



## HISTORIC PRESERVATION BOARD AGENDA

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City of Campbell, 70 North First Street, Campbell, California

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### Regular Meeting of the Historic Preservation Board

Wednesday, October 26, 2016, 4:00 p.m.  
City Council Chambers, 70 N. First Street, Campbell

#### CALL TO ORDER

Chair Blake

#### ROLL CALL

#### MINUTES

1. Approval of Minutes for Meeting of September 28, 2016 (**Attached**)

#### ORAL COMMUNICATIONS

This is the point on the agenda where members of the public may address the Board on items of concern to the Community that are not listed on the agenda.

#### STUDY SESSION

1. **'Lost Gatos'**: Q&A with Mr. Feinberg who is the primary creator of the 'Lost Gatos' Historic Preservation Tour app, using 'mytours.com'

#### PUBLIC HEARING

1. **235 S. First Street**: *Hattie DePuy House* – The applicant has applied for a Conditional Use Permit (CUP) to construct a 448 square foot addition to the existing 456 square foot home. The project also includes construction of a new 293 square foot detached garage for a total floor area of 1,197 square feet. The owner is also proposing to replace one of the windows in the front of the home with a window from the rear of the home that will be removed to accommodate the new addition.

*Staff Planner: Cindy McCormick (Staff Report attached).*

2. **226 Alice Avenue**: *Alice Hyde House* – The property owner has applied for a Mills Act Contract. The application includes a Schedule and Plan for Maintenance and Treatment of the Historic Property and photos of the property.

*Staff Planner: Cindy McCormick (Staff Report attached).*

## **NEW BUSINESS**

None

## **OLD BUSINESS**

1. Historic Preservation Ordinance (Chapter 21.33): Continue discussion regarding update of the City's Historic Preservation Ordinance. *Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.*

Continue discussion to a study session on Wednesday, Nov. 9<sup>th</sup> from 4:00pm to 5:30pm (or another date as needed to accommodate a quorum).

2. Brochure: Board Members Moore and Walter will provide an update on the brochure.

## **FUTURE AGENDA ITEMS (no discussion)**

1. CLG Report (November 2016)
2. 80 S. Second Street (November 2016)
3. Cambrian and Kennedy Tract area (TBD)
4. HPB Member requests for future agenda items

## **HPB MEMBER / STAFF ANNOUNCEMENTS / COMMUNICATIONS**

1. Training
2. 209 Railway
3. General Plan Update
4. Farmer's Market Table Reservations

## **ADJOURNMENT**

Adjourn to the next regular meeting to be held on **November 16, 2016**, at 4:00 p.m., City Council Chambers, 70 North First Street, Campbell, California.

***In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact Corinne Shin at the Community Development Department, at [corinnes@cityofcampbell.com](mailto:corinnes@cityofcampbell.com) or (408) 866-2140.***



## HISTORIC PRESERVATION BOARD REGULAR MEETING

### MINUTES

4:00 p.m. - Wednesday  
City Council Chambers

**September 28, 2016**

### CALL TO ORDER

Vice Chair Blake called the Historic Preservation Board Regular Meeting of Wednesday, September 28, 2016, to order at 4:06 p.m. in the City Council Chambers, located at 70 North First Street, Campbell, California, and the following proceedings were had to wit.

### ROLL CALL

#### Board Members Present:

Susan Blake, Vice Chair  
Todd Walter (arrived 4:20pm)  
Dawn Anderson  
Laura Taylor Moore

#### Board Members Absent:

None

#### Staff Members Present:

Cindy McCormick, Senior Planner

### APPROVAL OF MINUTES

1. Board Member Anderson made a motion to approve the Regular Meeting Minutes of August 24, 2016. Board Member Moore seconded. **Motion Passed 3-0**

### NON-AGENDIZED ORAL COMMUNICATIONS

None

## **PUBLIC HEARING**

1. **235 Sharp Avenue** - Heritage Tree Application for Haas avocado tree. Staff member Naz Pouya gave a brief summary of the report, stating that staff could not make the findings for approval of the heritage tree application because it has significant lean and is therefore not an outstanding species and fruit trees are not protected by the Municipal Code.

Board Member Anderson asked if an Arborist Report had been prepared, if the tree was bearing fruit, and if the canopy was encroaching on the neighbor's property. Ms. Pouya stated that an arborist report had not been prepared, that yes the tree was bearing fruit, and yes the canopy was encroaching on the neighbor's property. Staff member Cindy McCormick pointed out that an Arborist Report is not required; however Ms. Pouya is a landscape architect and capable of making her assessment.

Vice Chair Blake pointed out that fruit/nut trees are excluded from tree protection; that the tree's health is compromised; and that avocado trees usually have a life expectancy of 45 to 50 years. She agreed with staff's recommendation to deny the application. She would like to commend the owner for caring for the tree and recommended that the owner consider consulting with an Arborist to help ensure the tree remains healthy.

Board Member Moore made a motion to deny the heritage tree application. Board Member Anderson seconded. **Motion Passed 3-0**

## **NEW BUSINESS**

1. **51 Alice** (Informational only). Staff member McCormick advised the HPB that a building permit application was submitted to repair the existing foundation of the home, remove and reinstall the brick wainscot; repair the dry rot; and apply paint where needed to match the home. The applicant explained that a portion of the existing foundation was not attached which caused leaking and dry rot. He also explained that the contractor cannot repair the foundation without removing and replacing the wainscoting.

Board Member Anderson asked for more information and also asked if the foundation will be completely replaced. She also asked what wood had been used for the framing and what the exterior siding consisted of. The applicant indicated that the waterproofing was inadequate, that it has been leaking for decades, and that the wood behind the brick is rotted. He indicated that the existing foundation will be attached and that no other work is proposed. He also indicated that it is hard to tell what the framing was made of due to the rot, however the joists are fir. He indicated that the siding includes horizontal siding and shingles.

Vice Chair Blake pointed out that this home was a Sears Roebuck catalog home. She asked if the horizontal siding was shiplap. The applicant answered no. Vice Chair Blake stated she had no further concerns. <end>

2. **Election of Chair/Vice Chair** - Board Member Walter made a motion to elect Susan Blake as the Chair. Board Member Anderson seconded. **Motion Passed 4-0**  
Board Member Walter made a motion to elect Dawn Anderson as the Vice Chair. Chair Blake seconded. **Motion Passed 4-0**

### **OLD BUSINESS**

1. Historic Preservation Ordinance (Chapter 21.33): Chair Blake and Vice Chair Anderson both indicated they liked the City of Davis Ordinance language regarding Certificates of Appropriateness. Vice Chair Anderson indicated that the San Francisco ordinance has less detail than Davis and may therefore be more flexible. She also indicated that the actual Certificate from San Francisco has a lot of detail. Chair Blake indicated she preferred the stronger language and clarity from Davis. Board Members Walter and Moore agreed. Board Member Walter also stated he would like the Ordinance to be more concise and with less redundancy.
2. Brochure: The subcommittee will convene and update the HPB at the next meeting.
3. Historic Home Tour/Mobile app: Chair Blake reported that the subcommittee met with Kerry from the Museum and discussed various ideas and needs for the app. She also contacted the State Historic Office of Preservation and is waiting for a return call. Board Member Moore and Chair Blake will coordinate with each other to invite the creator of the 'Lost Gatos' mobile application to the next meeting.

### **FUTURE AGENDA ITEMS (No Discussion)**

1. HPB Member requests for future agenda items: Vice Chair Anderson asked the HPB if they would be interested in providing an educational display along the Los Gatos Creek Trail where the Ohlone Indians were once active. Board Member Moore indicated that the Museum already offers education on the Ohlone Indians presence in Campbell.

### **HPB MEMBER / STAFF ANNOUNCEMENTS / COMMUNICATIONS**

1. Training: Board Member Walter has completed his training.
2. 227 Alice Avenue: Chair Blake indicated that the "Ralph & Maud (Husted) Hyde House" is turning 100 years old in 2017. She would like to create a commemorative display for the City Managers lobby area during *National Preservation Month* in May.
3. 91 S. 2<sup>nd</sup> Street: Chair Blake announced that the date for the historic tour is Wednesday, October 12<sup>th</sup> immediately following the study session. The tour will be posted on the City's website and in the marquee in front of City Hall.

**ADJOURNMENT**

Adjourned at 5:05 p.m. to a regular meeting to be held on **October 26, 2016**, at 4:00 p.m., City Council Chambers, 70 North First Street, Campbell, California.

PREPARED BY: \_\_\_\_\_  
Cindy McCormick, Senior Planner

APPROVED BY: \_\_\_\_\_  
Susan Blake, Chair



**CITY OF CAMPBELL · HISTORIC PRESERVATION BOARD**  
**Staff Report · OCTOBER 26, 2016**

**PLN2016-258 Navone** Application of Michael Navone to allow construction of an addition to, and remodel of, an existing historic resource (Hattie DePuy House) located at **235 S. 1<sup>st</sup> Street** in the Alice Avenue Historic District in the R-1-6 (Single Family Residential) Zoning District.

**STAFF RECOMMENDATION**

That the Historic Preservation Board take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, recommending that the Planning Commission approve a Conditional Use Permit application (PLN2016-258) to allow construction of an addition to, and remodel of, an existing historic resource (Hattie DePuy House) located at **235 S. 1<sup>st</sup> Street** in the Alice Avenue Historic District in the R-1-6 (Single Family Residential) Zoning District

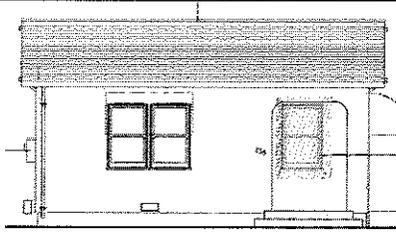
**ENVIRONMENTAL DETERMINATION**

The project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to additions to existing structures, so long as the addition and remodel is constructed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

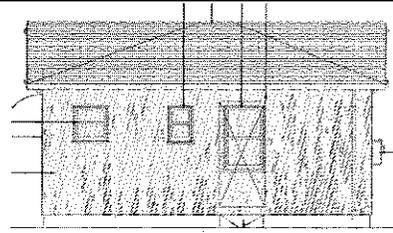
**DISCUSSION**

Project Location: The subject property is an approximately 3,238 square-foot non-conforming lot, located at the northwest corner of 1<sup>st</sup> Street and an unnamed alley (**Attachment 2**). The site is currently developed with a one-story Craftsman influence style single-family residence, circa 1930. The site is located in the Alice Avenue Historic District (described below) in the R-1-6 (Single-Family Residential) Zoning District, and is surrounded by single-family residences.

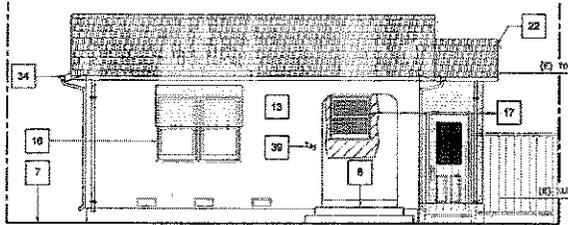
Project Proposal: The applicant has applied for a Conditional Use Permit (CUP) to construct a 448 square foot addition to the existing 456 square foot home. The project also includes construction of a new 293 square foot detached garage for a total floor area of 1,197 square feet. The owner is also proposing to replace the double-hung wood sash window located within the existing front entry porch with a double-hung wood window from the rear exterior wall that will be removed to accommodate the new addition (reference pages 1 to 3 of **Attachment 5**). As shown in the East Elevation on the next page, the window is slightly smaller in overall height allowing for countertops under the window (reference floor plan on page 3 of this report).



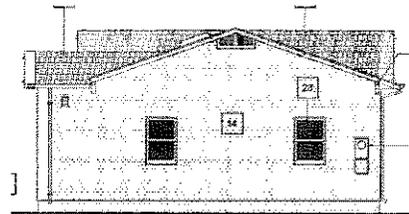
**Existing East Elevation (Alice Avenue)**



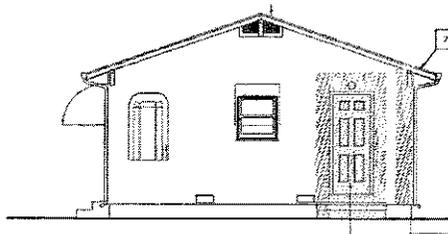
**Existing West Elevation (rear)**



**Proposed East Elevation (Alice Avenue)**

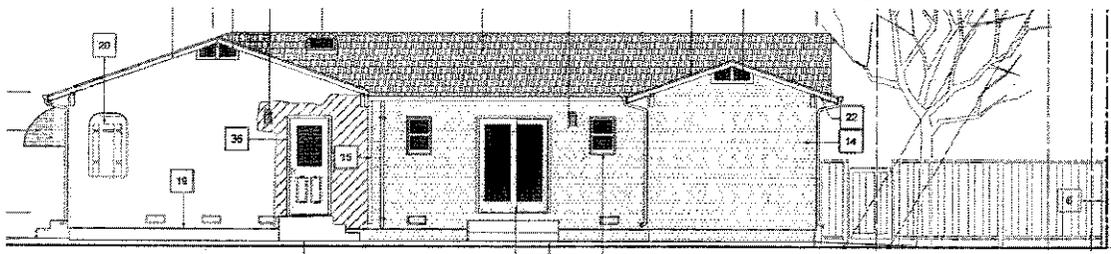


**Proposed West Elevation (rear)**



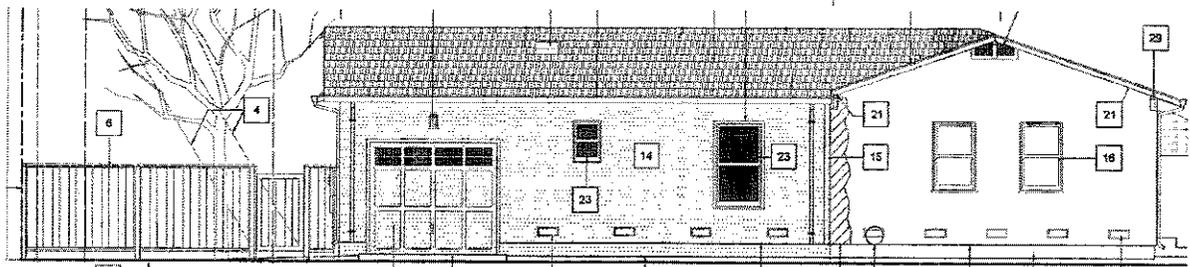
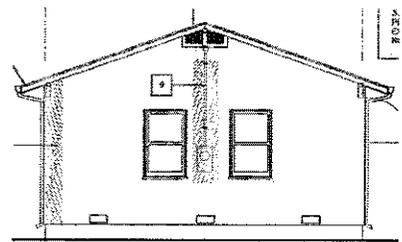
**Existing North (right side) Elevation**

**Proposed North (right side) Elevation**



**Existing South (left side) Elevation**

**Proposed South (left side) Elevation**





## ANALYSIS

Historic Significance: The Hattie DePuy House is located within the Alice Avenue Historic District and was one of the original 48 Hyde Residence Park lots created along Alice Avenue in 1915. The home, which was built for Hattie DePuy in approximately 1930, may have been built by Otis Hyde, a carpenter, and the son of George and Alice Hyde. Ms. DePuy occupied the house until her death in 1962. According to the City's Primary Record of this property (**Attachment 6**), the house may be eligible for listing in a National Register as it is consistent with the historic development pattern of the period of significance, and contributes to the neighborhood setting of the local Alice Avenue Historic District. Moreover, the Office of Historic Preservation apparently found that the Alice Avenue Historic District may also be eligible for the National Register, although this has not yet been adequately documented.

Conditional Use Permit (CUP): Any alteration to a historic resource in a Historic District requires approval of a CUP by the Planning Commission after review and recommendation by the HPB. The HPB may recommend approval, approval with modifications, or denial of the application as it finds reasonable and necessary to preserve the historic significance of the home. In making a recommendation for approval, the HPB shall find that:

1. The project is consistent with the purposes of the Historic Preservation Ordinance; and
2. The project is consistent with the Secretary of the Interior's Standards for the treatment of historic properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings; and
3. The project will not be detrimental to a structure or feature of significant aesthetic, architectural, cultural, or engineering interest or value of an historical nature.

A brief discussion of staff's review of the project as it relates to the above criteria can be found on page 4 of this report. The HPB shall consider, among other things, the purposes of the Historic Preservation Ordinance and the architectural and historical value and significance of the home and the historic district in which it is located. The HPB shall also consider the material and context of the structure including fences, landscaping, parking, signs, site plan, and the relationship of the features to similar features of other structures within the historic district, and the position of the structure in relation to the street or public way and to other neighboring structures.

Historic Preservation Ordinance: The preservation of structures having aesthetic, archaeological, architectural, cultural, or historic significance is in the public interest of the City of Campbell. The purposes of the Historic Preservation Ordinance are contained in Campbell Municipal Code (CMC) Section 21.33.10, and include safeguarding the heritage of the City by providing for the protection of landmarks representing significant elements of the City's history. Another purpose of the Ordinance is to encourage the preservation of existing culturally and historically significant structures as well as landmark features on structures and sites.

Secretary of the Interior's Standards: The City refers to the Secretary of the Interior's Standards for the treatment of historic properties, including alterations and new additions. The Standards offer four distinct approaches to the treatment of historic properties: *Preservation* places a high premium on the retention, conservation, maintenance and repair of a historic resource's materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character. *Rehabilitation* emphasizes the retention and repair of historic materials, but allows replacement when materials are deteriorated. *Restoration* focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods. *Reconstruction* establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

The following Standards are neither technical nor prescriptive, but are intended to help building owners, architects, and municipalities incorporate responsible historic rehabilitation practices:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. *Each property will 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 elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will 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.*

Of the four treatments, only the *Rehabilitation* Standards provides guidance for alterations and additions to a historic resource. Under these guidelines, it is recommended that the new addition limit the loss of historic materials so that character-defining features are not obscured, damaged, or destroyed. The addition should also be designed in a manner that makes clear what is historic and what is new. In other words, the addition should not duplicate the exact form, material, style, and detailing of the historic building so that the new construction appears to be part of the historic building. Furthermore, the addition should not imitate a historic style or period of architecture.

Applicant’s Approach: With regard to the Secretary of the Interior's Standards, the applicant has stated that the overall approach in the design of the project was to: 1) Preserve significant historic materials, features and form; 2) Create a cohesive design that would be compatible in form, style, character, and scale to the original home; and 3) Differentiate the new addition from the existing historic structure. As stated on pages 5 and 6 of **Attachment 4**, the addition was placed on the rear of the home to minimize the physical and visual impact to the building's historic form, as viewed from South First Street and the narrow alleyway. The architect also wanted to maintain the original building's design, roof shape, materials, color, and general rhythms of the existing window and door placement. To differentiate the addition from the historic portions of the home, the applicant proposes vertical trim boards between the old and new exterior stucco wall areas, a smooth stucco surface on the new addition, and a roof line transition where the addition is proposed. Furthermore, the addition was designed to be removed without significantly damaging the essential form, character, and integrity of the original structure.

Staff Review: From staff’s perspective, the applicant has done an excellent job of maintaining the historic character of the home as it relates to the streetscape, thereby meeting the general purposes of the Ordinance (Criteria 1 and 3). However, staff did raise some concerns to the applicant that it may not be readily apparent to the public what is historic and what is new (Criteria 2)<sup>1</sup>. The exterior of both the historic portion of the home and the new addition would be stucco as currently proposed. While the stucco on the new addition will have a different texture than the historic portion of the home (reference pages 5 and 6 of **Attachment 5**), it is not apparent that the difference in texture will clearly differentiate historic from new. Furthermore, the proposed vertical trim boards and new roof line are very subtle and could be better distinguished with a more prominent architectural transition.

A review of the floor plan and elevations shows the lack of clear transition between original floor plan and the addition. As shown in the image to the right, an offset in the wall plane and/or plate height of the new addition would provide a more distinctive transition. Similarly, a different exterior material (e.g., wood siding) would distinguish the historic home from the new addition.



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<sup>1</sup> *Rehabilitation* Standard #9 states that “new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

In response to staff's concerns, the applicant has stated that the goal was "to create an addition that complements the historic nature of the original home, not to create a visual mismatch to the original home." In this regard, the HPB should determine if the applicant has met the delicate balance of maintaining compatibility with the architectural style and character of the historic structure (e.g., materials, features, size, scale, proportion, and massing) while also clearly differentiating the non-historic features from the historic features of the home. If the HPB does not find the project to be consistent with the Secretary of the Interior's Standards for the treatment of historic properties, then the Board may recommend design changes as appropriate. The attached Resolution would need to be amended if any changes or conditions of approval are recommended (**Attachment 1**).

HPB Review: The following is a list of discussion items to consider in review of this application:

1. Is the project consistent with the purposes of the Historic Preservation Ordinance?
2. Is the project consistent with the Secretary of the Interior's Standards?
3. Will the project be detrimental to the structure's architectural features or historic value?

#### **NEXT STEPS**

The HPB's recommendation (including any recommended changes or conditions of approval) will be forwarded to the Planning Commission. The Planning Commission is the final decision making body for the CUP, unless the decision is appealed to the City Council.

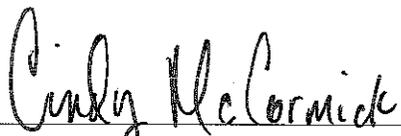
#### **ALTERNATIVES**

1. If substantial changes are recommended or additional information is requested, the HPB can request the application be continued and brought back to the HPB for further review.
2. If the HPB cannot find the project to be consistent with the CUP approval criteria for historic resources, the HPB can forward a recommendation of denial to the Planning Commission.

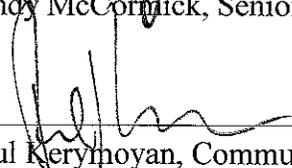
#### Attachments:

1. Resolution and Recommended Conditions of Approval for the Project.
2. Location Map
3. Project Plans
4. Historic Review and Project Summary Report, prepared by Mark Sandoval
5. Preservation Notes (excerpted from the project plans for reference)
6. Primary Record

Prepared by:

  
Cindy McCormick, Senior Planner

Approved by:

  
Paul Kerymoyan, Community Development Director

## RESOLUTION NO. 2016-\_\_\_

BEING A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF CAMPBELL RECOMMENDING THAT THE PLANNING COMMISSION APPROVE A CONDITIONAL USE PERMIT (PLN2016-258) TO ALLOW CONSTRUCTION OF AN ADDITION TO, AND REMODEL OF, AN EXISTING HISTORIC RESOURCE (HATTIE DEPUY HOUSE) LOCATED AT 235 S. 1<sup>ST</sup> STREET IN THE ALICE AVENUE HISTORIC DISTRICT.

After due consideration of all evidence presented, the Historic Preservation Board did find as follows with respect to the proposed Conditional Use Permit (PLN2016-258).

1. The zoning designation for the project site is R-1-6 (Single Family Residential).
2. Exterior alterations to a historic resource in the Alice Avenue Historic District may occur with the approval of a Conditional Use Permit.
3. The project consists of a 448 square foot addition to the existing 456 square foot home and construction of a new 293 square foot detached garage for a total floor area of 1,197 square feet. The project also includes replacement of one double-hung wood sash window located within the existing front entry porch with a double-hung wood window from the rear exterior wall that will be removed to accommodate the new addition.
4. The changes proposed by the project are consistent with the Historic Preservation Ordinance and the Secretary of Interior Standards and do not detract from the existing architectural character of the building or site.
5. The proposed exterior changes are consistent with the purpose of the Historic Preservation Ordinance to enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historic districts reflecting unique and established architectural traditions and retain the established building patterns and architectural and cultural heritage of the community.
6. The project will be reviewed by the Planning Commission at a public hearing to determine conformance with the City's zoning regulations. At such time, the Historic Preservation Board's recommendation for approval will be taken into consideration.

Based upon the foregoing findings of fact, the Historic Preservation Board further finds and concludes that:

1. The action proposed is consistent with the purpose of the Historic Preservation Ordinance.
2. The action proposed is consistent with the Secretary of the Interior's Standards for the treatment of historic properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.
3. The action proposed will not be detrimental to a structure or feature of significant aesthetic, architectural, cultural, or engineering interest or value of an historical nature.

THEREFORE, BE IT RESOLVED that the Historic Preservation Board recommends Planning Commission approve a Conditional Use Permit (PLN2016-258) to allow construction of an addition to, and remodel of, an existing historic resource (Hattie DePuy House) located at 235 S. 1<sup>st</sup> Street in the Alice Avenue Historic District subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 26th day of October 2016, by the following roll call vote:

AYES:           Commissioners:  
NOES:           Commissioners:  
ABSENT:        Commissioners:  
ABSTAIN:       Commissioners:

APPROVED: \_\_\_\_\_  
Susan Blake, Chair

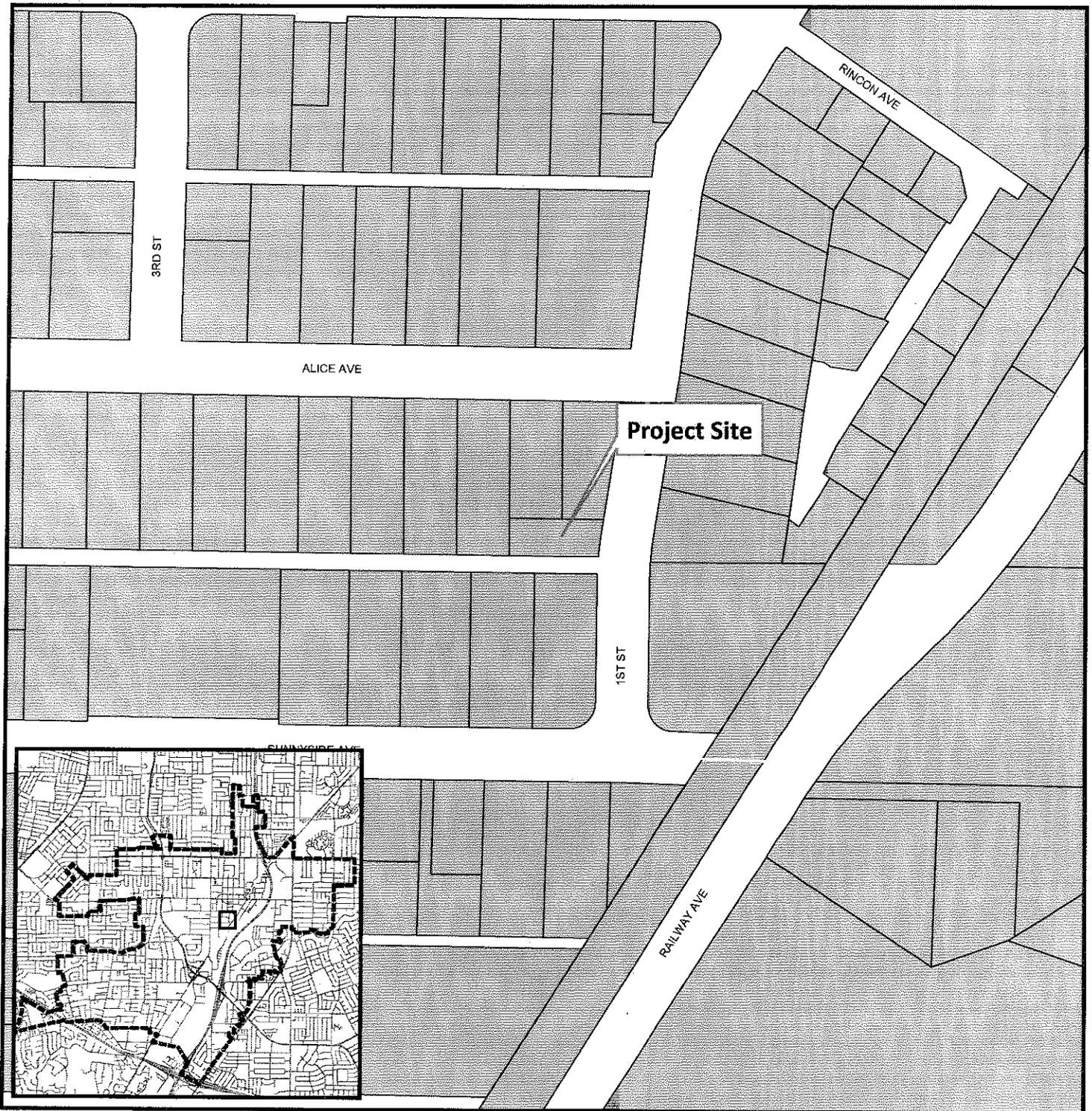
ATTEST: \_\_\_\_\_  
Cindy McCormick, Secretary

**CONDITIONAL USE PERMIT FILE NO. PLN2016-258**  
**CONDITIONS FOR APPROVAL**

SITE ADDRESS: 235 S. 1<sup>st</sup> Street  
APPLICANT: Michael Navone  
OWNER: Michael Navone  
HPB MEETING: October 26, 2016

1. Approved Project: Approval granted for a Conditional Use Permit (PLN2016-258) to allow construction of an addition to, and remodel of, an existing historic resource (Hattie DePuy House) located at **235 S. 1<sup>st</sup> Street** in the Alice Avenue Historic District. The project shall substantially conform to the Project Plans stamped as received by the Community Development Department on September 10, 2016, except as may be modified by the Conditions of Approval specified herein.
2. Rehabilitation: All significant historic features should be rehabilitated wherever feasible. If any of these features are found to be deteriorated, careful repair is preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.
3. Contractor - Unexpected Conditions: In the event that unexpected damage or historic features (e.g. signage, murals, historic openings or brickwork) are discovered during the construction process, the contractor shall stop work on the affected portion of the project and seek written authorization of the Community Development Director prior to proceeding. To obtain authorization, the contractor shall work with the project architect/applicant to evaluate options to restore the existing material to the extent feasible. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence to the satisfaction of the Community Development Director.
4. Salvage: Where significant historic features cannot be restored in place, they shall be salvaged for use elsewhere on the site, donated to a historic agency, or used for interpretive display.

# Project Location Map

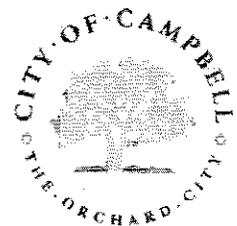
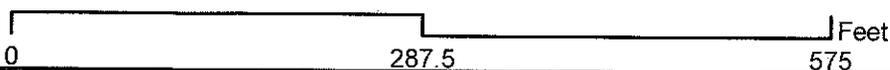


**Project Location:** 235 S. First St

**Application Type:** Conditional Use Permit

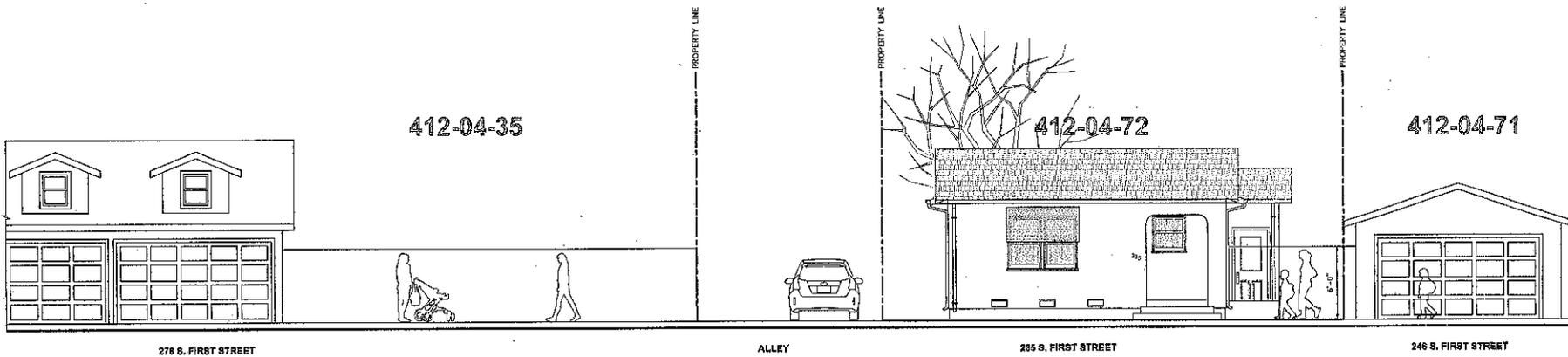
**Planning File No.:** PLN2016-258

**Description:** Review for compliance with Historic Design Guidelines and S.I.S. Standards for Historic Properties



Community Development Department  
Planning Division





**M. SANDOVAL ARCHITECTS INC.**

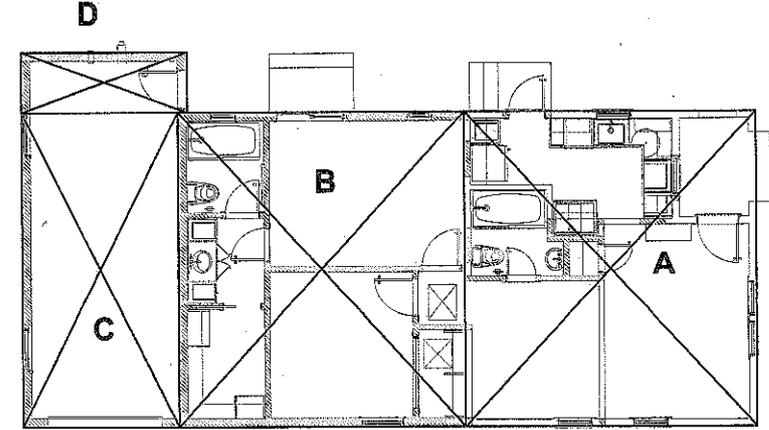
345 15th Street, Suite 400, San Francisco, CA 94103  
 Phone: 415.392.4217  
 Fax: 415.392.3441  
 Website: www.msarch.com  
 Lic. No. C-23926

**Remodel & Room Additions to the Historic Hattie DePuy House for**

**MICHAEL NAVONE**

235 South First Street  
 Campbell, California

PARTIAL STREET ELEVATION  
 1/4" SCALE



FLOOR AREA DIAGRAM  
 1/4" SCALE

**FLOOR DIAGRAM AREA TABULATIONS**

A 20'-5" X 22'-4" = 456 SQ. FT.  
 B 20'-1" X 22'-4" = 448 SQ. FT.  
 C 10'-11" X 22'-4" = 244 SQ. FT.  
 D 11'-7" X 4'-3" = 49 SQ. FT.

**PROPOSED FLOOR AREA TABULATIONS TAKEN FROM EXISTING**

EXISTING HISTORIC HOME = 456 SQ. FT.  
 NEW BEDROOM AND BATH ADDITION = 448 SQ. FT.  
 NEW GARAGE = 244 SQ. FT.  
 TOTAL PROPOSED FLOOR AREA = 1,148 SQ. FT.



NO.	REVISION

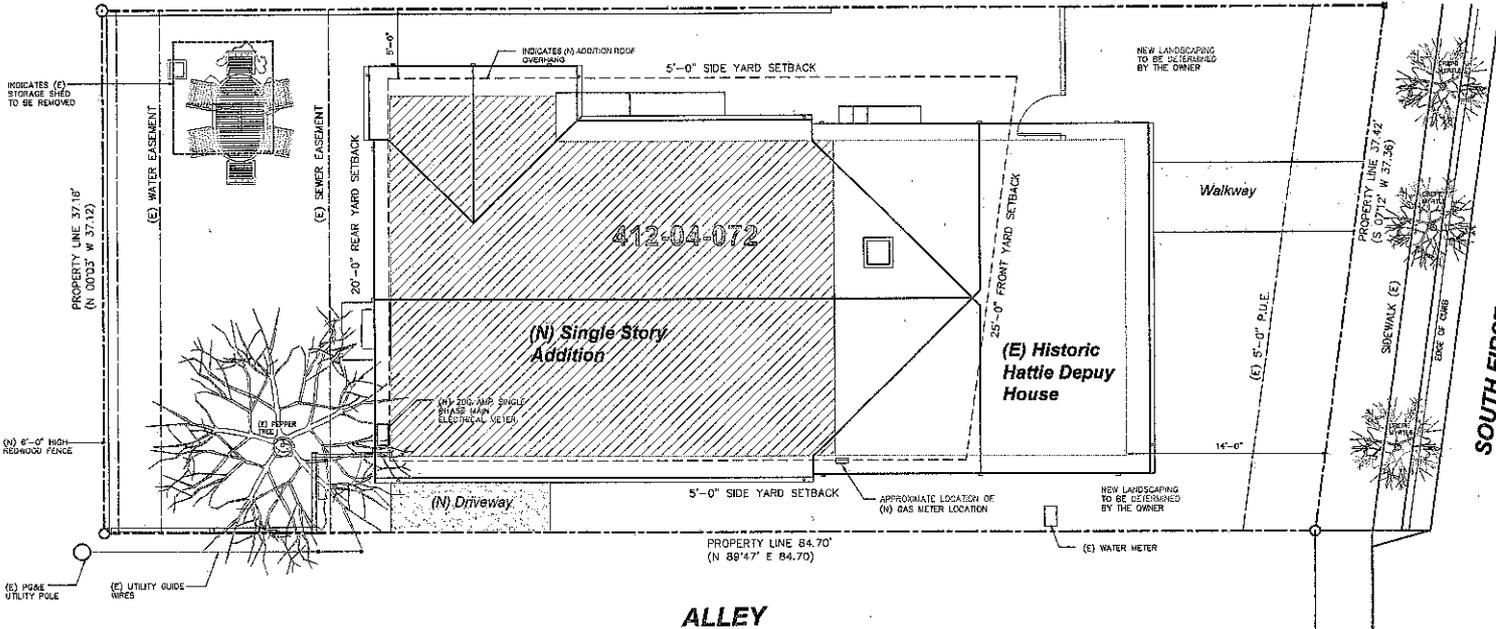
**STREET ELEVATION & FLOOR AREA DIAGRAM**

No. 1412-01  
 DATE: 7/5/16 AS NOTED  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: [ ] CHECKED BY: [ ]

**A0.2**

412-04-71

PROPERTY LINE 88.73'  
(N 89°49' E 88.73')



NOTE: ALL EXISTING OVERHEAD ELECTRICAL UTILITY LINES SERVING THIS HOME SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY OF CAMPBELL'S MUNICIPAL CODE SECTION 21.18.140. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, AND STANDARDS THAT MAY BE REQUIRED TO PROPERLY EXECUTE ALL PHASES OF THIS WORK.

PROPOSED SITE PLAN

1/8" SCALE



GENERAL NOTES

- SITE WORK**
- The Contractor shall ensure that positive drainage away from foundations and other building structures is provided with a fall of not less than 8 inches in the first 10 feet (2% minimum slope). If obstructions or lot lines preclude the 10' horizontal distance, provide alternative method of diverting water as approved by the Architect. If swales are to be used, all swales shall have a minimum of 2% if within 10' of foundation.
  - The Contractor shall confer in the field with the Architect on final placement and arrangement of all services including roof drainage collection lines, down spouts, oil/water/sewage separator, traps, vents and depth of all sewer and irrigation trenches, surface and subsurface drainage lines or other such related systems that may be proposed as part of this Division of the Work, before the back fill and compaction operation is in progress.
  - The Contractor shall be responsible for the survey of adjacent structures and the proposed improvements to establish the exact elevations of fixed points and to set or benchmark, clearly identify these benchmarks and record the existing elevations. Benchmarks used to establish benchmark elevations at sufficient distance so as not to be affected by movement resulting from excavation work.
  - It shall be the responsibility of the Contractor to promptly notify this office of any discrepancies, or conflicts with the drawings and the specifications, in accordance to the existing conditions encountered at the job site before proceeding with the work.
  - The Contractor agrees that he shall assume sole and complete responsibility for the job site conditions during the course construction of the project including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours of the contractor shall obtain, indemnify and hold the owner and M. SANDOVAL ARCHITECTS, INC. harmless from any and all liability, suit or charges, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or Architect.
  - M. SANDOVAL ARCHITECTS, INC. assumes no responsibility beyond the adequacy of their design contained herein.

**M. SANDOVAL ARCHITECTS INC.**

1500 Elgin Way Suite 400  
Campbell, CA 95008  
Tel: 408.225.2200  
Fax: 408.225.2201  
www.m-sandoval.com

ARCHITECT'S SEAL AND SIGNATURE

Remodel & Room  
Additions to the Historic  
Hattie Depuy House for

**MICHAEL  
NAVONE**

235 South First Street  
Campbell, California



PROPOSED SITE PLAN

PROPOSED SITE PLAN

No. 1905-02  
DATE 5/6/16 AS NOTED  
DWG NO. 1916  
DWG NO. 1916

PROJECT NUMBER

**A1.1**

CONSTRUCTION NOTES

1.0 GENERAL ACCESS OPENING ROOM SIZE REQUIREMENTS

- A. Provide a minimum clear opening of not less than 18 inches by 24 inches (457 mm by 610 mm) ...
B. Accessible under floor areas shall be provided with an 18 inches by 24 inch (457 mm by 610 mm) access area ...
C. Provide egress access of not less than 20 inches (508 mm) by 762 mm ...

2.0 LIGHT, VENTILATION AND HEARING

- A. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms ...

3.0 GARAGE DOORS

- A. Automatic garage door opener shall be provided meeting the requirements of Section 9103.1 and shall be listed and labeled in accordance with UL 325 ...

4.0 SAFETY GLAZING

- A. All windows, doors, or other glass openings subject to human impact shall be glazed with safety glazing in accordance with the following:
1. In all glazed doors.
2. At exit windows or door for tub, shower, sauna, etc. ...

5.0 EXTERIOR WALL CONSTRUCTION

- A. All exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include as described in Section 9703.3, R702.1.1 water resistance ...

6.0 INTERIOR FINISHES

- A. Decorative finishes and materials shall be restricted by combustibility and flame propagation performance criteria of NFPA 701 and in accordance with the applicable Section under the Chapter 9 Interior Finishes of the California Building Code ...

7.0 ARCHITECTURAL, WOODWORK AND FINISHES

- A. All architectural woodwork depicted within these drawings shall be installed in accordance with the most recent edition of the Manual of Woodwork Standards of the Woodwork Industry for Arizona, California, Nevada and Oregon ...

8.0 TOILET, BATH AND SHOWER SPACES

- A. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in accordance with 104.108 (b) (1) source text (0.2 m<sup>2</sup>) ...

9.0 LIFE SAFETY

- A. Smoke Alarms. All smoke alarms shall be listed and labeled in accordance with UL 217 and shall be installed in accordance with the provisions of Section 9104.1 and the manufacturer's warning equipment provisions of NFPA 72 ...

10.0 EMERGENCY & ESCAPE AND RESCUE OPENINGS

- A. Basements, habitable attic and every sleeping room shall have at least one operable emergency escape and rescue opening in accordance with R301.1. Where tenonous conditions exist for more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room ...

11.0 ADDRESS NUMBERS

- A. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is clearly legible and visible from the street or road facing the property ...

12.0 FLOOR RESISTANCE CONSTRUCTION

- A. Exterior walls, construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1) of Drawings and accessory buildings equipment throughout in an automatic residential fire sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2).

13.0 TOILET, BATH AND SHOWER SPACES

- A. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in accordance with 104.108 (b) (1) source text (0.2 m<sup>2</sup>) ...

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- A. Smoke Alarms. All smoke alarms shall be listed and labeled in accordance with UL 217 and shall be installed in accordance with the provisions of Section 9104.1 and the manufacturer's warning equipment provisions of NFPA 72 ...

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18.0 WALL, PROJECTIONS, OPENINGS AND PENETRATIONS

- A. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.

19.0 DETACHED WALLS AND ACCESSORY STRUCTURES

- A. Detached wall sheds and accessory structures shall comply with the provisions of Section 9104.1 and the manufacturer's warning equipment provisions of NFPA 72.

20.0 FOUNDATIONS

- A. Foundations shall be installed in compliance with this code as permitted. Foundations shall be installed in compliance with this code as permitted.

21.0 DISCHARGING

- A. Discharging. All mechanical ducts shall be fabricated with 26-gauge sheet steel in the garage area and to areas penetrating the walls or ceilings that separate the garage from the dwelling. Ducts may have no openings into the garage in accordance with CBC R302.2.2.

22.0 EMERGENCY & ESCAPE AND RESCUE OPENINGS

- A. Basements, habitable attic and every sleeping room shall have at least one operable emergency escape and rescue opening in accordance with R301.1. Where tenonous conditions exist for more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room ...

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26.0 DETACHED WALLS AND ACCESSORY STRUCTURES

- A. Detached wall sheds and accessory structures shall comply with the provisions of Section 9104.1 and the manufacturer's warning equipment provisions of NFPA 72.

27.0 FOUNDATIONS

- A. Foundations shall be installed in compliance with this code as permitted. Foundations shall be installed in compliance with this code as permitted.

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31.0 FLOOR RESISTANCE CONSTRUCTION

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M. SANDOVAL ARCHITECTS INC. 235 South First Street, Campbell, California. MICHAEL NAVONE. Remodel & Room Additions to the Historic Hattie Deputy House for...

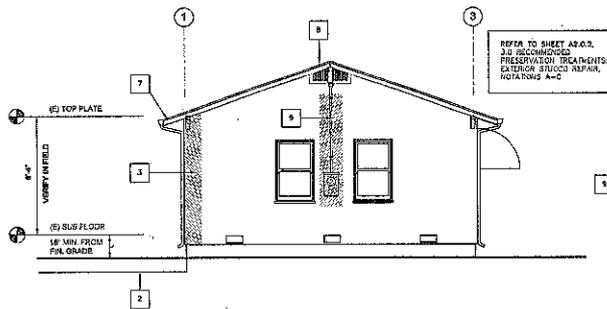
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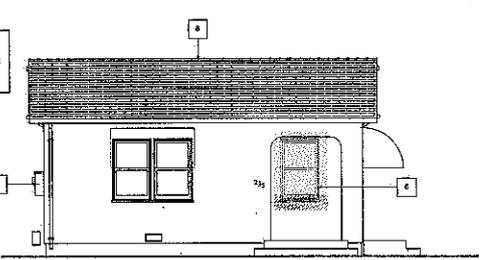
CONSTRUCTION NOTES. 5/6/16. Includes a table with columns for DATE and SCALE.

CONSTRUCTION NOTES. 5/6/16. Includes a table with columns for DATE and SCALE. A2.0.1

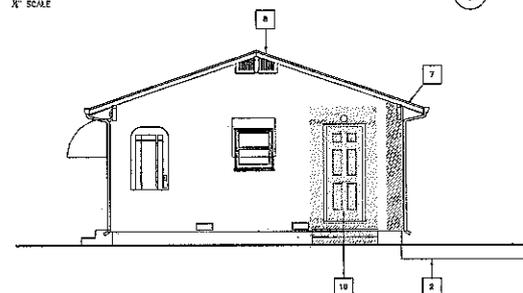




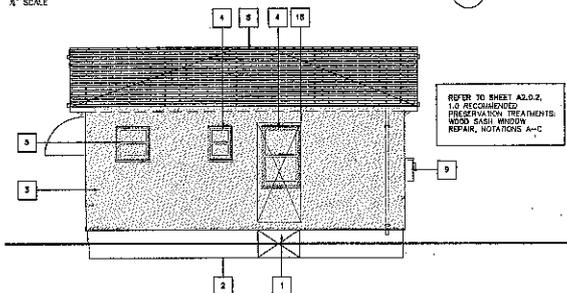
**EXISTING EXTERIOR SOUTH ELEVATION**  
1/8" SCALE



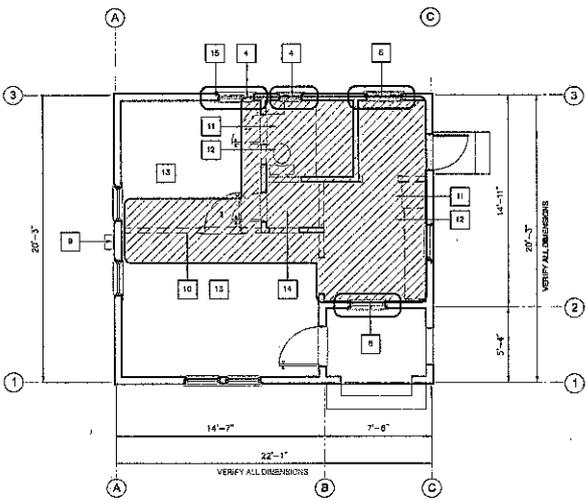
**EXISTING EXTERIOR EAST ELEVATION**  
1/8" SCALE



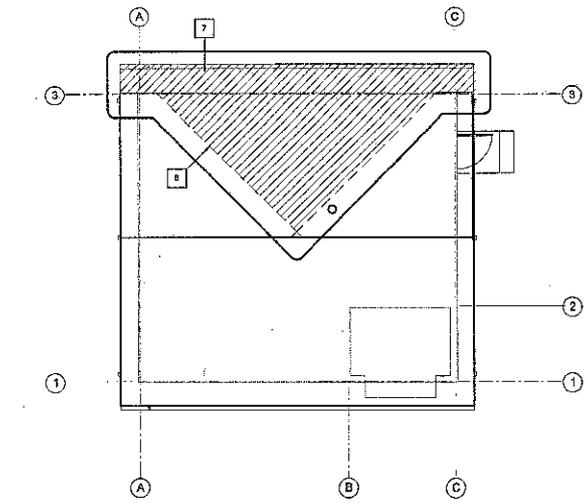
**EXISTING EXTERIOR NORTH ELEVATION**  
1/8" SCALE



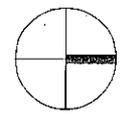
**EXISTING EXTERIOR WEST ELEVATION**  
1/8" SCALE



**EXISTING FLOOR AND DEMOLITION PLAN**  
1/8" SCALE



**EXISTING ROOF AND DEMOLITION PLAN**  
1/8" SCALE



**SHEET NOTES**

1. Indicates new penetration through existing concrete perimeter footing for steel access, vertically saw cut localized areas without disturbing existing floor and/or wall framing above, refer to structural foundation and new floor framing plan for additional requirements.
2. Indicates general location to be excavated for the new room addition's foundation system; see structural foundation drawings for requirements.
3. Indicates existing block wall surface material to be removed; care shall be observed to ensure that stud wall is not damaged by operation; repair as needed for new work.
4. Indicates existing window to be removed, re-frame and repair as needed for new work.
5. Indicates existing wood double hung window to be removed and repair in place of existing window of front porch area; repair as needed.
6. Existing wood double hung window to be remove; re-frame and repair existing all wall surfaces as needed for reuse of existing window taken from rear facade of the home.
7. Carefully remove existing roof foil rafters, solid sheathing, gutter and downspout as required for new room addition to the home; remove only material that is essential for the proper tie and construction of work shown.
8. Indicates approximate line of existing composition roof material to be removed for new California framed roof system; carefully remove localized areas of the existing roof that may be needed for adequate attic access for new mechanical, e/ight, and general access clearance around p/umbing within both attic spaces.
9. Existing electrical main power, feed and meter to be removed; patch and repair existing wall surfaces as needed.
10. Indicates existing interior wall and/or partition to be removed; patch and repair all adjacent finishes as needed for new work.
11. Remove all existing exterior finishes, cabinetry, baseboard and trim; prepare wall surfaces as needed for new work.
12. Carefully remove existing mechanical, plumbing, and electrical in room that is not to be finished or to be incorporated as part of the new remodeling improvements to the space; patch and prepare exam area for new interior wall construction layout and rough-in of all new work as indicated in the drawings.
13. Carefully retain all existing four surface material as directed by the Owner.
14. Remove existing furnace equipment, gas connection and ductwork; patch and repair existing floor, wall and ceiling framing in area and prepare all surfaces for new work.
15. Indicates approximate location of new hallway penetration; refer to proposed floor plan.
16. Indicates existing manufactured exterior door, jamb, and light fixture to be removed; reframe and repair as needed for new work; see Sheet A2.3 and A3.3 requirements.

**M. SANDOVAL ARCHITECTS INC.**  
138 San Marino Avenue, Suite 100  
San Marino, California 91764  
Phone: 916.332.1200  
Fax: 916.332.1200  
E-mail: msandoval@msa.com  
www.msa.com

**Remodel & Room Additions to the Historic Hattie Dupuy House for**  
**MICHAEL NAVONE**  
235 South First Street  
Campbell, California

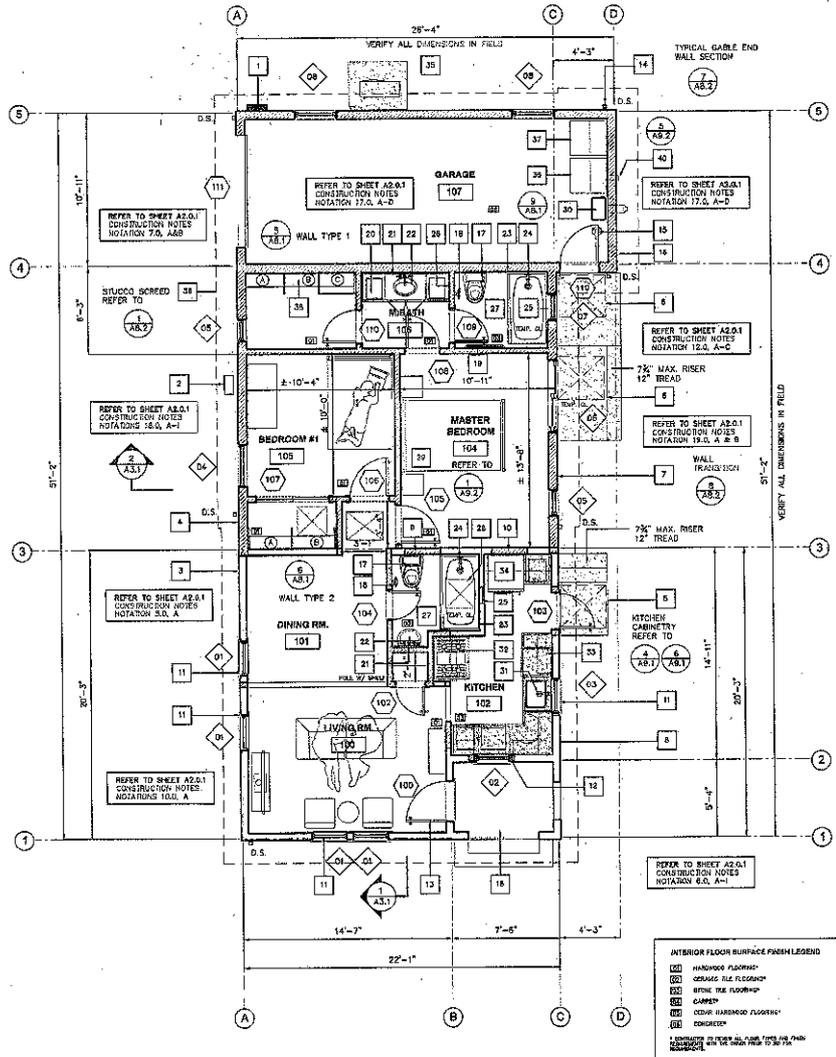
**REGISTERED ARCHITECT**  
MICHAEL S. SANDOVAL  
No. 023926  
NEW 8-20-01  
STATE OF CALIFORNIA

**EXISTING BUILDING ELEVATIONS, FLOOR AND ROOF DEMOLITION PLANS**

NO. 1605-02  
7/8/16 AS NOTED  
DATE TITLE  
DRAWN BY CHECKED BY  
DATE APPROVED

**A2.1**

**PROPOSED FLOOR PLAN**  
1/4" SCALE



- SHEET NOTES**
1. Indicates new 200 Amp Service IP main Panel location with UFFER grounding electrode
  2. New gas meter location; casework reattachment to main entry gas line to building with PG&E
  3. Indicates existing exterior stucco wall to remain; patch and repair as needed for proper tie in to new room addition wall framing
  4. Indicates new cement plaster stucco applied over well-furring wire mesh; over 2 layers of Grade 70" building paper over substrate; install GYP Plywood (finishing dimension thickness of original sheathing; over 2" wet furring; refer to structural drawings for sheathing locations (Note: first surface application to match both the physical properties and visual characteristics of the original material; prepare for new point application)
  5. Indicates new concrete porch with steps; ensure that new scored surface pattern if used matches the general visual appearance and overall characteristics of the original porch
  6. New work material to be determined by the Owner
  7. Indicates new plaster stucco foundation 14" x 8" vent screen
  8. Existing plaster stucco over wire lath with moisture barrier over 1/2" gypsum board; patch and repair as needed for new plaster-stucco application; first surface application to match both the physical properties and visual characteristics of the original material; prepare for new point application
  9. Indicates existing double hung wood sash windows to be removed
  10. Indicates existing double hung wood sash window to be removed; replace with new double hung window; refer to Historic Structure Repair Notes for further requirements; ensure that exact placement be coordinated with interior casework layout; review with the Architect before rough-in framing
  11. Indicates existing wood double hung sash window to remain
  12. Indicates existing wood double hung sash window to be removed; re-frame opening as required for reuse of existing wood double hung window
  13. Indicates existing wood and divided glass door
  14. Indicates new metal O.G. profile gutter with down spouts from roof eaves; provide concrete splash blocks to divert rainwater away from the building new foundation system
  15. New painted wood stile and rail exterior swing door with upper tempered glass panel with raised panels below. The Contractor shall be required to furnish cut-edge cut sheets for the architect's and city approval of door manufacturer including all selected door hardware, prior ordering
  16. Existing concrete porch and steps
  17. Indicates toilet with toilet seat (1.25 g.p.m. max.)
  18. Indicates tissue holder
  19. Indicates towel bar
  20. Indicates stone counter top
  21. Mirror
  22. Lavatory sink with faucet fixture (1.2 g.p.m. max.)
  23. All bathroom and shower areas are to have a durable smooth non-slip surface application; see the owner for bidding instructions; in shower locations this exterior material must extend no less than 72 inches above the top of the finish floor surface
  24. New tub with shower combination (2.0 g.p.m. max.)
  25. Indicates recessed soap ledge
  26. Recessed medicine cabinet
  27. New tempered glass tub/shower enclosure (see the Owner for bidding instructions)
  28. Indicates skylight above
  29. Indicates approximate location of new high efficiency attic furnace with exhaust and fresh air intake to the outside of building above
  30. New tank less water gas water heater; refer to manufacturer's specifications also sheet A2.1 for details
  31. Stainless steel kitchen sink/mount sink w/ faucet (1.8 g.p.m. max.) w/ sink garbage disposal
  32. Indicates 30" range oven combination w/ microwave hood combination with upper cabinet above; all wall per manufacturer's installation and clearance specifications
  33. Under counter dishwasher; see the Owner for bidding instructions
  34. 30" refrigerator with ice maker; provide water connection
  35. HVAC Condenser unit mounted to concrete pad
  36. Clothes dryer with exhaust to outside of building
  37. Washing machine
  38. Indicates closet organizers (see Architectural Drawings Sheet A2.1)
  39. Indicates overhang of roof above
  40. Clothes dryer vent location

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18114 Wilshire Boulevard Suite 225  
Los Angeles, California 90048  
Tel: 310.410.1100  
Fax: 310.410.1100  
www.michaelnavone.com

Remodel & Room Additions to the Historic **Hattie Dupuy House**  
**MICHAEL NAVONE**  
235 South First Street  
Campbell, California

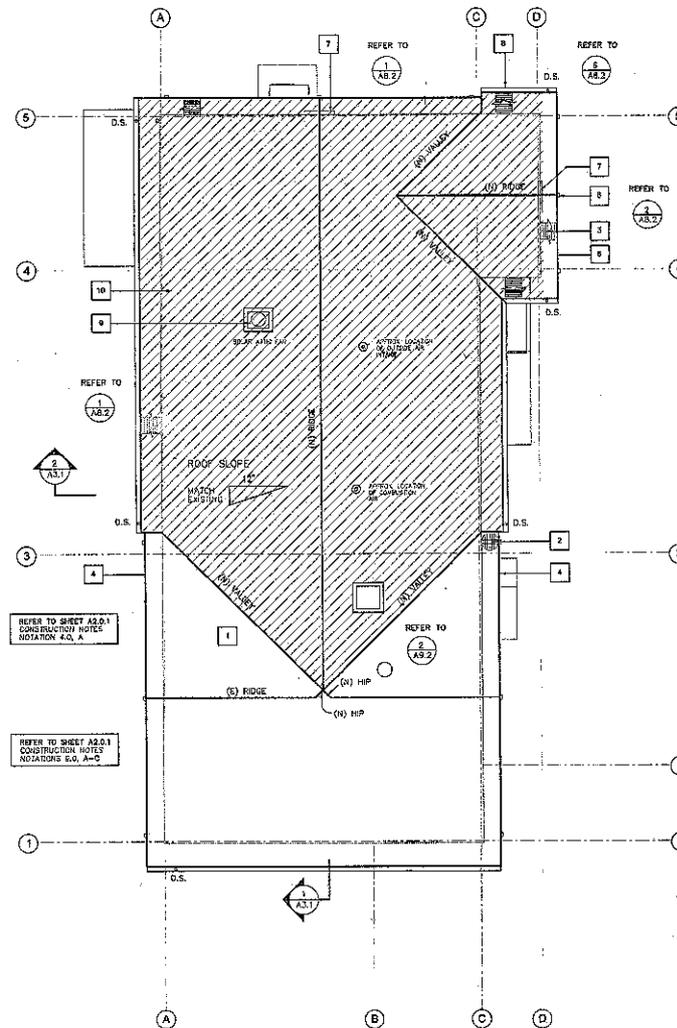


- REVISIONS:**
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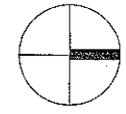
**PROPOSED FLOOR & ROOF PLANS**

NO. 1605-02  
DATE: 7/5/16 AS NOTED  
SCALE: 1/4" = 1'-0"  
DRAWN BY: [ ] CHECK BY: [ ]

**A2.3**



PROPOSED ROOF PLAN  
1/4" SCALE



SHEET NOTES

1. Existing composition asphalt shingle Class A roof system; repair as needed for proper tie in of new roof transition.
2. Indicate existing wood board solid roof deck sheathing (beneath roof deck), modify and/or repair as needed for new roof tie in transition.
3. Indicate new wood board solid roof sheathing (beneath roof deck) to match all dimensional and visual characteristics of existing sheathing material.
4. Indicate existing redwood 2 x barge rafter with wood trim board; repair as needed for new work.
5. Indicate new 2 x barge rafter with wood trim board, size to match all dimensional and visual characteristics of original material.
6. Indicate new knee brace to match all dimensional and visual characteristics of the original. Attachment to building to replicate profile of original.
7. Indicate location of new wood screened attic gable vent to match visual appearance and size of original vents (see architectural exterior elevations).
8. Indicate new metal D.O. profile gutter with down spouts provide concrete splash above to direct rainwater away from the building to landscaped areas with permeable soils.
9. Indicate approximate location of solar roof mounted attic fan (see attic ventilation calculations for requirements).
10. New composition asphalt shingle Class A roof system to match existing roof product; include per manufacturer's installation requirements; ensure that maling of roof product does not penetrate the depth of 7" and 6" over sheathing surfaces which may be exposed to view from below.

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 10000 Mariposa Lane, Suite 104  
 San Jose, California 95128  
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 Phone: 415.925.2200  
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 www.m-sandoval.com

Remodel & Room Additions to the Hester/Hattie Deputy House for  
**MICHAEL NAVONE**  
 235 South First Street  
 Campbell, California




PROPOSED ROOF PLAN

NO. 1905-02  
 6/23/18 AS NOTED  
 DATE SCALE  
 DRAWN BY: CHECK BY:  
 SHEET NUMBER

A2.4



**DOOR TYPES**

DOOR SCHEDULE										COMMENTS	
DOOR NUMBER	NOMINAL SIZE			DOOR STYLE	DOOR TYPE	RATING			HARDWARE		
	WIDTH	HEIGHT	THICKNESS			GLAZING REQUIREMENTS	LABOR THICKNESS	JAMB WIDTH			FRAME
MAIN FLOOR											
100	3'-0"	6'-8"	1 3/4"	RHR SWING EXTERIOR DOOR W/ DIVIDED GLASS	STYLE & RAIL	-	-	-	-	-	EXISTING DOOR TO ADJACENT
102	2'-0"	6'-8"	1 3/4"	RHR SWING DOOR W/ FLAT CENTER PANEL	STYLE & RAIL	-	-	-	-	CLOSED	TO BE SELECTED BY THE OWNER, DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
103	3'-0"	6'-8"	1 3/4"	RH SWING EXTERIOR DOOR	STYLE & RAIL	-	-	-	-	-	EXISTING DOOR TO ADJACENT
104	2'-0"	6'-8"	1 3/4"	RHR SWING DOOR W/ FLAT CENTER PANEL	STYLE & RAIL	-	-	-	-	-	BATHROOM TO BE SELECTED BY THE OWNER, DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
105	2'-6"	6'-8"	1 3/4"	LHR SWING DOOR W/ FLAT CENTER PANEL	STYLE & RAIL	-	-	-	-	-	PASSAGE TO BE SELECTED BY THE OWNER, DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
106	2'-6"	6'-8"	1 3/4"	LHR SWING DOOR W/ FLAT CENTER PANEL	STYLE & RAIL	-	-	-	-	-	PASSAGE TO BE SELECTED BY THE OWNER, DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
107	2'-6"	6'-8"	1 3/4"	PAIR OF SLIDING GLAZED DOORS W/ FLAT CENTER PANEL	SLIDING	-	-	-	-	-	TO BE SELECTED BY THE OWNER, DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
108	2'-6"	6'-8"	1 3/4"	RHR SWING DOOR W/ FLAT CENTER PANEL	STYLE & RAIL	-	-	-	-	-	BATHROOM TO BE SELECTED BY THE OWNER, DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
109	2'-6"	6'-8"	1 3/4"	LHR SWING DOOR W/ FLAT CENTER PANEL	STYLE & RAIL	-	-	-	-	-	BATHROOM TO BE SELECTED BY THE OWNER, DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
110	3'-0"	6'-8"	1 3/4"	RHR SWING EXTERIOR DOOR W/ FLAT CENTER PANEL	STYLE & RAIL	-	-	-	-	-	ENTRANCE TO BE SELECTED BY THE OWNER, DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR

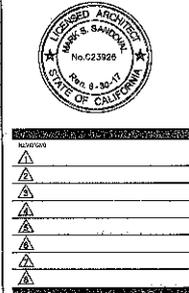
**DOOR HARDWARE SCHEDULE**

**DOOR SCHEDULE SWING CONFIGURATION LEGEND**

NOTE: THE CONTRACTOR SHALL PROVIDE ALL CATALOGUE CUT SHEETS FOR ALL HARDWARE ITEMS LISTED ABOVE FOR THE ARCHITECT'S REVIEW AND APPROVAL. BEFORE COMMENCING WITH ANY ORDERING OF ITEMS LISTED ABOVE, ALL HARDWARE INCLUDING FINISHES MUST BE APPROVED WRITING BY THE ARCHITECT AND/OR THE OWNER. BEFORE ORDERING REPRESENTATIVE PRODUCT OR FINISH SAMPLES, THEY MAY BE REQUESTED AS PART OF THE SUBMITTAL REVIEW PROCESS BY THE ARCHITECT OR THE OWNER. REVIEW ALL SWING INSTRUCTIONS WITH THE ARCHITECT OR OWNER, WHICH MAY AFFECT THE WORK PROPOSED UNDER THIS DIVISION BEFORE SUBMITTING FINAL B.O..

**M. SANDOVAL ARCHITECTS INC.**  
 211 East Main Street, Suite 200  
 San Francisco, CA 94102  
 Phone: 415.774.1234  
 Fax: 415.774.1235  
 Email: msandoval@msa.com  
 Website: www.msarchitects.com

PROJECT: Remodel & Room Additions to the Historic Hattie Deput House for MICHAEL NAVONE  
 235 South First Street  
 Campbell, California



**DOOR SCHEDULE**

No. 1006-02

DATE: 7/5/16

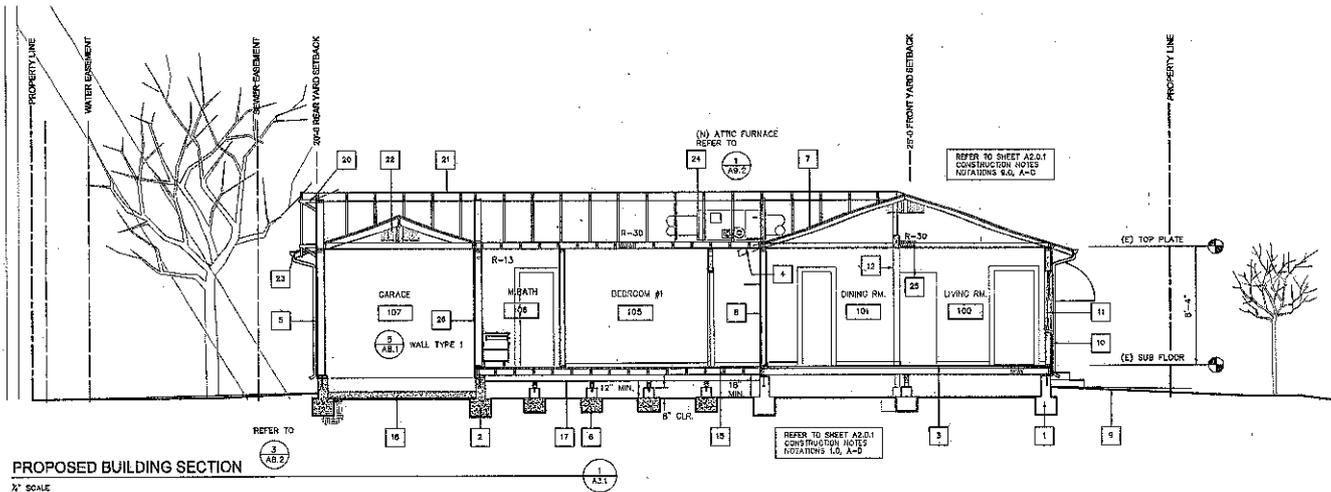
SCALE: 1/8" = 1'-0"

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

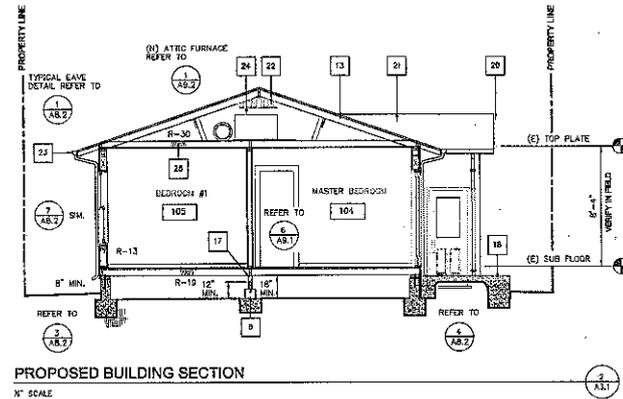
NO. 1006-02

A2.6



PROPOSED BUILDING SECTION

1/4" SCALE



PROPOSED BUILDING SECTION

1/4" SCALE

SHEET NOTES

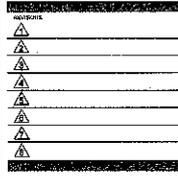
1. Indicates existing concrete perimeter foundation and floor framing to remain; provide crawl space access in locations show for access from existing under floor area to new room addition
2. Indicates new reinforced concrete foundation system; repair and replace as required for new addition
3. Indicates existing sub floor over existing floor framing; repair and replace as required for new addition
4. Indicates existing roofing material; refer to 10, and roof framing to be removed as required for proper room addition in, prepare surfaces as needed for new work
5. Indicates new cement plaster stucco applied over self-lapping wire mesh; over 2 layers of Grade "D" building paper; over substrate sheathing (see plywood (matching dimension thickness of original sheathing; over 2 x wall framing; refer to structural drawings for sheathing locations (note: final surface application to match both the physical properties and visual characteristics of the original material; prepare for new paint application)
6. Indicates new insulated concrete pier; refer to structural drawings for requirements
7. Existing 2 x roof framing repair and/or as needed for new work as indicated
8. Existing wall framing; repair and patch plaster as required
9. Indicates finish grade elevation
10. Existing plaster stucco over wire mesh with moisture barrier over 1/2" redwood horizontal sheathing; patch and repair as needed for new plaster stucco application; final surface application to match both the physical properties and visual characteristics of the original material; prepare for new paint application
11. Indicates existing wood double hung sash window to remain
12. Indicates existing interior wall to be removed; provide new support beam in ceiling and repair all existing wall and ceiling surfaces as required for a seamless transition between new and existing surfaces
13. Indicates new roof framing; see structural drawings for details and other requirements
14. Indicates new ceiling framing
15. Indicates new sub floor and floor framing; refer to structural drawings for details and other requirements
16. New reinforced concrete garage slab over moisture barrier; see structural drawings for details and other requirements
17. New 4x girders; see foundation and floor framing plans for requirements
18. Indicates new concrete stoop
19. New redwood 2 x barge collar with wood trim board to match dimensional size, grade, and overall visual characteristics of existing
20. Indicates new wood gable knee brace to match visual characteristics of the original
21. New Class A composition asphalt shingle roof system to match existing manufacturer roof system
22. Indicates new wood attic gable rafters to match existing
23. Indicates new metal O.G. profile gutter with down spouts; provide concrete splash blocks to direct rainwater away from the building new foundation system
24. New attic HVAC unit with platform and light above; ensure that access to attic allows for the minimum clearance required for the longest piece of equipment; install in accordance with all applicable codes and the manufacturer's specifications
25. Indicates built-in location; see 1-24 mandatory measures for specifications requirements
26. Indicates 1 hour construction separation between garage and living space; refer to Construction Notes on Sheet A2.0, 17 Occupancy Separation, sections A through D

**M. SANDOVAL ARCHITECTS INC.**

100 Calle Mendocino from Santa Anita  
 1000 Wilshire, Suite 1000 North Hollywood  
 Santa Monica, CA 90401  
 Fax: 310.304.2000  
 Phone: 310.304.1000  
 Fax: 310.304.1000  
 www.michaelnavone.com

Remodel & Room Additions to the Historic Hattie Dupuy House for  
**MICHAEL NAVONE**

235 South First Street  
 Campbell, California



PROPOSED BUILDING SECTIONS

NO. 1605-02  
 7/5/18 AS NOTED  
 DATE SCALE  
 DRAWN BY CHECK BY

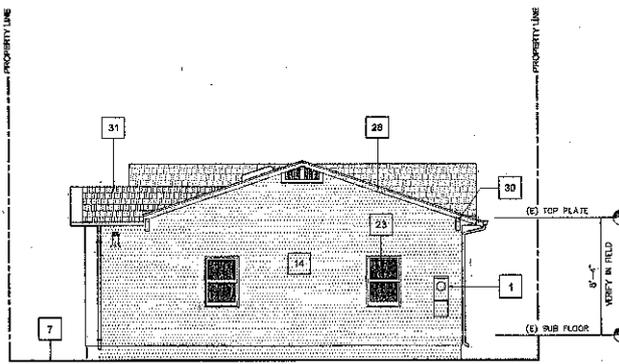
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**A3.1**



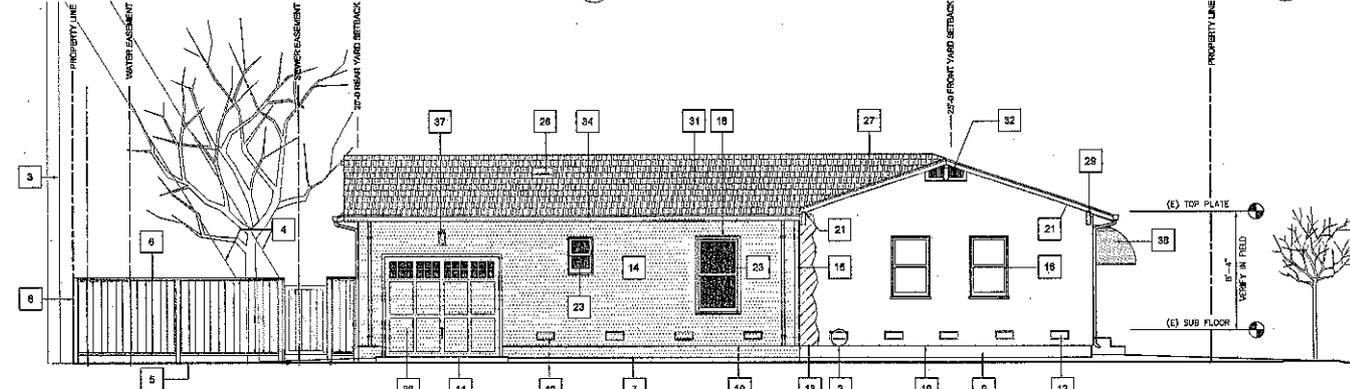
PROPOSED EAST EXTERIOR ELEVATION - SOUTH FIRST STREET

1/4" SCALE



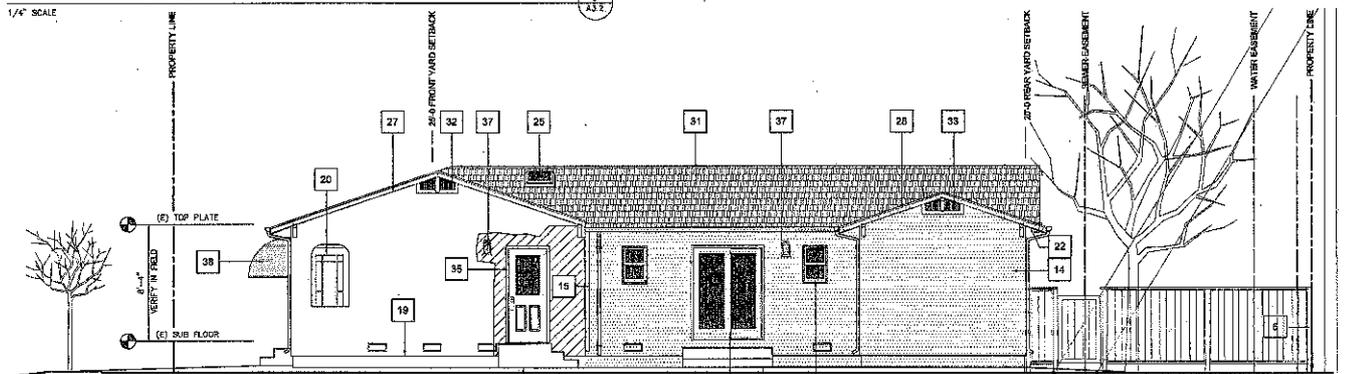
PROPOSED WEST EXTERIOR ELEVATION - BACK SIDE

1/4" SCALE



PROPOSED SOUTH EXTERIOR ELEVATION - ALLEY

1/4" SCALE



PROPOSED NORTH EXTERIOR ELEVATION - RIGHT SIDE

1/4" SCALE

**SHEET NOTES**

1. New 200 electrical main service
2. New gas meter location
3. Indicate existing #6BT utility pipe
4. Existing utility globe wires
5. Existing gravel Alley
6. 6'-0" redwood fence
7. Indicate finish grade elevation
8. Indicate existing concrete entry porch with steps
9. Indicate new concrete perimeter foundation refer to structural drawings for requirements
10. New concrete steps, stairs and/or patio
11. Indicate new materials drive
12. Indicate new plaster above foundation 14' x 6" vent screen
13. Existing plaster above over area built with insulate barrier over 1/2" redwood horizontal sheathing, patch and repair as needed for new plaster above applies as required. Finish surface application to match both the physical properties and visual characteristics of the original material. Prepare for new paint application
14. Indicate new plaster above over self-raising wire mesh over 2 layers of Green T building paper over 1/2" x 1/2" plywood. Finish surface application to match both the physical properties and visual characteristics of the original material. Prepare for new paint application
15. Indicate new vertical 1/2" x 2" painted redwood lap joint trim board (excluding the existing historic home from the new addition), refer to architectural drawings for requirements
16. Indicate existing double hung oak wood window, repair, refinish, and re-glaze as required, refer to Historic Window Repair Notes for further requirements
17. Indicate original salvaged double hung oak wood window which to be relocated in location as illustrated, repair and re-glaze as necessary, refer to Historic Window Repair Notes for further requirements
18. Indicate new 2" painted galvanized iron hood flashing (up/oc)
19. Indicate new plaster above dip eave
20. Indicate existing wood end divided glass door, repair and regulate existing hardware as needed to retain to proper and full working operation
21. Indicate existing wood bead board eave roof sheathing, repair and or replace with material of equal dimensional and overall visual characteristics of existing material
22. Indicate new wood bead board eave roof sheathing to match overall visual characteristics of existing material
23. New wood double hung manufactured wood window with brass wood trim to match size and general shape of original window trim, see Allowance Schedule for requirements
24. New manufactured patio french sliding door, see window schedule for requirements
25. New operable awning. Value or equal quality manufacturer
26. New solar attic vent refer to building ventilation requirement calculations
27. Indicate existing redwood 2 x 4 barge rafter with wood trim board, replace of weather related damaged board as required with materials of similar dimensional size, profile, and general visual characteristics, refer to architectural details for other requirements
28. New redwood 2 x 4 barge rafter with wood trim board to match dimensional size, profile, and overall visual characteristics of existing
29. Indicate existing wood gable 2 regular knee braces, repair or replace with the matched size brace that requires replacement if replacement is required. Contractor shall reconstruct them so that it maintains the overall dimensional and visual characteristics of the original. Attachment to building shall follow similar methods used in finishing the original brace, unless otherwise directed by the Architect.
30. Indicate new wood gable 2 regular knee braces, match overall dimensional and visual characteristics of original.
31. New Class A composition asphalt shingle roof system
32. Indicate existing wood attic ventilators, clean and repair as needed, replace attic interior mesh screens, repairs as needed for new paint application
33. New custom fabricated redwood attic ventilators with interior screens to match visual appearance of existing attic vents, provide shop drawings for the Architect's approval before fabrication is to commence
34. Indicate new metal O.D. traffic gutter with downspout, provide concrete splash blocks to divert rainwater away from the building new foundation system
35. New exterior wood site and rail wavy door, frame and threshold
36. New garage door (style to be selected by the Owner)
37. Approximate location of new exterior light fixture (to be selected by the Owner)
38. Refurbished existing fabric waring with metal support wall mounted frame
39. Indicate address numbers, refer to Construction Notes on Sheet 200, 18.05, A

**M. SANDOVAL ARCHITECTS PC**

1415 CHINA MOUNTAIN ROAD, SUITE 100  
 SAN FRANCISCO, CALIFORNIA 94134  
 TEL: 415.774.1111  
 FAX: 415.774.1112  
 WWW.MSARCHITECTS.COM  
 PROJECT NO. 1805-02

Remodel & Room  
 Additions to the Historic  
 Hattie Dupuy House for  
**MICHAEL  
 NAVONE**

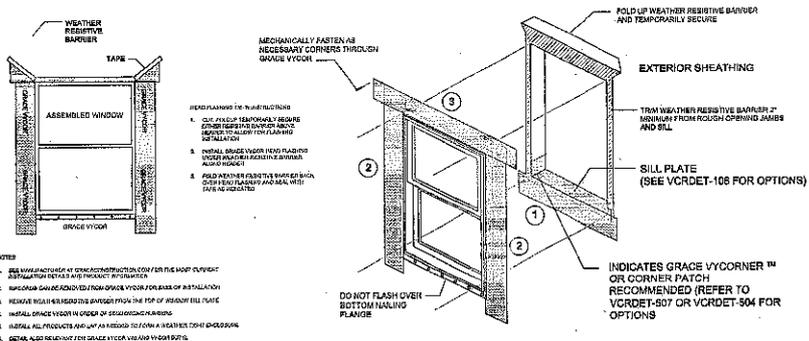
235 South First Street  
 Campbell, California



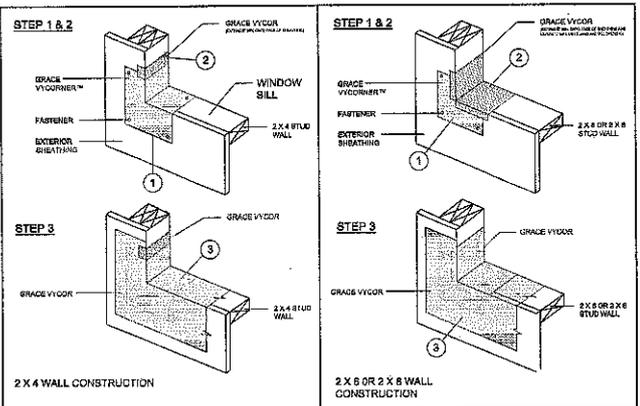
PROPOSED  
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 ELEVATIONS

NO. 1805-02  
 7/5/10 AS NOTED  
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**A3.2**

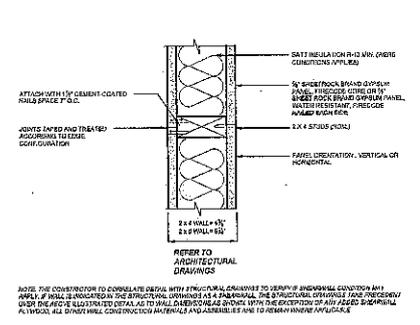


FLANGED WINDOW INSTALLATION AFTER WEATHER RESISTIVE BARRIER  
GRACE VYCOR® SELF ADHERING FLASHING



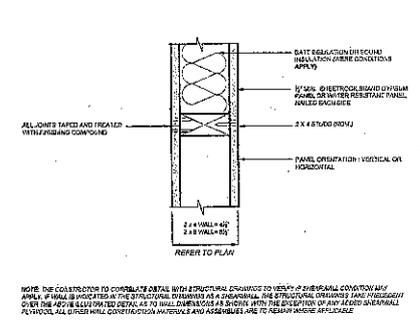
FLANGED WINDOW INSTALLATION BEFORE WEATHER RESISTIVE BARRIER  
GRACE VYCORNER™ PREFABRICATED CORNERS FOR DOORS AND WINDOWS

UL DESIGN U308  
DRYWALL SYSTEM 1 HOUR FIRE



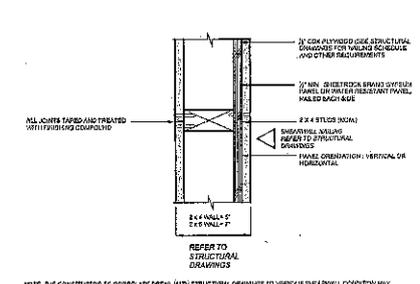
TYPE 1 - LOAD BEARING PARTITION N/S 5

TYPICAL INTERIOR WALL DETAIL



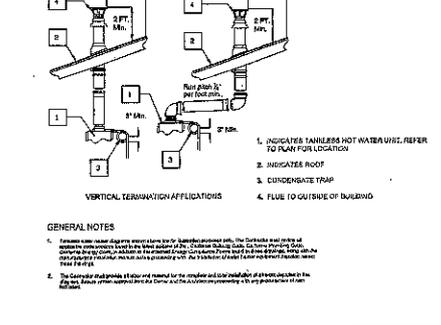
TYPE 2 - LOAD BEARING PARTITION N/S 6

TYPICAL INTERIOR SHEARWALL DETAIL



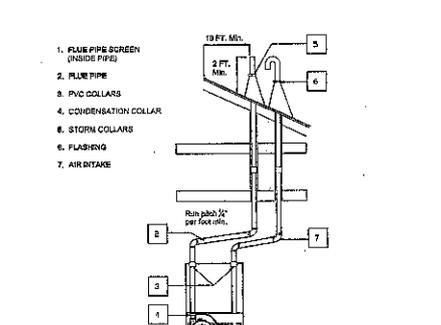
TYPE 3 - SHEARWALL PARTITION N/S 7

TANK-LESS WATER HEATER DETAIL N/S 8



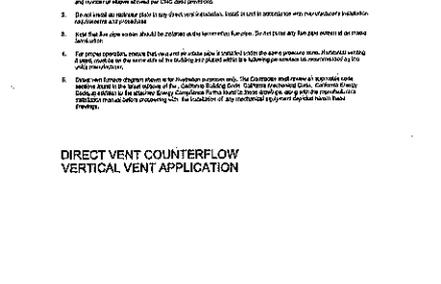
TYPE 4 - SHEARWALL PARTITION N/S 8

TYPICAL INTERIOR SHEARWALL DETAIL



TYPE 5 - SHEARWALL PARTITION N/S 8

TYPICAL INTERIOR SHEARWALL DETAIL



TYPE 6 - SHEARWALL PARTITION N/S 8

FURNACE VENTING DETAIL N/S 8



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1100 Broadway, Suite 1000, San Francisco, CA 94103  
Tel: 415.774.1100 Fax: 415.774.1101  
www.michaelnavone.com

Remodel & Room Additions to the Historic Hattie Dopy House for

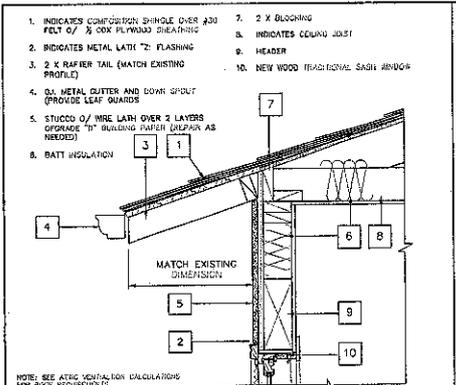
**MICHAEL NAVONE**  
235 South First Street  
Campbell, California



ARCHITECTURAL EXTERIOR DETAILS

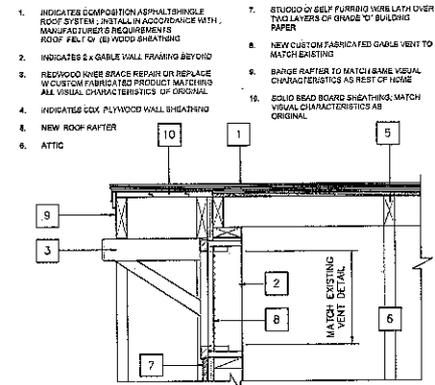
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DATE SCALE  
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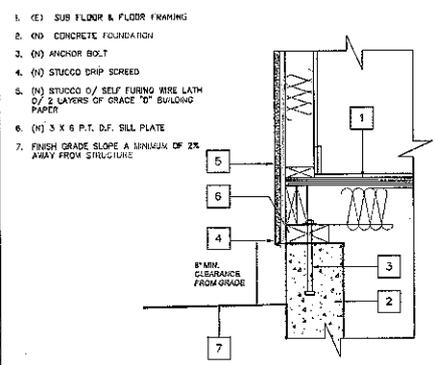


NOTE: SEE AT&T VENTILATION CALCULATIONS FOR ROOF REQUIREMENTS

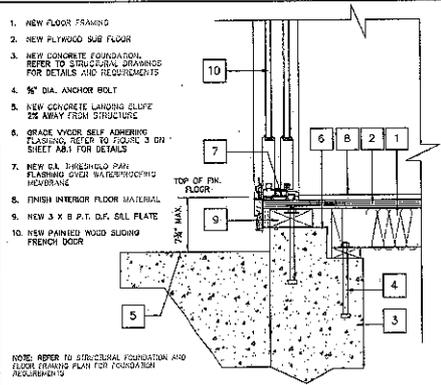
EAVE VENT DETAIL 1 1/2" 1



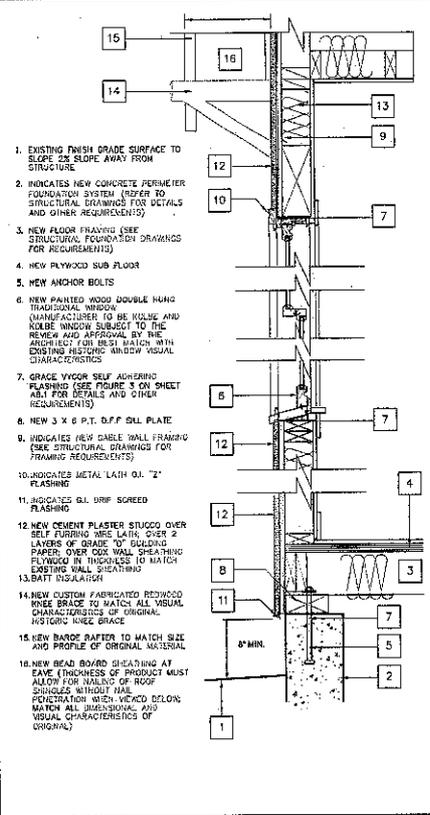
RAKE DETAIL @ GABLE 1 1/2" 2



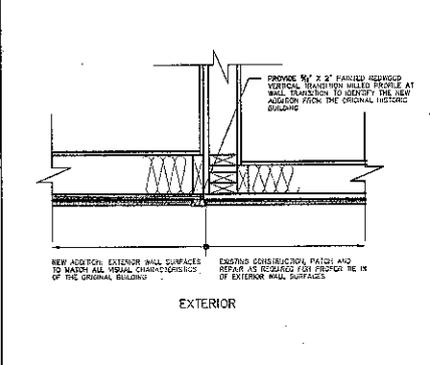
TYPICAL SCREED DETAIL N/S 3



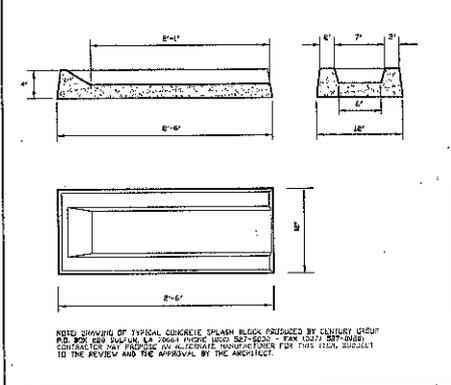
SLIDING FRENCH DOOR THRESHOLD DTL. 1 1/2" 4



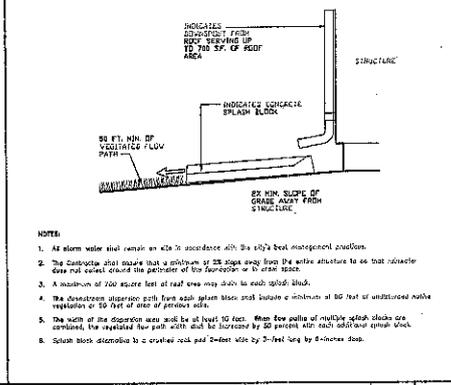
TYPICAL GABLE WALL SECTION N/S 7



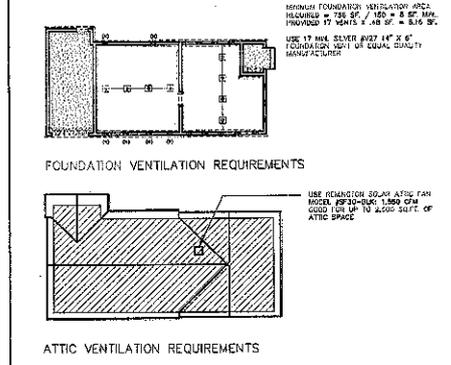
EXTERIOR STUCCO WALL WALL TRANSITION N/S 8



TYPICAL SPLASH BLOCK DETAIL N/S 5



TYPICAL SPLASH BLOCK DISPERSION DETAIL N/S 6



BUILDING VENTILATION REQUIREMENTS N/S 9

**M. SANDOVAL ARCHITECTS INC.**  
 18110Y Marina Way Suite 200 #44  
 Irvine, CA 92614  
 Phone: (949) 753-1111  
 Fax: (949) 753-1111  
 Website: www.michaelsandoval.com  
 License No. 15151  
 License No. 15152

Remodel & Room  
 Additions to the Historic  
 Hattie Dupuy House for

**MICHAEL NAVONE**

235 South First Street  
 Campbell, California



REVISIONS

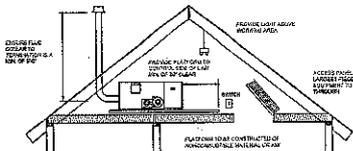
NO.	DESCRIPTION

ARCHITECTURAL  
 EXTERIOR  
 DETAILS

NO. 1605-02  
 6/23/16  
 DATE  
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 PROJECT NO. \_\_\_\_\_

**A8.2**



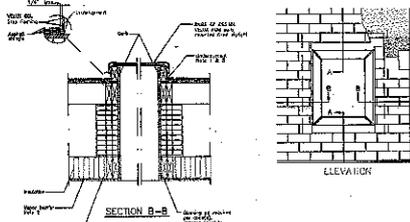
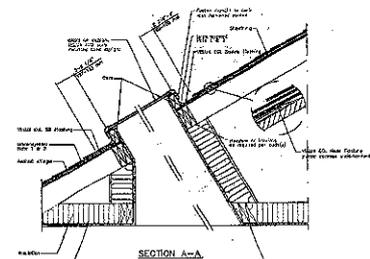


GENERAL ILLUSTRATION

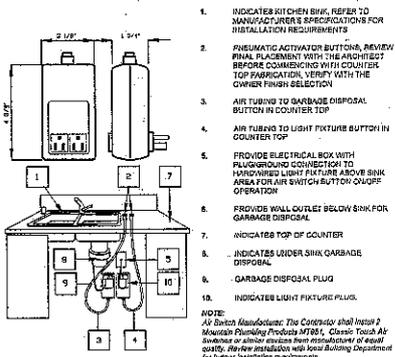
NOTES

The following are general requirements for an attic furnace based on the 2013 CA Mechanical Code. Please note that this illustration is intended to provide only general information and is not meant to be used as a substitute for specific specifications or other requirements needed for the proper installation of the mechanical equipment required under the scope of this project. For further information consult the Building & Safety Division and consult CMPC Section 504.10 Appliances in Attic and Under-Floor Spaces and the equipment manufacturer's installation manual and specifications.

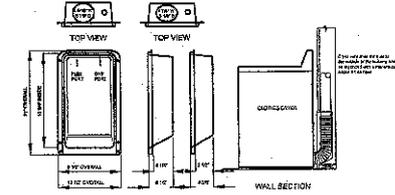
1. An attic or under-floor space in which an appliance is installed shall be accessible through an opening and passageway not less than the largest component of the opening, and not less than 22 inches by 30 inches (559 mm by 762 mm).
2. 504.10.1 Length of Passageway.
3. Where the height of the passageway is less than 6 feet (1829 mm), the distance from the passageway access to the appliance shall not exceed 20 feet (6096 mm) measured along the center line of the passageway. [IFPA 54.5.2]
4. 504.10.2 Width of Passageway.
5. The passageway shall be unobstructed and shall have solid flooring not less than 24 inches (610 mm) wide from the entrance opening to the appliance. [IFPA 54.5.1.2]
6. 504.10.3 Work Platform. A low working platform or grade surface not less than 30 inches (762 mm) by 30 inches (762 mm) shall be provided in front of the service side of the appliance. [IFPA 54.5.2]
7. Exception: A working platform need not be provided where the furnace is capable of being serviced from the required access opening. The furnace service side shall not exceed 12 inches (305 mm) from the access opening.
8. 504.10.4 Lighting and Convenience Outlet. A permanent 120-volt receptacle outlet and lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. [IFPA 54.5.3]
9. 504.10.5 Furnace (Upright and Horizontal). Upright furnaces shall be permitted to be installed in an attic, forced, or under-floor spaces exceeding 2 feet (610 mm) in height, provided the required clearances and furnace and fuel clearances are observed. Horizontal furnaces shall be permitted to be installed in an attic, forced, or under-floor space, provided the required clearances and furnace and fuel clearances are observed.



FCM-Residential/Commercial FCM-01-1163



KITCHEN COUNTER AIR SWITCH DETAILS N/S 4



- NOTES
1. The Contractor shall provide a minimum 12-inch clearance on all sides of the clothes dryer and shall provide a minimum 12-inch clearance on the exterior side of the clothes dryer.
  2. Clothes dryer vents shall not be installed in the attic or under-floor spaces. Clothes dryer vents shall not be installed in the exterior wall or ceiling. Clothes dryer vents shall not be installed in the exterior wall or ceiling. Clothes dryer vents shall not be installed in the exterior wall or ceiling.
  3. Vents shall not be connected with any other vent system. Clothes dryer vents shall not be connected with any other vent system. Clothes dryer vents shall not be connected with any other vent system.

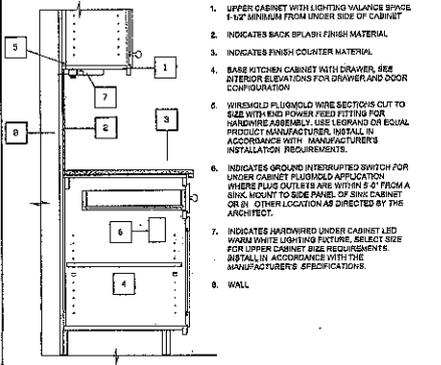
TYPICAL ATTIC FURNACE REQUIREMENTS N/S 1

VELUX RESIDENTIAL SKYLIGHT DETAILS N/S 2

CLOTHES DRYER VENT DTL N/S 5



RACO FLOOR BOX DETAIL N/S 3



KITCHEN CABINET PLUGMOLD DTL N/S 7

**M. SANDOVAL ARCHITECTS INC.**  
 1611 South Main Street, Suite 100  
 Los Angeles, California 90015  
 Tel: 310.404.2222  
 Fax: 310.404.2222  
 Email: msandoval@msaarch.com  
 www.msaarch.com

Remodel & Room Additions to the Historic Hattie Dupuy House for  
**MICHAEL NAVONE**  
 235 South First Street  
 Campbell, California



ARCHITECTURAL INTERIOR DETAILS

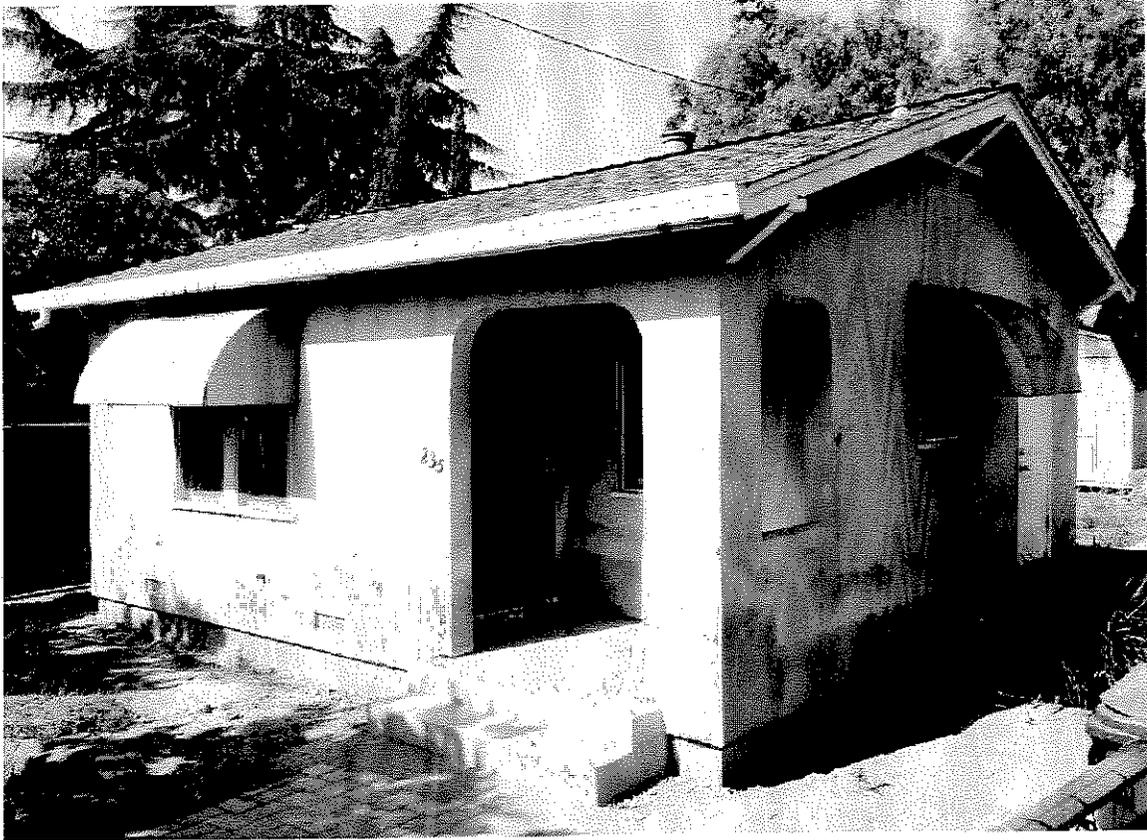
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A9.2





THE HISTORIC HATTIE DEPUY  
235 South First Street, Campbell, CA



Historic Review and Project Summary

Prepared for  
Michael Navone  
235 South First Street  
Campbell, CA

**MSA** INC. **M. SANDOVAL**  
**ARCHITECTS, INC.**  
Architecture - Historic Preservation - Design

August 20, 2016

# THE HISTORIC HATTIE DEPUY HOUSE

*Historic Review and Project Summary*



*Figure 1: Drawing of the historic Hattie DePuy House as viewed from South First Street*

## BACKGROUND

The Hattie DePuy House located at 235 South First Street is believed to have been built around 1930. It is in the construction vernacular with influences of the Craftsman style which was popular in the early 1900s through the early 1920s. Typified by details such as knee braces, low-pitch roofs provide the reference features that clearly associate this building with the Craftsman style. The use of stucco cladding and the arched recessed main entry are not typical for this architectural style, but are common design elements found locally during the early 1930's.

This small modest home was designed on a simple rectangular floor plan with its primary façade facing eastwardly towards the street. The south exterior of the building faces a narrow alleyway that connects South First Street to Winchester Boulevard to the west. The walls are stucco and the structure is topped with a side gable roof with small louvered gable vents placed at the apex of the gable ends. The roof is constructed with a composition shingle roof attached by solid roof sheathing with tongue and groove milled decking placed at all exposed roof projections. Fenestration includes one-over-one, double hung wood windows of various sizes and a painted multi-pane stile and rail main entry door that appears to be original to the home. On the north façade, a small concrete porch with steps has been placed to access the kitchen of the home.

Recent construction improvements to the home have included replacing the existing foundation, front porch, and stucco wall; repairing and replacing the damaged original historic wood windows; performing miscellaneous dry rot repairs; and upgrading plumbing and electrical systems. This repair work, although significant and affecting much of the original historic fabric of the building, has been performed in a manner consistent with the Secretary of the Interior Standards and has not compromised the integrity of this location, setting, design, feeling, association, workmanship, or overall appearance. This phase of the work has had the oversight of this office to ensure consistency and that the execution of the work in the field met the recommendations outlined in the project's drawings and specifications.

## SIGNIFICANCE

Hattie DePuy was an unmarried sister of the local druggist Lucian Beall who lived at 81 Alice Avenue. In 1930, she built this structure as he own residence at the back of her property at 226 Alice Avenue. During

## THE HISTORIC HATTIE DEPUY HOUSE

*Historic Review and Project Summary*

this same period, George and Alice Hyde were renting the house from Miss DePuy and it is speculated that Otis Hyde, the son of George and Alice may have constructed the home.

The Hattie DePuy House is within the original Hyde Residence Park consisting of 48 lots created along Alice Avenue in 1915. "The neighborhood's vernacular architecture reflects the made-in-Campbell pride that typified the town spirit when it was a fruit canning and packing center"<sup>1</sup>.

The State Office of Historic Preservation (SHPO) found that the district might be eligible for the National Register but had not yet been adequately documented. This property was not included within the SHPO review for reasons not known. Subsequently, the City of Campbell designated the local Alice Avenue Historic District under Ordinance 1640. The City Council included the Hattie DePuy House in the district, although it had never been documented as a part of any historic resource survey. The house has integrity to the original form and construction and would appear to be eligible for the listing in a National Register District as a contributor under Criterion A, as it is consistent with the historic development pattern of the neighborhood and period of significance, and contributes to the setting of the local Alice Avenue Historic District.<sup>2</sup>

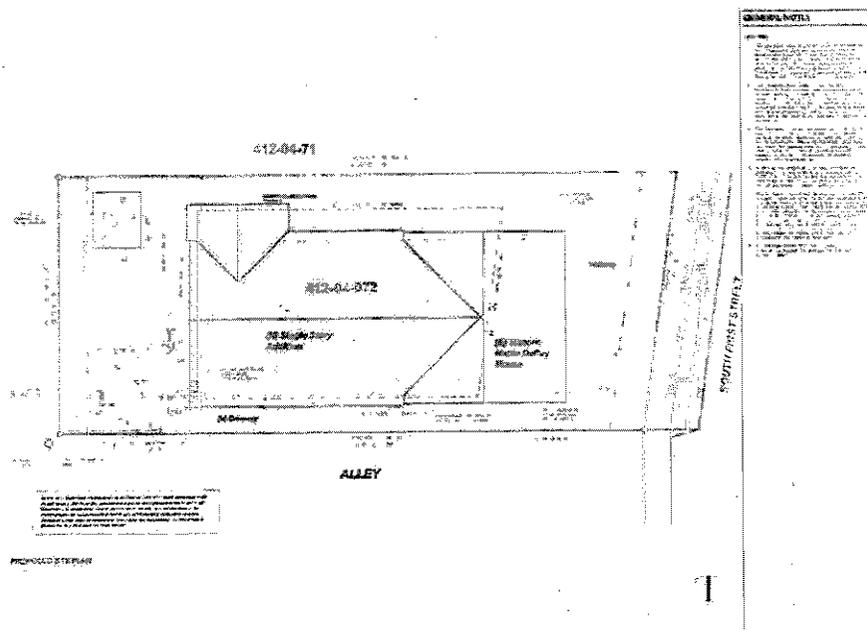


Figure 2: Site plan with new proposed addition to the back of the home.

### THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The design for this project is intended to follow the federally adopted *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Weeks and Grimmer, 1995).

<sup>1</sup> DPR53A Continuation Sheet, prepared 11/20/2003 (Page 3)

<sup>2</sup> Ibid

These Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. They stipulate the following requirements:

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 historic property shall be preserved.
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.

## PROJECT DESCRIPTION

The property owner wishes to add a small new bedroom, bath, and garage addition to the historic Hattie DePuy House. The existing home is only 456 square feet and with the new habitable area (448 square feet) and new garage (293 square feet), the total square footage of the home would be 1,197 square feet, which is significantly smaller in size than most of the other homes within the Alice Avenue Historic District. The historic single-story home resides on a small non-conforming lot of approximately 3,238 square feet.

In addition to the added square footage to the home, the owner will be upgrading all of the existing plumbing, mechanical and electrical systems to meet current building codes and shall be making modest alterations to the interior of the existing home without adversely affecting, obscuring, or irreversibly altering the visible character of the original historic building as viewed from the street. The owner is also proposing to replace the existing historic one-over-one wood double-hung window located within the existing front entry porch, with another existing one-over-one double-hung wood window that is currently placed in the laundry room on the back wall of the home. The window is slightly smaller in overall height

and width so that it can provide the additional space needed to extend the new kitchen base cabinets and countertop along this wall, allowing for a more functional and efficient kitchen space.

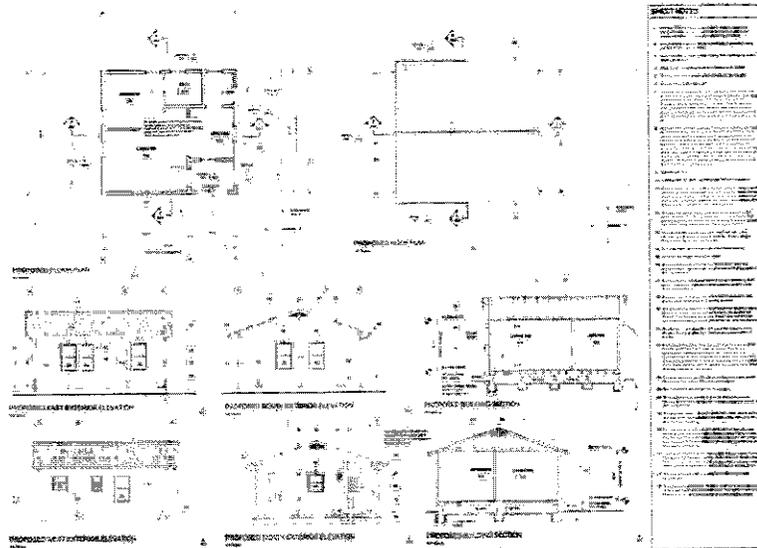


Figure 3: Architectural drawings of the recent completed exterior and structural repair work performed on the home

The work will also include adding new interior cabinetry, paint and floor finishes, energy-efficient appliances, and windows and doors for the new addition. Exterior site improvements will include work as required for the new single car garage, which will be accessed from the gravel alleyway to the south, and other necessary concrete work, which is illustrated in the project's drawings prepared by this office.

#### DESIGN GOALS

The underlining goals for this project were to develop a design that incorporated pertinent recommendations found in the Secretary of the Interior's Standards and to apply them in a reasonable manner, taking into consideration the economic interests and program needs of the property owner as well as what is realistic and technically feasible.

#### METHODOLOGY

Applicable Standards specific to the construction work under consideration are as follows:

Standard 1 of the Secretary of the Interior's Standards for Rehabilitation, states "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 addition should be designed to be compatible with the historic character of the building.

Standard 9 also states "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."

Standard 10 continues with the following language, “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

In developing the final design for the needed room addition and remodeling improvements to this small historic home, it was critical to fully incorporate the above Standards into the final design solution. So often new additions which are added to historic buildings, if not properly conceived and designed, cause significant irreversible changes in the appearance and character of the historic building and potentially destroy or obscure significant historic architectural features as a consequence. They also have the tendency to confuse the public, making it sometimes impossible to differentiate the old and genuinely historic from the new.

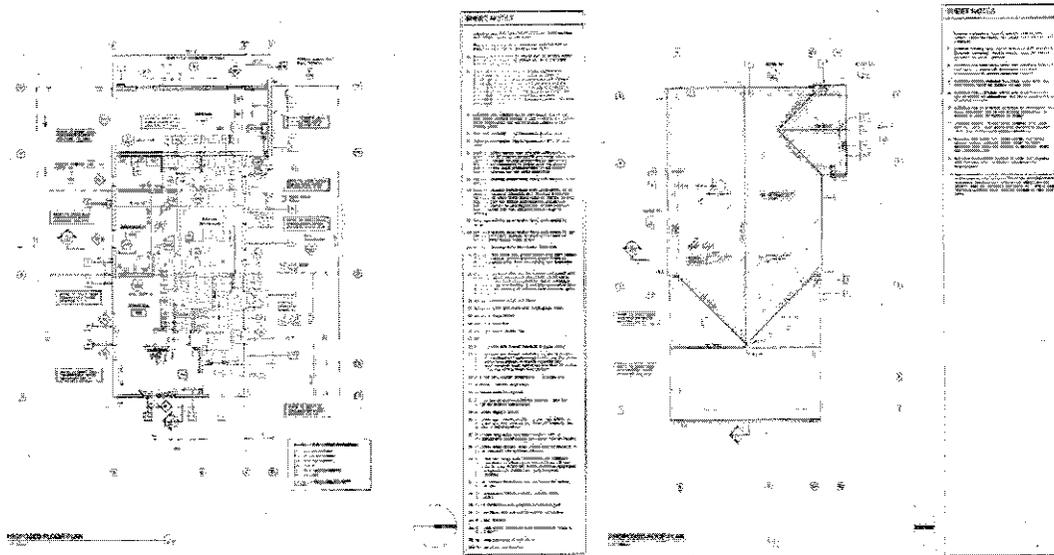


Figure 4: Architectural drawings of the new proposed floor plan and roof plan

To meet the overall goals objectives of these Standards above, we approached the design for this project with the following objectives in mind:

1. Preserve significant historic materials, features and form;
2. Create a cohesive design that would be compatible in form, style, character, and scale to the original home; and
3. Differentiated the new addition from the existing historic structure.

In an effort to minimize the physical and visual impact of the new addition on the historic building, we placed it on the rear exterior of the home. Placing the new addition on the site in this manner helps to preserve the building's historic form and the relationship to its site and setting, as viewed from the primary street (South First Street) and the home's secondary view from the narrow alleyway.

We also wanted to maintain the original building's design, roof shape, materials, color, and general rhythms of the existing window and door placement. The historic portions of the home we separated from the new by placing vertical trim boards separating the old and new exterior stucco wall areas and by

# THE HISTORIC HATTIE DEPUY HOUSE

## Historic Review and Project Summary

starting the new addition roof line transitions so they could be easily distinguishable from the original historic roof form.

As is recommended in Standard 10, the new addition is constructed in a manner that could allow its removal in the future, without irreversibly damaging or impairing the essential form, character, and integrity of this historic property.

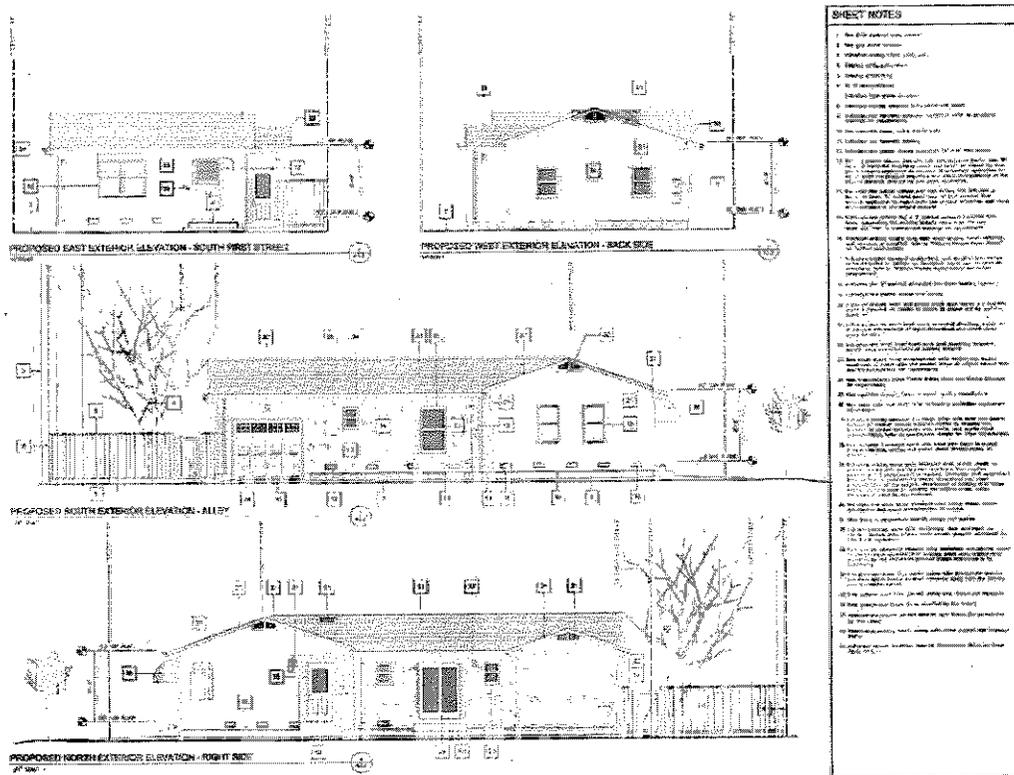


Figure 5: Architectural drawings of the proposed exterior elevations showing the new room

### PROPOSED SITE WORK

With the exception of the addition of new replacement redwood fences and some landscaping (to replace damaged planting resulting from the construction operation), there are no significant site features, trees, or landscaping proposed to be removed or otherwise altered.

As stated in 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." and as stated in 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 previous window repair and structural foundation repair work performed on the Hattie DePuy House recently completed, retained and preserved the historic character defining features of the home. The new

proposed alterations to the home are intended to maintain this compatibility in architectural style, mass, and building form, in addition to continuing to preserve these important historic features of the home.

### PROPOSED MATERIALS

All proposed exterior building materials, including design elements such as knee brace brackets, gable vents, fascia profiles, and eave projections with exposed tongue and groove eave roof sheathing, are consistent with the existing building's Craftsman style, and are compatible in their scale and detail and in the manner of application with the original home.

### BUILDING MASSING

It is recommended that the overall form, materials and features of an original historic roof be preserved and maintained. This includes maintaining the perceived line and orientation of the roof as seen from the street. Roof overhangs and roof forms also contribute to the perception of the building's historic scale. New additions should be subordinate in nature and should be, whenever possible, single-story and ideally placed on a secondary side or rear elevation of the building. This makes new additions less visible as viewed from the public street, and helps to preserve the building's historic form and relationship to its site and setting.

Since the new addition is single-story and utilizes in a similar manner many of the existing Craftsman style architectural design elements, forms, and materials found on the home, it should continue to maintain a compatible relationship with the historic home without compromising its integrity or historic character.

### WINDOWS

Standard 6 recommends the following regarding replacement of historic features: "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." In addition, the City of Campbell Design Guidelines for Historic Building also contains language specific to historic windows "For a remodel/addition, where the architectural style of the original residence is being retained, maintains proportions, detailing and materials of original windows."<sup>3</sup>

During the recent structural foundation repair work phase, the owner had carefully removed a number of damaged historic wood double-hung windows and installed new and reconditioned windows that matched, in every detail, the visual appearance of the original historic wood window replaced. These replacement windows were located on the primary and secondary elevations of the building.

As mentioned earlier, the owner is proposing to replace an existing historic one-over-one wood double-hung window located within the existing front entry porch, with another historic window that is currently placed in the laundry room on the back wall of the home. The window is slightly smaller in both width and height. This window substitution is needed so that additional space might be provided below the sill of this window so that the kitchen base cabinets and countertop may be placed along this wall, providing a bit more space for the existing tiny kitchen space.

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<sup>3</sup> *City of Campbell Guidelines for Historic Residential Buildings*, May 2006 (Page 26)

Although such window replacement doesn't fully adhere to not fully adhering to the language of Standard 6, which reads, "new feature shall match the old in design, color, texture, and other visual qualities", because the new window differs in overall size from the original historic window it replaces, it seems to have been a policy of the City in the past to allowed for similar window substitutions on other homes within this historic district. It is important to note that since this salvaged replacement double hung wood window is setback from the front wall plane of the home and is placed within the existing window opening and the front covered porch, this change to the east façade of the building would be almost visually negligible from the street and the alleyway.

### ALICE AVENUE HISTORIC DISTRICT

The fabric of historic districts is made up of the materials, details and scale of each of the individual homes. Alice Avenue is unique in that it is made up of a collective array of various architectural home styled homes of different shapes and sizes. It is important that new additions to the homes within this historic district be designed and constructed so they continue to preserve the significant materials, architectural features, and overall historic character of the home, as well as the district as a whole. Changes in scale and massing can affect the overall unity, consistency, and cohesion of the streetscape, it is important to take into account the indirect effect they have on both the historic home as well as the surrounding district. With this in mind, we crafted the new addition design to be sensitive in scale, use of materials, massing, sightlines, and architectural style, in an effort to preserve the important historic fabric and character of the original structure.

### CONCLUSION

It is my belief that the proposed project provides a sensitive approach by largely retaining the existing historic character-defining features of this small modest home and, at the same time, offers the minimum space needed to expand the current home to meet the needs of a small family requiring a two-bedroom home with two bathrooms and a small single-car attached garage in which to live.

As mentioned above and outlined on the Preservation Treatment Notes that appear on Sheet A2.0.2, in the proposed architectural drawings for the project, all work and preservation treatments are intended to follow the recommendations outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. In this way, the proposed new construction work and interior remodeling improvements to the historic Hattie DePuy House; are compatible in size, scale, and form, with the neighboring properties located within the Alice Avenue Historic District, as well as maintaining and preserving the original historic character of this small but important historic building.

# Preservation Notes for the Historic Hattie Dupuy House, 235 South First Street, Campbell, CA

Architect: M. Sandoval Architects, Inc.

## PRESERVATION TREATMENT GENERAL NOTES

- A. Please note that the following Recommended Preservation Treatments are to be used by the Contractor only as a guide, and may not address all conditions that may be found on or around the building during the implementation of all work proposed under this Contract. It is therefore extremely important to keep this in mind during the preparation of the bid for the Owner's consideration so that all work (labor and materials) is included and for those items that are unknown, that the Contractor clearly stipulate these exclusions.
- B. HISTORICAL SIGNIFICANCE: The Hattie Dupuy House is a historically important building and is listed as a contributing historic building in the City of Campbell's Historic Downtown District and being of historical importance to the city, it is essential that special precautions be taken during the performance of the Work outlined in these Drawings and Specifications to avoid further damage to historically important portions of the building not being renovated or restored during the course of the construction work. Therefore it shall be the Contractor's responsibility to take great precautions to ensure that all of the work under this contract be executed faithfully under all referenced code provisions that appear under the general notes on the title sheet of these Drawings (Sheet A0.1), but also follow the general methods and preservation treatments outline below. The intention of these extra measures is to better align the strategies used in the performance of the construction work so they meet the recommended provisions outlined under the "Secretary of the Interior's STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES with Guidelines for Preserving, Rehabilitating, & Restoring Historic Buildings" published by the National Park Service, US Department of the Interior.

## RECOMMENDED PRESERVATION TREATMENTS

### 1.0 RECOMMENDED PRESERVATION TREATMENT - WOOD SASH WINDOW REPAIR

- A. Remove grime, dirt, cobwebs, mildew and debris from the exterior window sash, frame and exterior trim by using a light household detergent with a minimum soft bristle brush and scrubbing by hand. Rinse thoroughly and permit to dry before proceeding with further inspection of window areas. Check soundness of existing glazing putty. If sections are missing or if there are visible signs of cracking carefully remove glass if needed to remove remaining putty from channel. Care should be taken not to damage any of the surrounding glass panes during this operation. Before reinstalling glass, clean channel to remove any rust or foreign matter, then apply primer coats and let dry thoroughly. Once this phase is complete, apply glazing compound putty around the channel to seal glass in frame. Press glass into place and set glazing points and apply final formed bevel glazing putty, Finish sprinkle with a little whiting or plaster dust on the putty with a clean cotton rag and carefully wipe away all the smears. After the putty thoroughly dries, paint with two coats of oil-based paint (ensure that paint extends over the putty no less than 1/16" and no greater than 3/32" to create a water-tight seal.

- B. Decayed Wood: If only small localized areas exist not requiring the removal of the unit, then the Contractor may carefully remove decayed or rotten wood from these small localized areas then prepare for either wood epoxy and/or compound filler applications following the manufacture's specification requirements. Smaller cracks and imperfections may be repaired by using painters caulking and primer coats.
- C. If it is determined by the Architect that the only appropriate preservation treatment intervention requires the removal of the of the existing window unit from its frame, then the Contractor shall make arrangements with a window shop facility that specializes in this type of restoration and repair work. They are better equipped to properly rebuild these windows under a more controlled environment rafter than trying to perform this work in the field. Requirements for the execution of this work must be coordinated with the Owner and the Architect and should include some the following:
1. Providing a means to seal and secure the window opening once the sash has been removed from its frame (without damage to existing interior and/or exterior surfaces)
  2. Prevent leakage and possible unwanted entry of pests or unauthorized personnel
  3. Maintain a secure and water tight enclosure
  4. Once the window has been safely delivered to the window shop the repairs can commence which may include some of the following items:
  5. Remove glass and strip wood sash
  6. Renovate as necessary by replacing deteriorated parts, remove
  7. Realign and glue tendon joints so they are plumb and square
  8. Add weather stripping and recondition or replace damaged hardware. Replace broken glass panes with new glass of a similar time period or with similar visual characteristics as the original glass
  9. Re-glaze with putty or with new bead stops matching the profile and dimensional characteristics as the original
  10. Prepare surfaces for primer coats, let dry, properly wrap to protect from damage
  11. Deliver to the site and reinstall
  12. Regulate all hardware to ensure proper function and operation.

## 2.0 RECOMMENDED PRESERVATION TREATMENT - SEVERE DETERIORATED WOOD MILLWORK TRIM REPAIR

- D. Remove all decayed wood, filler surface compounds, or any other unsound material from the exterior window trim and window sill, that may prevent the proper adhesion or bonding of

liquid wood consolidant, wood epoxy or other similar filler compounds needed to repair wood area. Use a fungicidal preservative treatment approved in advance by the Architect. Apply in strict observance of the manufacturer's specifications. Let dry completely before preparing area for liquid wood consolidant and wood epoxy filler operation. Clean all surfaces and apply liquid wood consolidant in accordance with the manufacturer's recommendations. Add epoxy filler compound as required to adequately fill all voids in exterior window trim and sill. Use enough material to fully replicate profile and surface contours of the existing historic millwork profile. Let cure and carefully sand by hand or by orbital sander to match surface level and appearance of the surrounding material. Upon achieving the desired profile and appearance, clean surface thoroughly and apply primer coats.

### 3.0 RECOMMENDED PRESERVATION TREATMENT - EXTERIOR STUCCO REPAIR

- A. General Notes: Before any work under this Division of the Work is to proceed both the Contractor and the subcontractor performing this work shall consult these recommendation along with other treatments listed within the Drawings and Specifications herein, to ensure that such methods and treatments are all properly observed before the work is to commence.
- B. If any questions or if any extant conditions may be uncovered during the initial exploratory demolition of wall surface materials that could reveal important information on either the past occupants of the building and/or its architecture, the Contractor shall be responsible for immediately notifying the Architect before continuing with the work in this area. Once notified, the Architect will provide the Contractor with written instructions as to how best to proceed with the work in question.
- C. PLANNING THE REPAIR

The following stucco repair treatment recommendations have been taken from Brief 22, The Preservation and Repair of Historic Stucco by Anne E. Grimmer, published by the National Park Service, US Department of the Interior, dated October 1990.

1. Once the Contractor has determined the extent of damage, a number of repair options may be considered. Small hairline cracks usually are not serious and may be sealed with a thin slurry coat consisting of the finish coat ingredients, or even with a coat of paint.
2. Commercially available caulking compounds are not suitable materials for patching hairline cracks. Because their consistency and texture is unlike that of stucco, they tend to weather differently, and attract more dirt; as a result, repairs made with caulking compounds may be highly visible, and unsightly. Larger cracks will have to be cut out in preparation for more extensive repair. Most stucco repairs will require the skill and expertise of a professional plasterer.
3. The overall goal should be to save and preserve as much as the historic stucco as possible; patching rather than whole replacement of material is preferable. When repairing heavily textured surfaces, it is not usually necessary to replace an entire wall section, as the textured finish, if well-executed, tends to conceal patches, and helps them to blend in with the existing stucco. However, because of the nature of smooth-finished stucco, patching a number of small areas scattered over one elevation may not be a successful repair approach unless the stucco

has been previously painted, or is to be painted following the repair work. On unpainted stucco such patches are hard to conceal, because they may not match exactly or blend in with the rest of the historic stucco surface. For this reason it is recommended, if possible, that stucco repair be carried out in a contained or well-defined area, or if the stucco is scored, the repair patch should be "squared-off" in such a way as to follow existing scoring. In some cases, especially in a highly visible location, it may be preferable to re-stucco an entire wall section or feature. In this way, any differences between the patched area and the historic surface will not be so readily apparent.

4. Repair of historic stucco generally follows most of the same principles used in plaster repair. First, all deteriorated, severely cracked and loose stucco should be removed down to the lath (assuming that the lath is securely attached to the substrate), or down to the masonry if the stucco is directly applied to a masonry substrate. A clean surface is necessary to obtain a good bond between the stucco and substrate. The areas to be patched should be cleaned of all debris with a bristle brush, and all plant growth, dirt, loose paint, oil or grease should be removed. If necessary, brick or stone mortar joints should then be raked out to a depth of approximately 5/8" to ensure a good bond between the substrate and the new stucco.
5. To obtain a neat repair, the area to be patched should be squared-off with a butt joint, using a cold chisel, a hatchet, a diamond blade saw, or a masonry bit. Sometimes it may be preferable to leave the area to be patched in an irregular shape which may result in a less conspicuous patch. Proper preparation of the area to be patched requires very sharp tools, and extreme caution on the part of the plasterer not to break keys of surrounding good stucco by "over-sounding" when removing deteriorated stucco.
6. To ensure a firm bond, the new patch must not overlap the old stucco. If the stucco has lost its bond or key from wood lath, or the lath has deteriorated or come loose from the substrate, a decision must be made whether to try to reattach the old lath, to replace deteriorated lath with new wood lath, or to leave the historic wood lath in place and supplement it with modern expanded metal lath. Unless authenticity is important, it is generally preferable (and easier) to nail new metal lath over the old wood lath to support the patch. Metal lath that is no longer securely fastened to the substrate may be removed and replaced in kind, or left in place, and supplemented with new wire lath.
7. When repairing lime-based stucco applied directly to masonry, the new stucco should be applied in the same manner, directly onto the masonry surface. The stucco will bond onto the masonry itself without the addition of lath because of the irregularities in the masonry or those of its mortar joints, or because its surface has been scratched, scored or otherwise roughened to provide an additional key. Cutting out the old stucco at a diagonal angle may also help secure the bond between the new and the old stucco. For the most part it is not advisable to insert metal lath when restuccoing historic masonry in sound condition, as it can hasten deterioration of the repair work. Not only will attaching the lath damage the masonry, but the slightest moisture penetration can cause metal lath to rust. This will cause metal to expand, eventually resulting in spalling of the stucco, and possibly the masonry substrate too.
8. If the area to be patched is properly cleaned and prepared, a bonding agent is usually not necessary. However, a bonding agent may be useful when repairing hairline cracks, or when dealing with substrates that do not offer a good bonding surface. These may include dense

stone or brick, previously painted or stuccoed masonry, or spalling brick substrates. A good mechanical bond is always preferable to reliance on bonding agents. Bonding agents should not be used on a wall that is likely to remain damp or where large amounts of salts are present. Many bonding agents do not survive well under such conditions, and their use could jeopardize the longevity of the stucco repair.

9. A stucco mix compatible with the historic stucco should be selected after analyzing the existing stucco. It can be adapted from a standard traditional mix of the period, or based on one of the mixes included here. Stucco consisting mostly of portland cement generally will not be physically compatible with the softer, more flexible lime-rich historic stuccos used throughout the eighteenth and much of the nineteenth centuries. The differing expansion and contraction rates of lime stucco and portland cement stucco will normally cause the stucco to crack.
10. Choosing a stucco mix that is durable and compatible with the historic stucco on the building is likely to involve considerable trial and error, and probably will require a number of test samples, and even more if it is necessary to match the color. If the test samples are not executed on the building, they should be placed next to the stucco remaining on the building to compare the color, texture and composition of the samples with the original. The number and thickness of stucco coats used in the repair should also match the original.
11. After thoroughly dampening the masonry, the first, scratch coat should be applied to the masonry substrate, and or metal lath, in a thickness that corresponds to the original if extant, or generally about 1/4" to 3/8". The scratch coat should be scratched or crosshatched with a comb to provide a key to hold the second coat. It usually takes 24-72 hours and longer in cold weather, for each coat to dry before the next coat can be applied. The second coat should be about the same thickness as the first, and the total thickness of the first two coats should generally not exceed about 5/8". This second or leveling coat should be roughened using a wood float with a nail protruding to provide a key for the final or finish coat. The finish coat, about 1/4" thick, is applied after the previous coat has initially set. If this is not feasible, the base coat should be thoroughly dampened when the finish coat is applied later. The finish coat should be worked to match the texture of the original stucco.
12. Note that it is very important to have a skilled professional plasterer preform this work to avoid some of the pitfalls that would hinder someone less experienced in this trade. General suggestions for successful stucco repair parallel those involving restoration and repair of historic mortar or plaster. In addition, the following principles are important to remember:
13. Mix only as much stucco as can be used in one and one-half to two hours. This will depend on the weather (mortar will harden faster under hot and dry, or sunny conditions); and experience is likely to be the best guidance. Any remaining mortar should be discarded; it should not be retempered.
14. Stucco mortar should not be over-mixed. (Hand mix for 10-15 minutes after adding water, or machine mix for 3-4 minutes, after all ingredients are in mixer.) Over-mixing can cause crazing and discoloration, especially in tinted mortars. Over-mixing will also tend to make the mortar set too fast, which will result in cracking and poor bonding or keying to the lath or masonry substrate.

15. Masonry substrate, but not metal lath, must be thoroughly wetted before applying stucco patches so that it does not draw moisture out of the stucco too rapidly. To a certain extent, bonding agents also serve this same purpose. Wetting the substrate helps retard drying.
16. To prevent cracking, it is imperative that stucco not dry too fast. Therefore, the area to be stuccoed should be shaded, or even covered if possible, particularly in hot weather. It is also a good idea in hot weather to keep the newly stuccoed area damp, at approximately 90 per cent humidity, for a period of 48 to 72 hours.
17. Stucco repairs, like most other exterior masonry work, should not be undertaken in cold weather (below 40 degrees Fahrenheit, and preferably warmer), or if there is danger of frost.

#### Early twentieth century Portland Cement Stucco

1 part portland cement

2-1/2 parts sand

Hydrated lime = to not more than 15% of the cement's volume

Water to form a workable mix.

The same basic mix was used for all coats, but the finish coat generally contained more lime than the undercoats.

#### American Portland Cement Stucco Specifications (c. 1929)

Base Coats:

5 pounds, dry, hydrated lime

1 bag portland cement (94 lbs.)

Not less than 3 cubic feet (3 bags) sand (passed through a #8 screen)

Water to make a workable mix.

Finish Coat: Use white portland cement in the mix in the same proportions as above.

To color the stucco add not more than 10 pounds pigment for each bag of cement contained in the mix.

Note: All of the above mixes are to be used only as a general guide. It shall be the Contractor's responsibility to provide mix composition data formulas for the Architect's review and approval before work under this Division of the Work is to commence.

#### NEW STUCCO APPLICATION

(NEW CONSTRUCTED WALL AREAS ONLY)

- A. Note all methods described in this section shall be limited to areas of the building that are newly constructed and are not repairs which are intended to be performed on part of the building that are historic and/or original to the structure's construction.
  1. The Contractor shall ensure that all wall sheathing is properly installed and free from defects that may affect the new stucco application. Once the weather-resistive system as noted in the architectural drawings is installed the installation of the new stucco lath on an exterior wall surface may commence. Ensure that lath begins with the installation of foundation weep screed overlaps the concrete foundation at least 1-inch. Install the waterproofing barrier over the flange of the weep screed and run down to the sloped portion of the screed. The paperbacked lath is then applied over this and is also placed

over the top flange of the weep screed and once completed, and then the paper-backed lath is now ready to be installed.

2. Lath shall be self-furring type that can be installed with 1/2-inch hammer staples. Ensure that attachment is only be made through the lath's dimples or Vgrooves so the embedment of the lath in the stucco is not reduced. After the lath is in place the studs can be located and 3/4-inch crown staples can then be used to attach the lath to the studs at a maximum interval of 7 inches on center. Since the fasteners are required to penetrate not less than 3/4-inch into the studs, they must be long enough to allow for the extra thickness of the sheathing. A minimum length of 1-1/4 inches is typical. A minimum of one crown staple may be used to secure the horizontal lap joint at the midpoint between studs. More may be used as deemed necessary by the installer, but the staples shall be applied end to end and horizontally with the seam to minimize the number of staples used between studs.
3. All corners shall be reinforced with the appropriate stucco bead accessory.
4. Provide stucco expansion bead accessories in locations where diagramed in the architectural drawings. Ensure that installation of items does not diminish the full embedment of the applied stucco finish. Install all stucco accessory items in accordance with manufacturer's installation instructions.
5. Stucco Application: The national standard for traditional stucco application can be found in ASTM C 926. This standard defines the requirements for mix portions, application and curing. In wood frame construction a typical application consists of three coats. The first is a scratch coat followed by a brown coat and then a finish coat for a total thickness of 7/8-inch. Consult the California Residential Building Code for alternative application methods and any specific requirements as they may relate to the types of construction and fire resistance requirements. Always check the manufacturer's installation instruction for proper application technique and potential incompatibility due to alkalinity of the stucco and areas between new stucco wall surfaces and existing historic stucco transition areas.
6. Surface Texture Differentiation: All new stucco surface texture applications shall be done in a manner to so that they do not perfectly replicate the surface texture appearance of the original historic cement stucco application visually. Use tooling methods that will provide a final visually subtle surface texture from that which currently exists on the building. The subcontractor shall provide several test stucco texture samples so they may be approved by the architect and the city, before proceeding with the final stucco application. DO NOT PROCEED WITH THIS THIS PHASE OF THE WORK UNTIL RECEIVING WRITTEN APPROVAL BY BOTH THE ARCHITECT AND THE CITY.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

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

Page 1 of 3 \*Resource Name or #:(Assigned by recorder): Hattie DePuy House

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T: 7S ; R IE; Mount Diablo B.M.

c. Address 235 South First St. City Campbell Zip 95008

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 593466 mE/ 4126820 mN

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

West side of South First Street south of Alice Avenue APN#: 412-04-072

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

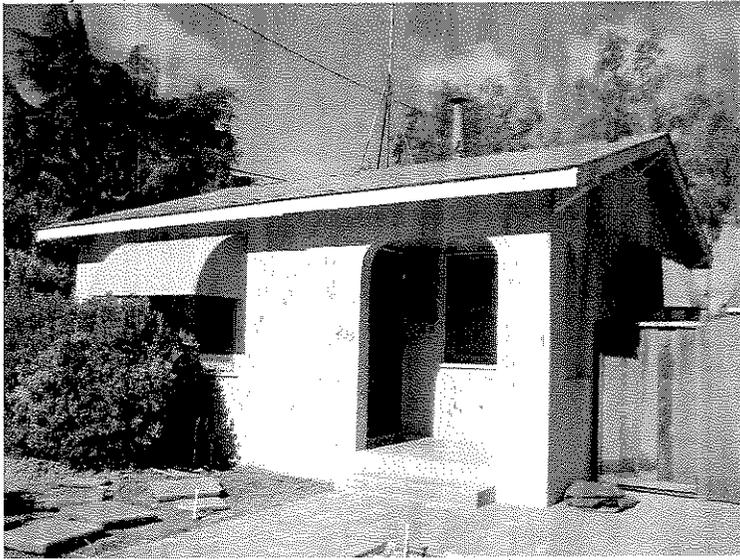
This small single-family residence, built about 1930, is vernacular in construction with some influences of the Craftsman style that had been popular in the early 1900s through early 1920s. Knee braces and the simple low-pitched roof give the house its Craftsman appearance. The smooth stucco exterior and arched recessed entry are not typically Craftsman features, but a common architectural element found locally in the late 1920s and early 1930s. A wood frame building, it is set low on a concrete footing on a level lot that is within a block of the Alice Avenue Historic District near downtown Campbell.

The building has a rectangular floor plan and faces east. The walls are clad in stucco. A side-gable roof covered in asphalt composition shingles tops the house. A simple frieze board conceals the rafter tails, and knee braces support the rake eaves. Wood louvered attic vents are located at the apex of the gable ends.

Continued on page 3, (DOR523L)

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

\*5b. Description of Photo: (view, date, accession #) View from southeast, 9/03.

\*P6. Date

Constructed/Age and Source:

Historic  Prehistoric  Both  
Circa 1930 (city directories)

\*P7. Owner and Address:

John & Pierce C. Kunesch  
7000 Silver Creek Rd.  
San Jose, CA 95138

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

F. Maggi, B. Montgomery, L. Dill  
Archives & Architecture  
1901 S. Bascom Ave, Suite 1530  
Campbell, CA 95008

\*P9. Date Recorded: 11/20/03

\*P10. Survey Type: (Describe) Intensive.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Archives & Architecture; Campbell Historic Resources Inventory Update 2003 for the City of Campbell.

\*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**

Page 2 of 3

\*NRHP Status Code 4R

Resource Name or # (Assigned by recorder) Hattie DePuy House

B1. Historic Name: Hattie DePuy House

B2. Common Name: None

B3. Original Use: Single-Family residential

B4. Present Use: Single-family residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed circa 1930.

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

\*B8. Related Features:  
Shed to rear along alley.

B9a. Architect: Unkown b. Builder: Otis Hyde (prob.)

\*B10. Significance: Theme Architecture and Shelter Area Campbell

Period of Significance 1915-1975 Property Type Residential Applicable Criteria A

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

Hattie DePuy was the unmarried sister of local druggist Lucian Beall, who lived at 81 Alice Ave. She built this house around 1930 as her own residence at the back of the lot on which she had built 226 Alice Ave. in 1927. In 1930, George and Alice Hyde were renting the house from Miss DePuy. Their son Otis Hyde, a carpenter, was living with them at the time, and it is possible that he built the house for Miss DePuy. Newspaper reports indicate that Miss DePuy was friendly with the Hyde family and saw Otis Hyde socially. In 1943, Miss DePuy purchased the adjacent vacant lot, and three years later sold off the portion on which the house at 214 Alice Ave. was later built. This left the parcel as it is currently divided. She occupied the house until her death in 1962. Subsequent owners have not lived at this address, so it appears that the house has been used as a rental property since DePuy's death.  
(Continued on page 3, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

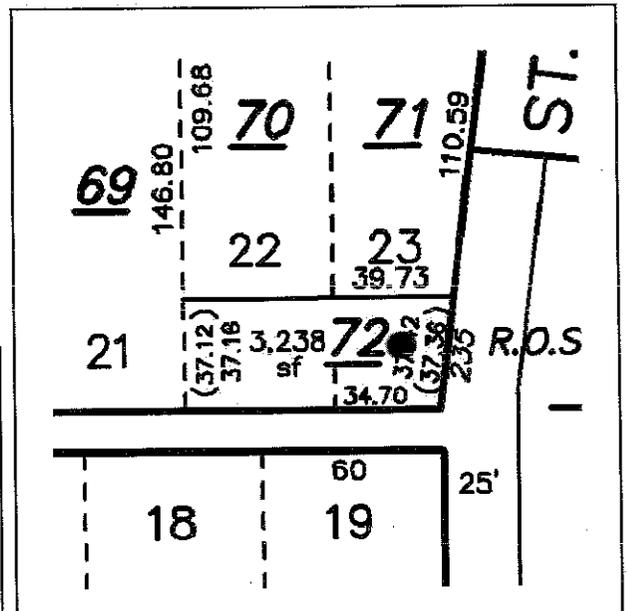
**\*B12. References:**

- County of Santa Clara Official Records.
- Interview with W. Jack Burns by Tom King, as part of the 1977-78 City of Campbell Historic Survey, April 12, 1978.
- San José and Los Gatos city directories, 1927-1964.
- San Jose Mercury News, "Otis E. Hyde, Painter, Dies in Campbell," July 13, 1953.
- State of California Death Records. 1905-1997.

B13. Remarks: None

\*B14. Evaluator: Franklin Maggi  
\*Date of Evaluation: November 20, 2003

(This space reserved for official comments.)



**CONTINUATION SHEET**

Page 3 of 3

\*Resource Name or # (Assigned by recorder) Hattie DePuy House

\*Recorded By F.Maggi, B.Montgomery, L.Dill

\*Date 11/20/2003  Continuation  Update

(Continued from page 1, DPR523a, P3a)

On the north corner of the front façade is a low-recessed concrete porch with an original front door. Fenestration includes one-over-one, double-hung windows with wood sash set into the stucco with typical stucco moldings.

Located to the rear of the building is a small shed that faces an alley that is aligned with Alice Avenue. From the public-right-of-way, the property appears to possess integrity of location, setting, design, feeling, association, workmanship, and design as its overall appearance and character-defining features have changed little since its construction.

(Continued from page 2, DPR523b, B10)

The Hattie DePuy House is within the original Hyde Residence Park consisting of 48 lots created along Alice Avenue in 1915. The subdivision was primarily developed over the next 25 years; none of the houses are known to be architect designed and most were built by the original owners or by local carpenters. The neighborhood's vernacular architecture reflects the made-in-Campbell pride that typified the town spirit when it was a fruit canning and packing center. Although most original Alice Avenue residents did not participate in the local canning and packing industries, they shaped the character of Campbell through their contributions as teachers, merchants, and community leaders. Most of the properties in the subdivision were first evaluated for historical significance in 1977. A subset of these properties were documented with DPR forms in 1984 and included in the Campbell Historic Resource Inventory. The subdivision was evaluated as a historic district in 1987. The Office of Historic Preservation (SHPO) found that the district may become eligible for the National Register but that it had not yet been adequately documented. This property was not included within the SHPO review for reasons not known. Subsequently, the Campbell City Council granted the local Alice Avenue Historic District under Ordinance 1640. The City Council included the Hattie DePuy House in the district, although it had never been documented as a part of any historic resources survey. The house has integrity to its original form and construction and would appear to be eligible for listing in a National Register District as a contributor under Criterion A, as it is consistent with the historic development pattern of the neighborhood and period of significance, and contributes to the neighborhood setting of the local Alice Avenue Historic District.



