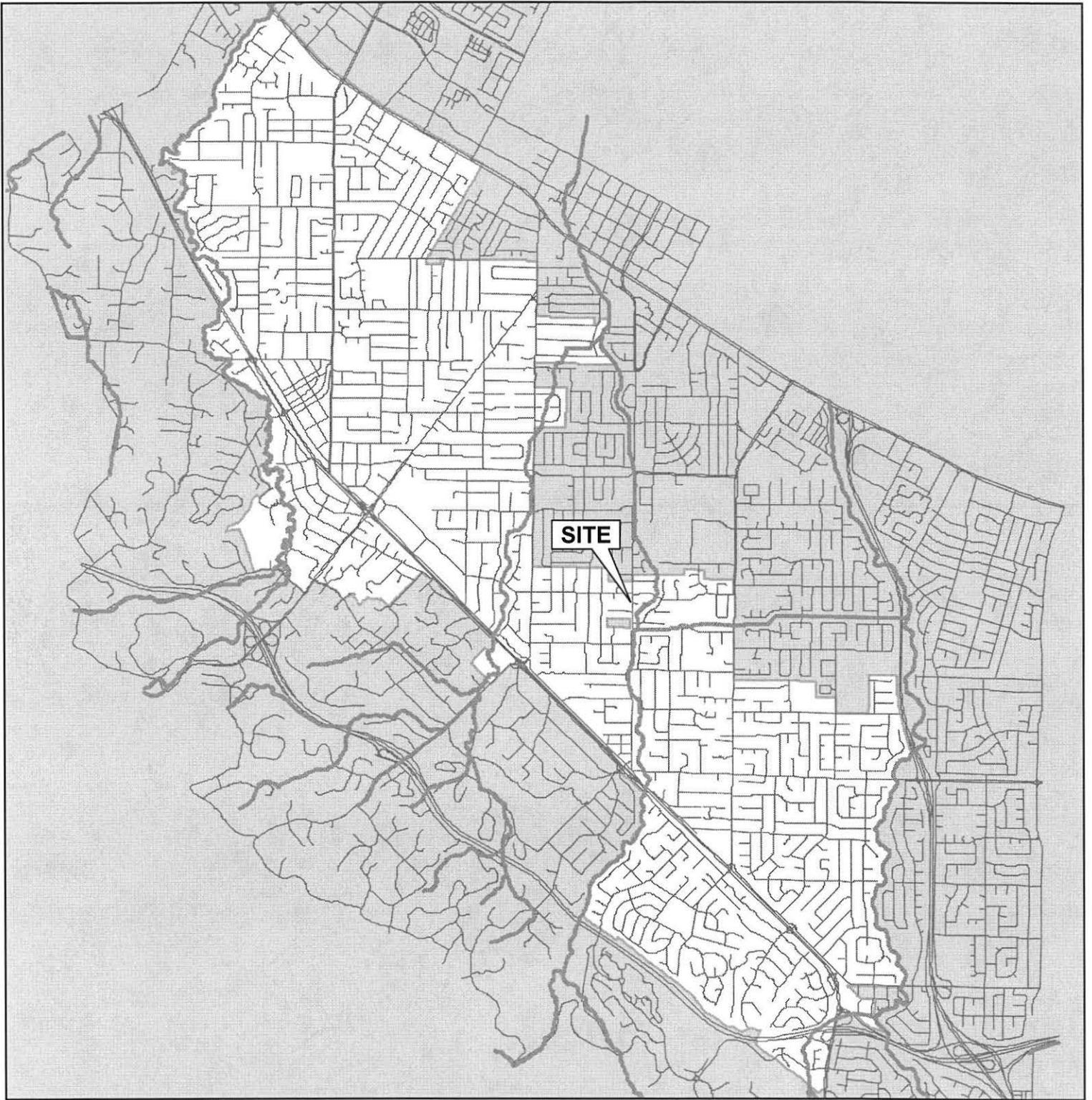
City/State/Zip Code: LOS ALTOS, 94022

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)

15-SC-48 and 14-H-03

AREA MAP



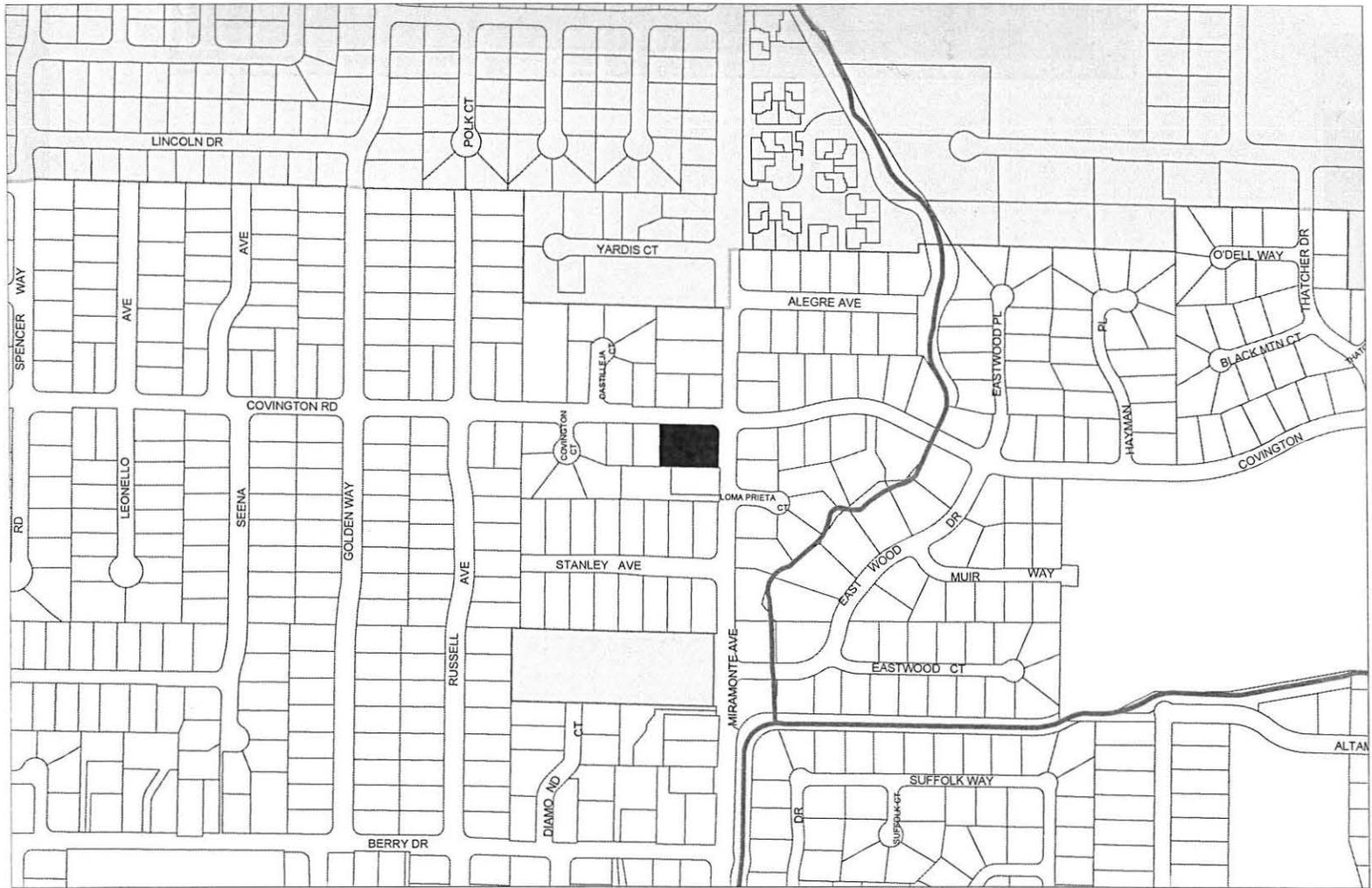
CITY OF LOS ALTOS

APPLICATION: 15-SC-48 and 14-H-03
APPLICANT: Chapman Design Associates/ J. Walker
SITE ADDRESS: 980 Covington Road

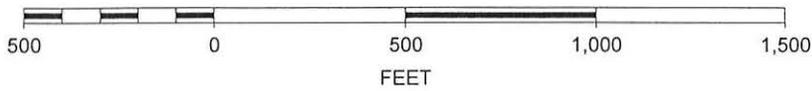


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



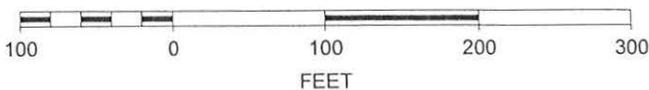
CITY OF LOS ALTOS

APPLICATION: 15-SC-48 and 14-H-03
APPLICANT: Chapman Design Associates/ J. Walker
SITE ADDRESS: 980 Covington Road

980 Covington Road Notification Map



SCALE 1 : 1,500



N



ATTACHMENT C

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 980 Covington Rd., Los Altos CA

P1. Other Identifier: Edward L. Emerson House (HRI #17)

*P2. Location: **Not for Publication** **Unrestricted**

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 980 Covington Road City Los Altos Zip 94024

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 580804 mE/ 4135725 mN

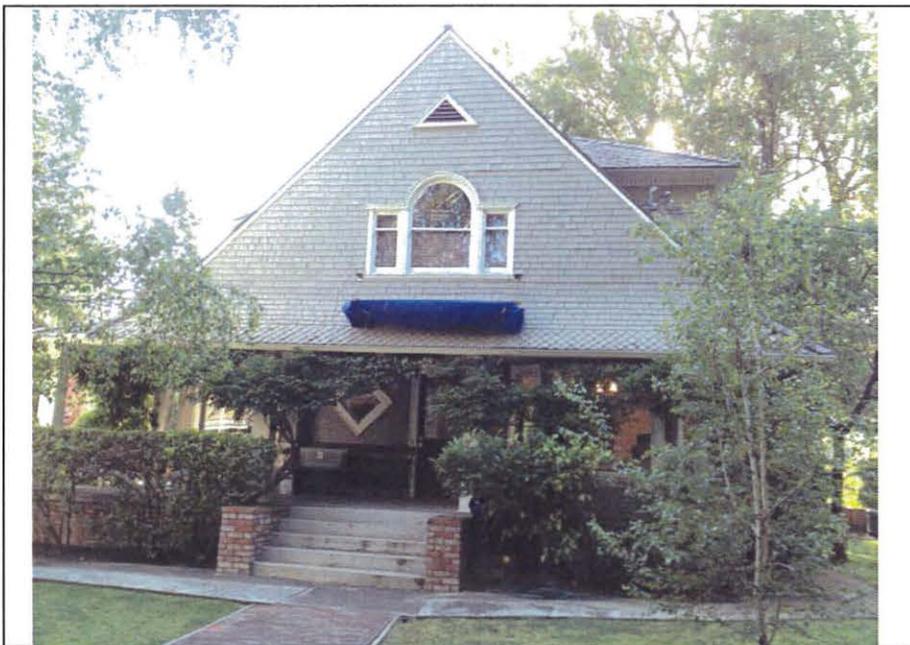
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 189-11-068

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located in a residential area where most buildings are much newer, the 1.5 story house was constructed between 1902-1905 and sits on a double lot accessed from the street by a driveway. The site is relatively flat and was at one time surrounded by orchards.

The house was designed in the Shingle Style with the character defining front facing gable (steep pitched roof) and hipped gables on each side. The roof extends to a broad eave overhanging the lower level. There are boxed eaves and the base of each gable has a slight flare that is clad in diamond shaped shingles. Dentils decorate the cornice and triangular vents are set in each gable peak. The roof is clad with slate shingles. Typical of the style the gable and dormer surfaces are clad in wood shingles while the lower level is clad with lapped siding. The porch is set below and behind the upper overhang which is supported by square posts and open on the sides
(Continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP 2 Single family detached house



P5b. Description of Photo: (view, date, accession #) View W

Front Façade, 9/09/ 2007

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

Constructed: 1905 family records

*P7. Owner and Address:

John Walker

980 Covington Rd. Los Altos

*P8. Recorded by: (Name, affiliation, and address)

Bonnie Bamburg

Urban Programmers

10710 Ridgeview Avenue

San Jose CA 95127

*P9. Date Recorded: 9/20/2013

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Los Altos Historic Resource Inventory

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S1/3CS

Page 2 of 3

*Resource Name or # (Assigned by recorder) 980 Covington Road, Los Altos

B1. Historic Name: Edward L. Emerson House

B2. Common Name: Emerson House

B3. Original Use: residence

B4. Present Use: residence

*B5. Architectural Style: Shingle Style

*B6. Construction History: (Construction date, alterations, and date of alterations) c, 1906 alterations, 1948 and later

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

Tank house and mature trees

B9a. Architect: Unknown b. Builder: David Morey

*B10. Significance: Theme residential architecture Area City of Los Alto

Period of Significance 1906-1963

Property Type house

Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Emerson House is important in the architectural heritage of Los Altos because it is a very good example of the Shingle style interpreted for a rural fruit ranch setting. It retains a high degree of original design and materials from 1906, and appears to be the only Shingle style and one of the few remaining Los Altos fruit ranch houses from the early 1900s, that retains integrity. The house is eligible for Los Altos Landmark designation and for the California Register of Historic Resources based upon its architecture and association with the Edwin Emerson Family.

The style is very similar to the houses on the east coast designed by William Ralph Emerson (1833-1917) "The Father of the Shingle Style", an architect who practiced in the Boston area. Originally from Illinois, his first house in the true shingle style was constructed in Bar Harbor Main as were several country homes along the eastern coast. Confirmation of the architect was not found. However, if not designed by William Ralph Emerson, it can be assumed that the designer of the house was familiar with Emerson's work.

Although not as individually unique as the architecture, the Emerson family history tells of an east coast family that settled in the Santa Clara Valley and became successful raising fruit. Through the adversity of their house burning they stayed in the area, rebuilt, and continued the hard work of operating a fruit ranch. (Continued on Page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP

*B12. References: City & County public documents, Emerson, Ethel, The Emerson Home on Mira Monte, a paper written March 12, 1979

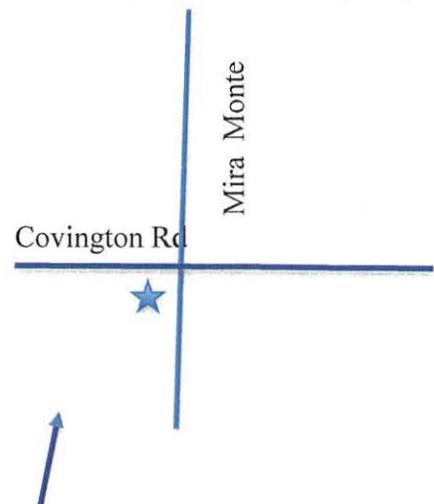
B13. Remarks:

*B14. Evaluator: Bonnie Bamburg

*Date of Evaluation: 9/10/2013

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 3 *Resource Name or # (Assigned by recorder) 980 Covington Rd, Los Altos

*Recorded by: Urban Programmers *Date _____ x Continuation Update

P3.Description continued

Fenestration includes a Palladian window with decorative wood balconette in the center front gable (this is severely deteriorated and has been removed awaiting repair and reinstallation). Other windows include one-over-one double-hung wood frame windows and several square, fixed-bay windows with fixed rectangular transoms. Windows have a molded lung sill and dentil-trimmed meeting rail. The rear of the house exhibits an addition that includes a former utility porch. The addition uses contemporary materials, casement windows and brick, which is also used for the front steps. The house retains a high degree of original integrity, with only the rear addition, a side terrace, and minor deviations.

The second building on the property is a tank house that has been relocated from the rear of the house to the front side- on the same parcel and altered. The basic structure of the tank house appears to be present within additions that created additional enclosed space for storage and a garage. Although altered and relocated, the tank house is considered a defining feature of the property.

The house is a good example of turn of the century Shingle Style in residential architecture which is uncommon in Santa Clara County. The selection of an eastern style demonstrates that the family was aware of trends and brought Eastern architectural styles to the west coast and their ranch in Santa Clara Valley. The connection to William Ralph Emerson, "Father of the Shingle Style" residential architecture, is unconfirmed. If ever confirmed it would make the building even more significant as likely the only west coast example of his work.

This conclusion supports the eligibility for local designation made by Circa Historic Property Development in July 2011

B13. Significance Continued:

The history of Los Altos begins with the Ohlone, Native Americans who lived on the land for centuries. They were decimated by the illness and lifestyles of the Europeans (Spanish) brought in the late 1700s and early 1800s. Archeological sites in Los Altos give clues to this early population. With Independence from Spain, the Mexican government allowed large Ranchos to be granted to private people, usually in recognition of service. The area which is now Los Altos was part of the 4,438 acre Rancho San Antonio, a land grant given in 1843 to Juan Prado Mesa, a soldier. The area grew with the recognition that it was a fertile plain the large tracts used for grazing were divided and turned into fruit ranches initially by Americans and by 1880 European immigrants experienced in farming and fruit ranching. By the turn of the century the area was recognized for its mild climate and with access to the Southern Pacific Railroad between San Francisco and San Jose a town was promoted by Paul Shoup, President of the Altos Land Company. Although fruit ranching continued unto the 1960s, Los Altos was defined as a residential community by 1909 and has continued to grow with primarily residential development.

The first home of the Edwin Emerson family in Santa Clara County was a farm house constructed by Edwin's uncle Silas Blake Emerson. After the house burned in 1902 Edwin took on the task of building a new home, which took three years to complete. His journal and letters to his wife describe the difficulties getting experienced construction workers to fulfill his plans.¹ The family continued to operate fruit their fruit ranch until 1930 when it was sold. The Emerson family home is associated with the fruit ranching era in the area that became Los Altos.

¹ Ethel Emerson, *The Emerson Home on Mira Monte*, A paper presented to the California History Section of the Los Altos-Mountain View AAUW, March 12, 1979

Kelly Bros. House Movers

2269 Will Wool Drive
San Jose, CA 95125
Contractor's License: 661719
kellybrothers@mail.com
Phone: 408-287-9755
Fax: 408-999-0661

Chapman Design Associates
C/O John Walker@vista.com 650-941-6890
980 Covington Road Los Altos, CA

This letter hopefully will answer some of the information Zach Dahl will need for the City of Los Altos Planning Department.

1. Porches will not be removed. Cement steps will be removed.
2. Siding will be removed from plate-line to ground.
3. Possibility of a basement window being removed. House windows are fine.
4. Remove of heater ducts and plumbing where steel beams are located.

Scope of work

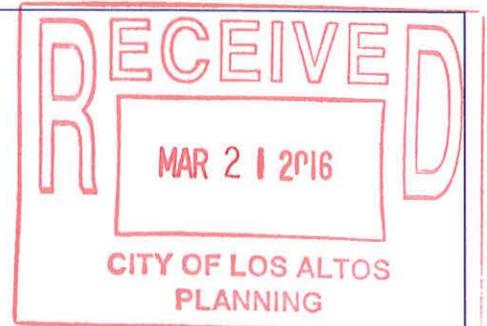
1. Steel beams will be installed in order to build a platform under the floor. Once a platform has been completed a unified jacking system will raise the house for the installment of either a dolly-system or a rolling system for the turning and relocating of house as per plan.
2. When the house has been relocated into new position, a cribbing system will be placed to secure the structure. The dolly system or rolling system will be removed at this time. The house will be left approximately 5 feet from floor joist to ground for the installment of the new foundation by others.
3. Kelly Brothers will install necessary cribbing in the interior of building for added security. (As needed)
4. Fireplace will have steel beams installed approximately 1 foot below fireplace hearth which will transfer load/weight to beams.
5. Kelly Brothers recommend that the fireplace be inspected for structural soundness prior to lifting. Kelly Brothers will not be responsible for any damage to the fireplace or chimney.
6. Kelly Brothers will furnish a detail plan showing location of steel beams and interior cribbing by a Structural Engineer.
7. Once a plan has been submitted Kelly Brothers will meet with city to explain in details what will be taking place.

Thank You Howard Kelly



March 18, 2016

Zach Dahl
Planning Services Manager
City of Los Altos
1 North San Antonio Street
Los Altos CA 94022
Via Email: [Zach Dahl \(ZDahl@losaltosca.gov\)](mailto:Zach Dahl (ZDahl@losaltosca.gov))



Subject: Edward L Emerson House, 980 Covington Way, Los Altos

Dear Mr. Dahl,

At the request of Mr. John Walker (owner of the Edward L. Emerson House), Urban Programmers has reviewed the revised proposed plans for the historic resource property- the side façade and terrace. The review was requested to evaluate the changes to the previously reviewed plans that were found to be in conformance with the Secretary of the Interior's Standard for Rehabilitating Historic Buildings, and to determine if the new or redesigned changes are in conformance with the "Standards." The plan set we reviewed included Sheets, A-6, A-7, A-9, A-9A prepared by Chapman Design Associates (various dates and undated). To provide a complete review we have incorporated our past review and the new sections in this letter.

The changes we noted to the conforming plans previously reviewed:

1. Relocation includes the removal of the brick chimney and the basement.
2. The existing porch is severely deteriorated and will be detached from the historic house when the building is relocated to a new foundation. The porch is shown in the Chapman Design Associates plans-Sheet A-6 to be reconstructed "in kind" using wood materials and maintaining the same style however it will be 17'6" shorter on the west façade. The reconstructed porch is shown to have a wood floor and the front stairs will be reconstructed in wood with bull nose details.
3. A new terrace has been added along the west façade. The existing terrace is an addition that will be removed when the building is relocated. The rehabilitation plan shows a section of 17'6" of the historic porch will not be reconstructed and the area will be included in the new terrace. The existing terrace was an addition and is not a character defining feature of the Emerson House. The design of the new terrace is differentiated from the historic building by using different materials and style. (Chapman Design Associates, Sheet A-6)
4. The skirting and siding on the building was historically horizontal board in a false bevel, dropped style. This is to continue around the house but will not be used on the sides of the new terrace of rear addition. The proposed rear addition will use to use horizontal board siding that is 6" wide to differentiate from the historic building's false bevel siding with the bevels approximately 3 1/4 inches wide. (Chapman Design Associates Sheet A-7)

Bonnie Bamberg, owner
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5. The railing around the porch and terrace was originally shown as decorative metal with historicist style. The reconstructed historic porch is now shown to retain the diagonal brace style that currently exists. The new terrace railing will be contemporary wood, vertical post and rail style. There is no documentation to describe the original railing therefore retaining the current design was selected for the reconstruction of the historic porch. The vertical post style for the new terrace and addition is compatible with the historic building but does not copy the older style.

6. The roofing is shown on the plans to be manufactured slate. This product exists on portions of the roof.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings were created by the National Park Service, Cultural Resources Division in 1978 to provide 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 recommendations in the "Guidelines." These standards and guidelines have been adopted by many governmental agencies to promote the same level of preservation to projects that are determined to be local landmarks and/or historic resource properties. For buildings that are eligible for or are listed in the California Register of Historic Resources, compliance to the "Standards" is generally accepted to reduce the impact of a project to less than a significant adverse impact.

"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.²

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.

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.

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.

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

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

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

² *ibid*

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.*
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.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
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.³*

To evaluate the proposed changes it is necessary to identify the character defining elements of the historic resource (Emerson House). The features were first identified in the DPR 523 prepared by CIRCA Historic Property Development in July 2011 and expanded in the revised and updated DPR prepared by Urban Programmers in December 2013.*

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:

- The size and massing in a one-and-a-half story form with an irregular footprint;
- Wood front porch that wraps to the side;
- steeply pitched front-facing gable roof with hipped dormers;
- deep eave overhangs with boxed eaves;
- slight flare at the base of each gable clad in diamond shaped shingles;
- steeply pitched gables on the side façade (these additions have gained significance over time);
- dentils at the cornice line;
- triangular vents beneath gable peaks;
- wood shingles at each gable face and dormer;

³ <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

- narrow board, wood drop lap siding that continues as a skirt above the foundation;
- Palladian window with decorative wood balconette;
- one-over-one double-hung wood windows, and several square fixed bay windows with fixed rectangular transoms with molded sills and a dentil-trimmed meeting rail;

Proposed modifications and revisions to the plans prepared by Chapman Design Associates,

1. Relocating the historic house. The house will be relocated on the same parcel of land. A partial basement will not be reconstructed in the new location. The basement is considered a secondary or tertiary space. The brick chimney extending beyond the roof will be removed during the relocation and is not shown to be reconstructed. The chimney is a utilitarian feature of the house that is no longer required. The relocation and loss of the basement and chimney is unfortunate but it does not violate the “Standards.” During the move the historic character defining features of the building must be protected. At this time there is no specification for how that is to be accomplished. Typically, this will be determined by the house moving company.

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 relocation on the same parcel including the historic tank house retains the characteristics of the building and retains its setting, feeling and association, as well as the characteristics of design, materials and workmanship. Location, is diminished by the relocation. Retaining the tank house on the property benefits the integrity of the site.⁴ (Covington Design Associates, Sheet A-1.

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 height of the building is a character defining feature and must remain at the same elevation after the move. The height to the first level floor plate shown on the Chapman Design Associates plan, Sheet, A-8, A-9 and A-12 shows the relocated building at the same elevation as it was before it was moved. The house must remain at the historical elevation to preserve the proportions of the design. Retaining the same first floor plate elevation also maintains the historic feature of five steps to the porch.

When the building is relocated the severely deteriorated and modified porch will be removed. A new porch is shown on Chapman Design Associates Sheet will be reconstructed using the existing porch as documentation for the design. The reconstruction will include wood steps in keeping with traditional steps of the era with bull-nosing that creates a shadow line- this is a historically important stair detail. The historic columns will be retained, repaired and reused as the support for the overhanging roof when the reconstructed porch is completed. The rehabilitation plan prepared by Chapman Design Associates shows the reconstructed porch with wood board flooring and wood

⁴ Integrity is defined by the National Register of Historic Places as seven aspects; location, design, materials, workmanship, setting, feeling and association. Relocation on the same parcel maintains integrity as the building retains six, or most of the aspects. http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm

steps with bull-noising and reuse of the historic columns. Skirting on the historic building will be repaired or placed in kind (Chapman Design Associates Sheet A-9, A-9 A).

The skirting around the historic building will be repaired or replaced in kind with horizontal boards in the False Bevel dropped style (A-7).⁵

The proposed plan to use manufactured slate tiles maintains the existing roofing style.

Adhering to the Standards and Guidelines to retain the height and proportions of the building and reconstruct the porch using wood flooring and wood steps with bull-noising complies with the applicable Standards 1 and 2. Maintaining the historic style of skirting and roofing retains the historic character and complies with Standard 2.

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.

The rehabilitation plans do not show changes that create a false sense of the 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 gables that were added to the second level on the East facade have acquired significance. The rehabilitation plans show this façade to be retained and protected during the relocation. This façade is shown in the rehabilitation plans to be retained, repaired and preserved.*⁶

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

The distinctive features, finishes and construction technique that exist and show craftsmanship are shown on the rehabilitation plans to be preserved (Sheets A-7, A-9.). Repair of deteriorated or missing wood pieces should follow the guidance in the National Park Service Preservation Briefs 9 The repair of Historic Wood Windows and 10 Exterior Paint Problems on Historic Woodwork. <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

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 severely deteriorate porch will be removed when the building is relocated. Using the existing porch as the documentation the porch will be reconstructed using materials that match the existing or where the original materials were previously changed to inappropriate construction, the historically correct is material is shown on the rehabilitation plans (Sheets A-9,A-9a)

⁵ False Bevel Dropped style is three horizontal boards

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.

The specifications have not been prepared. Cleaning will follow the guidance in the Preservation Briefs; 6 Dangers of Abrasive Cleaning to Historic Buildings, and 10 – Exterior Paint Problems on Historic Buildings. <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

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 site has been disturbed with development (buildings have been removed). It is unlikely that important archeological resources are present. If archeological resources are uncovered state law will be followed.

The relocation appears to comply with the Secretary of the interior's Standards

2. Addition to the rear façade. The rear façade has been previously altered with an addition. This alteration is not well constructed and has not gained historic significance. The proposed design is for a new addition that extends to the second-story (for a bathroom).

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 change encourages 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 historic character of the building will be preserved in the rehabilitation plan. The area shown for the proposed addition is a secondary façade that does not have the character defining elements that are so distinctive on the front and side facades. In part due to previous additions and changes, the area is not one that characterizes the building. Previous additions and alterations have removed the original materials and altered the design. Research did not uncover documentation for the design of this façade. The proposed plan does not remove historic materials or features that are important to characterize the historic building.

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 areas of new construction are shown to be distinctive from the historic building and do not inject conjectural features. The distinction in the addition will be a 6 inch horizontal board siding that is different from the 3 1/4 inch of the horizontal false bevel siding on the historic building.⁷ This

⁷ False Bevel Siding is a single board approximately 10 inches wide that has been milled to create the appearance of three beveled boards. The siding is considered a dropped style where the boards fit together.

difference is not adding a false sense of the historical development and does not propose conjectural features.

The proposed design meets Standard 3

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 a number of alterations to the original house, those that have acquired historic significance are included in the list of character defining features and include the steep gables on the east facade. The changes to the rear facade have not acquired significance.

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 site has been disturbed with development, It is unlikely that important archeological resources are present. If archeological resources are uncovered 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 is attached to the lesser facade on the rear of the building where a previous addition had been constructed. The rehabilitation plans by Chapman Deign Associates is not at the stage of construction drawings. However, it appears the new addition in the rear can attach to the historic building in a sensitive manner with minimal disturbance to the historic materials. The design of the rear addition is stripped (plain) with simple wood frame windows and no ornamentation. The height and massing is restrained and does not breach the roof line or sides of the building's rear facade.

The addition is shown on the Chapman Design Associates sheet 9-A to be differentiated by the use of siding that is a different style horizontal board one that appears to be wider than the original siding. This difference in the size of the boards will show the distinction between the original building and the addition.

The proposed new addition is compatible in design and massing with the rear facade of the building.

The proposed plan meets Standard 9

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.

Should the proposed addition be removed, the essential form and integrity of the historic building would not be impaired. The connecting areas of the historic wood building could be repaired. This would rely upon current photographs and site survey because documentation of the original plan has not been found, and only two photographs that show the front of the house before 1950.

Finding: The proposed additions appear to meet the Secretary of the Interior's Standards for Rehabilitating Historic Buildings

3. A terrace is proposed for the west façade of the house and alteration to windows (2) and wall.

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.

Previous alterations to the west façade created a terrace that is to be removed when the house is relocated. The proposed terrace design removes a 17'6" section of the wrap-around porch, on the west façade. The main portions of the porch, front and side approximately 27 feet of the return section is retained in the reconstructed front porch. Removing the section from the reconstructed porch will not significantly diminish the character of the house.

The new terrace is an independent structure with minimal connections to the historic building. The new terrace will not destroy historic materials that characterize the house.

Behind the new terrace (toward the rear of the house) access from the kitchen to the terrace is proposed. This modification relocates a pair of double-hung, wood-frame windows. One window to each side of a new double door. The modification will remove a small amount of the historic wall. This area does not characterize the historic building and is at the rear of a secondary façade.

The design shown retains the historic windows in the relocation, or if deteriorated they are replaced in-kind with wood frame windows of the same style. Introducing the wood-frame double-doors is compatible with the design of the house.

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.

As shown above the new terrace does not destroy historic materials that characterize the historic property. It will be differentiated from the historic materials and design by using concrete floor surface and brick veneer walls. The columns that support the roof over the new terrace and the terrace railings are shown to be a different design from the historic ones (Chapman Design Associates, Sheet A-9-A).

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.

Should the proposed addition be removed in the future the essential form and integrity of the historic building would not be impaired and the connecting areas of the historic building could be repaired to the original form. This would rely upon current photographs and site survey because there is no surviving documentation of the original plan and only two photographs that show the front of the house before 1950.

Finding: In our opinion, the proposed rehabilitation plan for the Edward L. Emerson House, incorporating the revised designs for the reconstructed front porch, rear addition, porch railing and new terrace, as described above, and shown in the Chapman Design Associates rehabilitation plans, complies with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and Rehabilitating Historic Buildings.

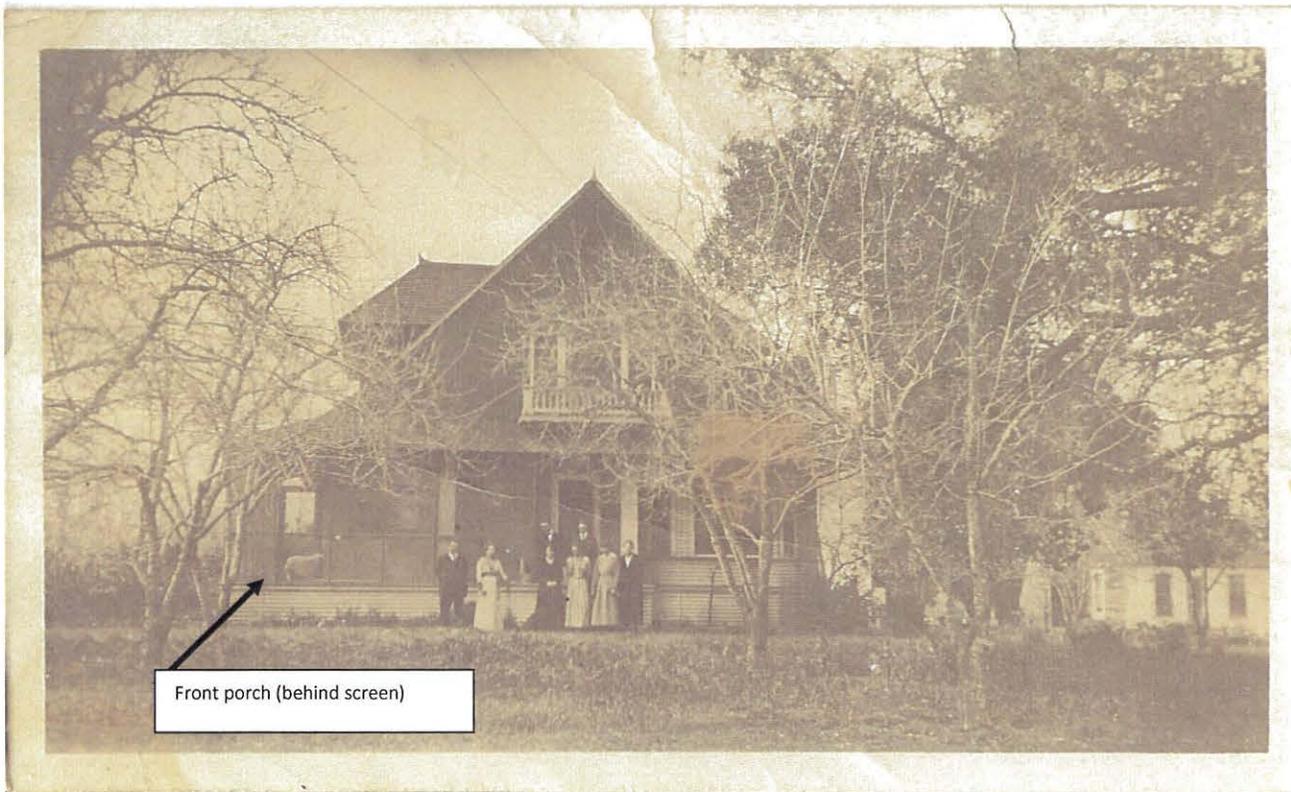


Figure 2 Historic photograph of the Emerson House

Showing: The character defining element of the front façade. Also the porch area (screen siding) through to the rear of the porch. If there is a porch railing it is not visible. The chimney is not visible.

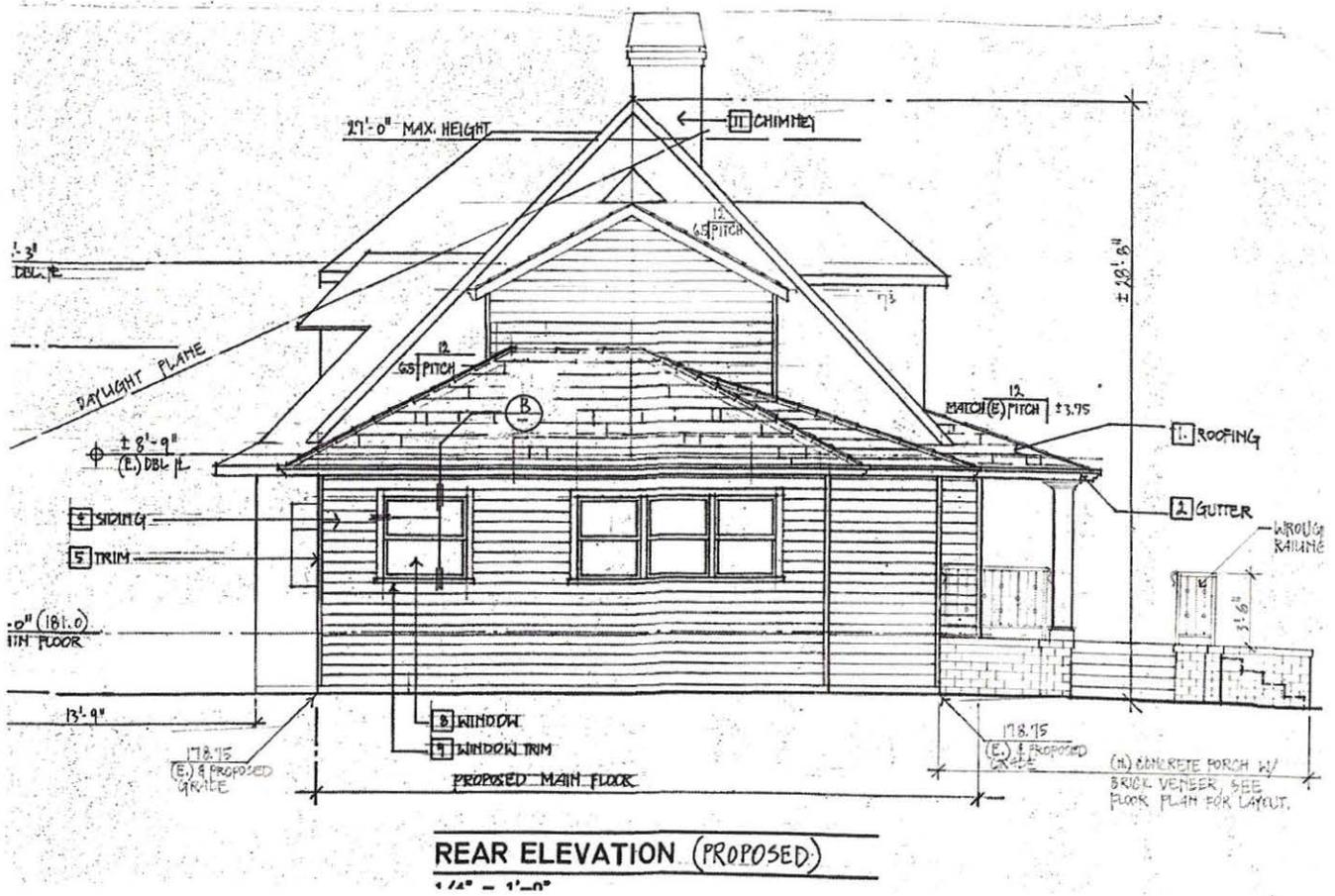


Figure 3. Chapman Design Associates - Proposed Rear Addition (section of sheet)

Showing: The proposed residential design does not diminish the massing or character defining elements of the historic house. The siding is differentiated from the historic house by using a wider board. The proposed terrace is also shown on the right with brick veneer. The railing style has been changed Sheer A-9-A

ARBORIST REPORT

Submitted To:

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Project Location:

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Los Altos, CA

Submitted By:

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February 1, 2016
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February 1, 2016

Mr. John Charles Walker

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Assignment

As requested, I performed a visual inspection of 23 trees to determine species, size and condition and provide Tree Preservation Guidelines for proposed site improvements.

Summary

Proposed plans include relocating existing house to face Miramonte Avenue. At this point it is not clear how the structure will be moved. Trees 4 and 21 will require removal, only 21 is protected. A 9-inch walnut on the side of the garage will be removed and is not in this report. Any grading or excavation within designated *Tree Protection Zones* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter and shall provide mitigation for any root cutting within the *TPZ*.

Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

Tree Description/Observation

1: Black walnut (*Juglans hindsii*)

Diameter: Estimated 36.0" Low Branching

Height: 55' **Spread:** 50'

Condition: Poor to Fair

Location: Neighbor's on Miramonte

Observation: Dormant at time of inspection. Narrow branch attachments. Driveway grading should be reviewed with arborist prior to work. Install fencing at 7-feet. The *TPZ* is 18-feet.

2: Crape myrtle (*Lagerstroemia indica*)

Diameter: 6.3"

Height: 20' **Spread:** 22'

Condition: Fair to Good

Location: Miramonte frontage

Observation: Dormant at time of inspection. One side crown with a slight lean. The *TPZ* is 6-feet.

3: Camphor (*Cinnamomum camphora*)

Diameter: 14.3"

Height: 30' **Spread:** 22'

Condition: Poor

Location: Miramonte frontage

Observation: Crown dieback. Low vigor. In decline. The *TPZ* is 7-feet.

4: European white birch (*Betula pendula*)

Diameter: 24.5" Low Branching

Height: 36' **Spread:** 30'

Condition: Fair

Location: Miramonte side lawn

Observation: Dormant at time of inspection. Slight lean toward garage. Poor structure created by low branching growth habit. Proposed for removal.

5: Coast redwood (*Sequoia sempervirens*)

Diameter: 31.2"

Height: 85' **Spread:** 22'

Condition: Fair to Good

Location: Miramonte frontage

Observation: Crown overlaps with adjacent redwoods. The *TPZ* is 16-feet.

6: Coast redwood

Diameter: 24.3"

Height: 75' **Spread:** 22'

Condition: Fair to Good

Location: Miramonte frontage

Observation: Crown overlaps with adjacent redwoods. Interior deadwood. The *TPZ* is 12-feet.

7: Coast redwood

Diameter: 13.8"

Height: 50' **Spread:** 14'

Condition: Fair

Location: Miramonte frontage

Observation: Crown overlaps with adjacent redwoods. Interior deadwood. The *TPZ* is 7-feet.

8: Coast redwood

Diameter: 9.3"

Height: 25' **Spread:** 16'

Condition: Fair

Location: Miramonte frontage

Observation: Crown overlaps with adjacent redwoods. Interior deadwood. The *TPZ* is 6-feet.

9: Canary Island pine (*Pinus canariensis*)

Diameter: 22.2"

Height: 70' **Spread:** 24'

Condition: Fair

Location: Miramonte frontage

Observation: Crown overlaps with adjacent redwoods. Interior deadwood. The *TPZ* is 12-feet.

10: English oak (*Quercus robur*)

Diameter: 22.1"

Height: 55' **Spread:** 32'

Condition: Fair

Location: Miramonte frontage

Observation: Dormant at time of inspection, species identification is questionable. One sided competes with other trees for light. The *TPZ is 12-feet*.

11: Coast redwood

Diameter: 24.0"

Height: 75' **Spread:** 24'

Condition: Fair

Location: Miramonte frontage

Observation: Crown is one sided with interior deadwood. Competes with adjacent trees for light. The *TPZ is 12-feet*.

12: Coast redwood

Diameter: 15.8"

Height: 40' **Spread:** 18'

Condition: Poor to fair

Location: Front corner

Observation: Crown is one sided with interior deadwood. Competes with adjacent trees for light. The *TPZ is 8-feet*.

13: Canary Island pine

Diameter: 13.9"

Height: 45' **Spread:** 36'

Condition: Poor to fair

Location: Front corner

Observation: Crown is one sided with interior deadwood. Competes with adjacent trees for light. Grows to a lean toward the street. The *TPZ is 7-feet*.

14: Canary Island pine

Diameter: 21.3"

Height: 75' **Spread:** 22'

Condition: Poor to fair

Location: Covington frontage

Observation: Moderate interior deadwood. Crown overlaps with adjacent trees. The *TPZ is 12-feet*.

15: Coast redwood

Diameter: 13.7"

Height: 36' **Spread:** 16'

Condition: Fair

Location: Covington frontage

Observation: Moderate interior deadwood. Crown overlaps with adjacent trees. The *TPZ is 7-feet. Proposed patio is outside TPZ.*

16: Persimmon (*Diospyros kaki*)

Diameter: 12.6"

Height: 20' **Spread:** 26'

Condition: Fair

Location: Patio tree

Observation: Dormant at time of inspection. Previously topped. Poor root environment created by small planter. Proposed demolition is outside the *TPZ of 7-feet*.

17: Coast redwood

Diameter: 34.4"

Height: 70' **Spread:** 30'

Condition: Fair to Good

Location: Covington frontage

Observation: Outcompeting smaller trees. Excavation for patio is less than 6-inches and will be within 5-feet of the trunk. Footing for porch is 14-feet from the trunk and will impact less than 30 percent of root environment. The *TPZ is 18-feet*.

18: Evergreen pear (*Pyrus kawakamii*)

Diameter: 8.9"

Height: 20' **Spread:** 26'

Condition: Poor to Fair

Location: Side of house

Observation: Dormant at time of inspection. Surface rooting observed. The *TPZ is 6-feet*.

19: Red oak (*Quercus rubrum*)

Diameter: 7.0"

Height: 30' **Spread:** 22'

Condition: Fair

Location: Covington frontage

Observation: Dormant at time of inspection. Young establishing tree. The *TPZ is 6-feet*.

20: California bay laurel (*Umbellularia californica*)

Diameter: 80.3"

Height: 70' **Spread:** 70'

Condition: Poor to fair

Location: Corner of house

Observation: Dieback of crown observed. Narrow scaffold limb attachments create weak structure. Fruiting bodies from internal wood decay observed below bifurcations in at least two areas of low stem. The *TPZ is 40-feet*. Recommend crown reduction pruning and removal of broken limbs and dead limbs. May be removed due to health and approved by city.

21: European white birch

Diameter: 3.0"

Height: 12' **Spread:** 9'

Condition: Fair

Location: Front of house

Observation: Dormant at time of inspection. Proposed for removal.

22: Crape myrtle

Diameter: 4.0"

Height: 13' **Spread:** 12'

Condition: Fair

Location: Miramonte frontage

Observation: Dormant at time of inspection. One sided crown. The *TPZ is 5-feet*.

23: Coast live oak

Diameter: Estimated 32.0"

Location: Neighbor's on Covington

Observation: *TPZ is 18'*.

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is **mandatory**.

Barricades

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. These barricades should remain in place until final inspection of the building permit, except for work specifically required in the approved plans to be done under the trees to be protected. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a tree's drip line, should any roots greater than one inch (1") in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line **within twenty-four (24) hours**.

Pruning

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

Irrigation

A supplemental irrigation program is recommended for the trees on site and should be accomplished at regular three to four week intervals during the period of October 31st through May 1st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately fifteen (15) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

Fertilization

A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection

Periodic inspections by the **Site Arborist** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

McCLENAHAN CONSULTING, LLC



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www.spmcclenahan.com

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist:

John H. McClenahan

Date:

February 1, 2016