



DATE: July 27, 2015

AGENDA ITEM #2

**TO:** Historical Commission  
**FROM:** Sean K. Gallegos, Assistant Planner  
**SUBJECT:** 15-H-02 – 725 University Avenue

### **RECOMMENDATION:**

Recommend approval of accessory structures and site improvements to a Historic Resource Property subject to the findings and conditions

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### **PROJECT DESCRIPTION**

The project is requesting approval of alterations to a designated Historic Resource property. The scope of work includes work to the front, side and rear yard areas of the property, including demolition of a non-historic pergola and accessory structure, construction of a new accessory structure along the rear property line, new landscaping, decks, garden tower, outdoor kitchen, fire pit, new spa, and associated hardscape and landscaping improvements.

### **BACKGROUND**

The residence at 725 University Avenue, known as the Scheid Residence, was constructed in 1911 during Los Altos' early residential development period. This large, rambling two-story Craftsman style house is a good representative example of its style, and retains a good degree of integrity of location, workmanship, feeling, design and materials. The historic property evaluation, which provides additional information about the structure's historic significance and physical integrity, is included in Attachment A.

On June 22, 2015, the Historical Commission held a public meeting to consider the project. The Design Review Commission continued the item to the July 27, 2015 Historical Commission meeting due to the applicant not being present for the meeting. The July 27, 2015 PTC agenda report is a comprehensive report that replaces the preceding agenda report.

### **DISCUSSION**

Since this structure is a designated Historic Resource, the Historical Commission needs to conduct an advisory review of the proposed scope of work before it can move forward to administrative review by the Community Development Director and ultimately receive a building permit. In order to make positive findings and recommend approval, the Commission needs to find that the work complies with the Historic Preservation Ordinance (Chapter 12.44), does not adversely affect the physical integrity or historic significance of the property.

There are no alterations to the main house, and the accessory structures and site improvements are minor in scope and will have minimal visibility from the streets. Since these improvements will

not be adversely affecting the physical integrity or the historic significance of the historic structure, staff recommends approval of the project.

### CORRESPONDENCE

Staff received a comment letter from a property owner to the south (746 University Avenue) that raises concerns about the proposed removal of the existing valley oak tree with a marina strawberry tree in a right-of-way planter. The removal and replacement of a tree in the public right-of-way will require review and approval by the Public Works Director.

CC: Gretchen Whittier, Applicant and Designer  
Mel Guymon, Property Owners

#### Attachments:

- A. Historic Property Evaluation – 725 University Avenue
- B. Materials Board
- C. Neighborhood letter, dated June 8, 2015

## FINDINGS

15-H-02 – 725 University Avenue

With regard to the Advisory Review for the project at 725 University Avenue, 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);
2. The project does not adversely affect the physical integrity or the historic significance of the subject property; and

## CONDITIONS

15-H-02 – 725 University Avenue

1. The approval is based on the plans received on June 11, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. 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.
3. **Prior to the issuance of a Demolition Permit or Building Permit**, tree protection fencing shall be installed around the dripline of trees designated as required by the project arborist or Community Development Director, of the trees shown on the site plan. 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.
4. **Prior to obtaining a building permit, plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans; and
  - b. On the grading plan and/or the site plan, show all tree protection fencing 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.”
  - c. The site plan and landscape plan shall identify all trees on the site plan and provide a table identifying the size and species of trees, and whether they are to be removed or retained.
5. **Prior to final inspection** all required landscaping shall be installed or maintained as required by the Planning Division.
6. All front yard, interior side, and rear yard landscaping, street trees and privacy screening shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

# ATTACHMENT A

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

Pr \_\_\_\_\_  
HR# # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 725 University Avenue

P1. Other Identifier: HRI #: 94; Scheid Residence

\*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 \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 725 University Avenue City Los Altos Zip 94022

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
175 18 057

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

This large, rambling two-story Craftsman style residence was completed in 1911. Typical of the style are the two front-facing gables. More unusual for the style is the steeply pitched roof. The house is sheathed in painted wood shingles and the open eaves reveal exposed rafters and roof beam ends. A shed dormer with tripartite multi-pane window punctuates the front roof plane. Fenestration is a mix of multi-pane fixed, casement, and double-hung wood windows. Of particular interest are the expansive gardens surrounding the house. An addition appears to have been made to the back of the house. Notable site features include unique wood bollards at the driveway entries, mature trees and plantings, and concrete curbing around the U-shaped driveway. The brick walkway was added about 1980. The arbor was constructed in 1988. A modern brick chimney attaches to the front of the house, piercing the main front-facing gable. The house appears to be in excellent condition.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: \_\_\_\_\_

Primary Elevation \_\_\_\_\_

July 2011

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

1911

(Los Altos Planning Dept)

\*P7. Owner and Address:

Larry R. & Maria A. Marshall

725 University Avenue Los Altos,

CA 9422

\*P8. Recorded by:

Circa: Historic Property Development

582 Market Street, Suite 1800

San Francisco, CA 94104

\*P9. Date Recorded: \_\_\_\_\_

July 2011

\*P10. Survey Type:

Intensive

\*P11. Report Citation:  
Los Altos Historic Resources Inventory Update Report (Circa: Historic Property Development, March 2012).

\*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 CA Reg. 5B

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 725 University Avenue

B1. Historic Name: Keatinge/Scheid/Steines Residence

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Craftsman bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1911; Pool, 1958; dressing rooms and storage, 1958; sewing room, 1960; storage building, 1969; chimney restoration and roof replacement, 1990; reroof garage and shed, 2003. kitchen remodel, 2010.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: E. J. Kingham

\*B10. Significance: Theme Architecture/design Area Los Altos

Period of Significance 1911-1961 (50 year mark) Property Type Residential Applicable Criteria NR/CR/Local

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

A Certificate of Completion indicates that this house was completed in 1911 for owner Richard Harte Keatinge (aka Keating, Keatinger) by builder E. J. Kingham. Keatinge is listed in city directories from 1911 through 1926. Prior to 1920 his occupation was salesman, after 1920 he was a rancher. Ed Woodworth states that the home was purchased by the Scheid family about 1920. The 1920 census lists George E. and Ernestine V. Scheid at this address. George was an insurance agent. The family was listed until the late 1920s, when the house was acquired by Mrs. Steines who lived there until 1949 (G. Laffey).

Character Defining Features: two-story form; two front-facing gables; steeply pitched roof; painted wood shingle siding; open eaves with exposed rafters and roof beam ends; shed dormer with tripartite multi-pane window; multi-pane fixed, casement, and double-hung wood windows; expansive gardens; site features including unique wood bollards at driveway entries, mature trees and plantings, and concrete curbing around U-shaped driveway. (See Continuation Sheet.)

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

\*B12. References:

Los Altos Historical Commission: Los Altos HRI (9.28.1997); McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2002; DPR series forms by G. Laffey (1997); Sanborn Maps; Los Altos HRI (February 2011).

B13. Remarks:

Vicinity map provided by the City of Los Altos and amended by Circa: Historic Property Development.

\*B14. Evaluator: Circa: Historic Property Development

\*Date of Evaluation: July 2011

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder) 725 University Avenue

\*Recorded by: Circa: Historic Property Development

\*Date July 2011



Continuation



Update

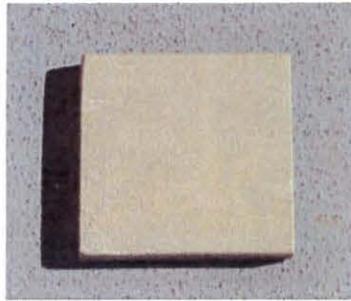
B10. Significance (cont.)

Evaluation: The subject property is a good representative example of its style, and retains a good degree of integrity of location, workmanship, feeling, design and materials. It is also a potential contributor to the potential Orange/University Historic District. Therefore, it is listed on the Los Altos Historic Resources Inventory as a Historic Resource and is assigned the California Register Status Code 5B: "Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation."

Note: This finding is based on architectural merit alone and further research for association with historically significant events and/or people should be conducted.



ATTACHMENT B



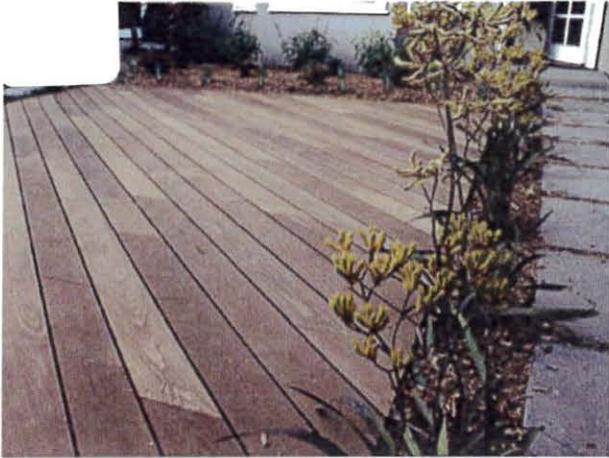
Autocourt and Patio  
SBI Indiana Limestone



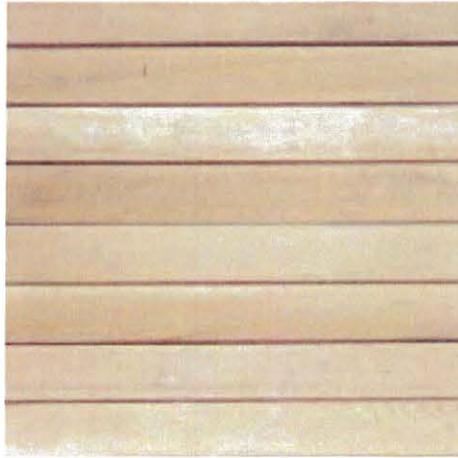
Concrete  
Sierra Davis Color



Freestanding wall and Seatwall  
SBI Sussex Buff



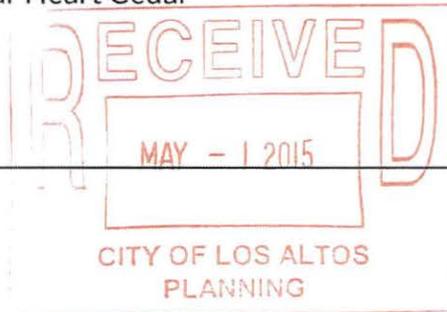
Deck, Platform, Wood Stairs, Fence and Gate  
Tournesol Boulevard Deck Boards



Property Line Fence  
Clear Heart Cedar



Shed  
Modern Shed





# ATTACHMENT C

**Sean Gallegos**

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**From:** Mary Kaye <mjk8236@sbcglobal.net>  
**Sent:** Tuesday, June 16, 2015 8:54 AM  
**To:** Shannon.guymon@gmail.com  
**Cc:** sgallegos@losaltosca.gov; james.walgren@losaltosca.gov;  
susanna.chan@losaltosca.gov; Historical Commission  
**Subject:** Landscape plans at 725 University Avenue

Hi Shannon,

I was made aware of your landscape plans that will be presented to the Historical Commission and have taken a look at them. They look fine to me, however, I had a question about the concrete planter in the street. There is one page that shows an Arbutus 'Marina' to be planted there. There is now a valley oak (*Quercus lobata*) planted there which the University Avenue residents paid for several years ago when the coast live oak fell down. We planted the valley oak because it is resistant to oak root fungus and needs no summer water. We also planted the rosemary along with some other flowering plants which have gone by the wayside. The only way for the Arbutus to be planted there would require that the oak tree be removed, and I am sure that we would not like for that to happen.

There was a drip system originally installed there with the source being from the property that is now yours. Ralph Heintz, the owner at the time, let us use some of his water to get the plants started. One year, when the City maintenance workers were weeding there, they chopped up our drip lines (!) It isn't being watered now. The City folks don't weed it any more, although if we called them, they probably would. I put in some time occasionally to remove the worst weeds, but as you can see, I haven't done that recently. There are some Spanish bluebells bulbs that bloom every spring and are quite pretty. They need no care.

All of this is by way of making the history of the concrete planter and the oak tree more clear. If you have any questions, please contact me and I will do my best to answer. Good luck with your project!

Sincerely,  
Mary Kaye  
746 University Avenue  
Los Altos  
650-941-1332

