

Peck House
20331 Orchard Road
Supplemental Historic Report

Designation Criteria

b and c

Description of historic resource:

The property was the subject of a 2002 evaluation by Historic Architect, Leslie Dill of Dill Design Group, Kara Oosterhous, architectural historian and April Halberstadt, research historian. Those DPR523 forms are attached to this supplemental report and provide a detailed survey and evaluation of the property.

Construction History:

In 2003 a building permit was issued to construct a new one-story wing with a porch at the rear and a new one-story addition to the north side (totaling approximately 700 square feet) and a new 1,700 square foot basement with lightwells. The proposal included the removal of the masonry chimney which was damaged by the 1989 Loma Prieta earthquake. A gas fireplace was installed in the same area and the original wooden fireplace mantel and tile were retained and incorporated in the new gas fireplace. The interior dark paneling wall covering and wood floors were also retained.

Historical Background:

The attached DPR outlines the ownership of the property up to the Ryan family. The Ryan family sold the property to Jimi and Nikita Shah in October of 2018.

Architectural Context

In 2003 Dill Design Group conducted a Historic Resource Design Review of the proposed residential remodel addition of the Peck House discussed above. Dill Design Group reviewed the exterior elevations and the site plan of the project to determine if the proposed project was in compliance with the Secretary of Interior Standards for Rehabilitation. The report notes that the new additions would cause the removal or destruction of some original exterior siding and affect some original openings that are generally identified as character defining features of the site, but the modifications are not to an extent that the overall integrity of the remaining building fabric would be affected. Dill Design Group concluded that the work proposed was consistent with the Secretary of Interior's Standards. The design review report is attached to this supplemental report and provides a detailed analysis on how the work proposed met the Secretary of Interior Standards.

References Researched:

- Saratoga Community Development Department records

Attachments:

- DPR dated December 11, 2002
- Historic Resource Design Review report dated March 20, 2003
- Development Plans, dated March 2003
- Letter from Designer Richard Haro, dated April 21, 2004
- Location map
- Photographs of house, taken March 1, 2019

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 9 *Resource Name or #: (Assigned by recorder) Peck House

P1. Other Identifier: N/A

*P2. Location: Not for Publication Unrestricted a. County: Santa Clara
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Cupertino Date 1980, Photorevised S 1 T 7S R 2W B.M. Mt. Diablo

c. Address 20331 Orchard Road City Saratoga Zip 95070-5938

d. UTM: (Give more than one for large and/or linear resources) Zone 10 32796 mE 4039031mN

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

Assessor's Parcel Number: 397-23-005

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

SUMMARY:

The Peck House sits at 20331 Orchard Road. Constructed in 1931 by Lawrence Case, contractor, this house was designed by Lida Peck for her family of four. The house was built during the 1930s, and the entire cost of the lot and the construction was less than \$5,000.

The house is designed in the Colonial Revival style, with simplified characteristics reminiscent of early Colonial architecture (1600-1820) and a unique Californian use of unpainted redwood siding. In design and overall floor plan this house is reminiscent of (Section P3a, continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Dwelling

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



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

Photo of south elevation.
Photo by L. Dill November 2002.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1931

*P7. Owner and Address:

Robert and Melissa Ryan
20331 Orchard Road
Saratoga, CA 95070

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

Kara Oosterhous
Dill Design Group
110 N Santa Cruz Ave
Los Gatos, CA 95030
April Halberstadt, Consulting Historian

*P9. Date Recorded:

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Site survey report and other sources or enter none) None.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record
 District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

DPR 523A (1/95)

*Required information

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 PRI #

Page 2 of 9

*NRHP Status Code 5

*Resource Name or # (Assigned by recorder) Peck House

B1. Historic Name: Peck House

B2. Common Name: N/A

B3. Original use: Residential

B4. Present Use: Vacant

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1931.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: Garage, pond and flowerbeds.

B9a Architect: Not Known

b. Builder: Lawrence Case (contractor)

*B10. Significance: Theme Architecture
 Period of Significance 1931

Area Saratoga
 Property Type Residential Applicable Criteria N/A

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

SITE HISTORY

The subject property sited at 20331 Orchard Road is on land that was once part of Quito Rancho. In 1841, Mexican governor Juan B. Alvarado granted three-square leagues of land (over 13,000 acres) known as Quito Rancho to Jose Noriega and his father-in-law Jose Zenon Fernandez. In 1844, Jose Noriega ceded all of his interest in his rancho to Ignacio Alviso. In 1848, Ignacio Alviso died and his portion of the Quito grant was willed to his grandson, Manuel Alviso. In 1858, Jose Ramon Arguello, his mother Soledad Arguello and business partner S. M. Mezes became possessors of the remaining eight-ninths of the rancho. The Arguello family, noted for their pioneering establishment of a commercial olive orchard on the Quito Rancho, retained only a small portion of their original holdings throughout the years (Cunningham: 1967).
 (Section B10, Continued on Page 5)

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

Boutelle, Sarah
Julia Morgan, Architect. Abbeville Press, New York, 1995.

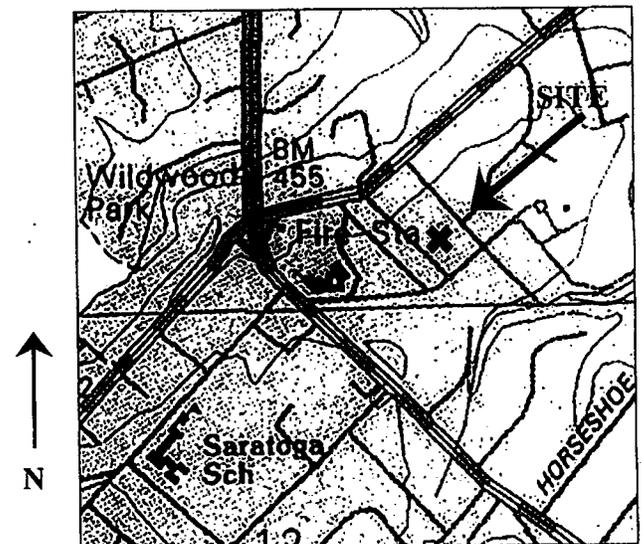
Cunningham, Florence R.
Saratoga's First Hundred Years, Panorama
 West Books. Fresno, CA. 1967.

(Section B12 continued on pg. 7)

B13. Remarks: None.

*B14. Evaluator: K. Oosterhous & L. Dill

*Date of Evaluation: 11 December 2002



(Section P3a continued from page 1)

houses first popular with early Colonial Americans, and later popular throughout the United States between the 1920s and 1950s. Features of this house that are characteristic of the style include its compact size, its symmetry, and its central entrance, as well as a steep, shingled, gable roof with a central chimney. Colonial Revival homes were often clad in clapboard or wood shingles, as is the Peck House, and feature boxed, shallow eaves. Also characteristic of this style house is the lack of a central hallway, which necessitates walking through one room to access another. The shed dormers, which span the front and back of the gable roof on the Peck House, and the projecting entry porch are characteristic of the Dutch Colonial style; however, the lack of a gambrel roof or flared eaves precludes this home from being classified solely Dutch Colonial.

Regional influences include the use of redwood lumber, a local building material, in the framing and siding of the house. Also, the setting of the house, which was, and is, lush with vegetation and trees, was typical of the "back to nature" philosophy associated with local design occurring at the turn of the century.

ELABORATION:

This two-story home of redwood frame construction sits atop a concrete perimeter foundation. The structure has a rectangular floor plan and no basement. There is a large crawlspace beneath the building due to the sloping site. Walls clad in lap siding support a steeply pitched gable roof clad in wood shingles, once pierced by a brick chimney. Long shed dormers dominate the roof on the front and rear elevations. The roofline is simple with little or no rake or eave overhang and no exposed rafter tails. Primarily, four-over-one and six-over-one wood sash windows fenestrate this rusticated home, while louvered vents are located in each gable end.

Facing in a southerly direction, the front façade of the building is symmetrical with a pedimented entry porch denoting the center. The porch roof is a shed extending from the main roof with the same steep pitch. The porch features sided walls that give it a partially enclosed appearance. The front door is not perfectly centered beneath the porch roof. Two pairs of four-over-one, double-hung windows flank the entry porch. Extending up from the gable roof is a shed dormer that protects three, evenly spaced, six-over-one, double-hung windows.

On the east elevation (side), fenestration on the first story consists of a four-over-one window followed by a door, which in turn is followed by a projecting modern "greenhouse" window. Three four-over-one windows provide light to the slightly projecting nook with shed roof that extends from the body of the house. Located beneath the louvered vent in the gable end, flanking the ridgeline, are two symmetrically placed pairs of four-over-one windows.

On the north elevation (rear), the window and door arrangement, beginning on the east end is as follows: a four-over-one window is followed by a one-over-one window, which in turn is followed by two doors separated by a single four-over-one window. On the west end a ribbon of three, six-over-one windows provide light to the sunroom. Within the long shed dormer, which is flush with the rear wall of the house, are three, evenly spaced, four-over-one windows that fenestrate the second story.

The west elevation (side) is void of any entrances. A ribbon of three, four-over-one windows provide light to the sunroom while two four-over-one windows flank a large fixed seven-over-one picture window at the living room. The second story windows are

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Resource Name or # (Assigned by Recorder) Peck House

Recorded By: K. Oosterhous & A. Halberstadt Date: 11 December 2002 x Continuation ___ Update

symmetrical beneath the main roof gable; these windows are two pairs of four-over-one windows.

Interior

The interior of this home is intact with few alterations. Throughout the house, walls of lath and plaster are trimmed with original simple crown molding and wide baseboards. Oak floors were laid downstairs, though some are now covered by carpet, while Douglas fir floors were laid upstairs. The original firebox, hearth and mantel are located in the living area with a form that is indicative of Spanish Revival design. The hearth tile is natural and irregular in texture while the surround tile has been painted but was installed in a decorative corbelled pattern. Floor furnaces provide the main source of heat for the house. Original hardware such as doorknobs and light fixtures are located throughout the house. Doors leading from one room to another are generally ten-lite French doors or single panel doors. The only room that appears to have incurred remodeling is the kitchen, which still has the original cabinets, but they all have new cabinet fronts. Original interior cabinet features such as the "California cooler" remain intact. In the kitchen, a flue is extant but the wood-burning stove and pipe have been removed. The downstairs consists of a rectangular floor plan with a dining room and living area at the front, and a sunroom, kitchen, and dining nook to the rear. The nook projects slightly to the east. Original wood stairs with square spindles comprising the balustrade access the upstairs, which consists of four rooms with sloped ceilings and a small bathroom with original fixtures and hardware.

Setting & Outbuildings

The Peck House, concealed behind large hedges, is sited on a deep wooded lot. Located in the front yard is a circular flowerbed with a brick retaining wall. A terraced brick patio is located in the back of the house. Located around the patio are flowerbeds and a small pond made of stones.

Located to the northeast of the building is a garage clad in unpainted redwood lap siding and topped with a front facing gable roof clad in wood shingles. The garage contributes to the overall significance of the property, although its garage door has been replaced.

Integrity

This site retains a high degree of integrity, as it has been altered very little throughout the years. This house is reminiscent of early Colonial homes but its setting, which is relatively pristine, is reminiscent of the "back to nature" philosophy associated with local design occurring at the turn of the century. The setting contributes to the overall significance of the house. The building possesses integrity of location, setting, design, feeling, association, workmanship, and materials and adequately conveys a sense of time and place.

PROPERTY HISTORY (Section B10, Continued from Page 2)

The subject property later became the homestead of Levi Millard, Saratoga's first postmaster. Millard was one of many local settlers who acquired land from heirs owning parts of Quito Rancho. In April of 1870, Millard sold an 18-acre parcel at the intersection of Saratoga Road and the Los Gatos Saratoga Road to a subdivider, Mark Cornish (SCC Deeds, Book 16 - Page 634).

Two months later the 18-acre parcel had been divided into three parcels of approximately six acres each. Benjamin and Sarah Newhouse purchased the subject parcel for \$600 (SCC Deeds, Book 17 - Page 562). The Newhouse family sold the property to Levi Crane in 1874
DPR 523L (1/95)

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Recorded By: K. Oosterhous & A. Halberstadt Date: 11 December 2002 Continuation Update

for \$1600 (SCC Deeds, Book 33 - Page 434). Levi Crane sold it to rancher and fruit growers Seth W. and Susie Weed (Wied) in 1883 for \$650 (Deeds, Book 70 -Page 27). The Weed family owned the tract from 1883 until 1909. After Mr. Weed's death in 1908, at the age of 78, his widow Susie sold the property to George and Caroline Wood.

Residential development in Saratoga began to accelerate circa 1910 due in part to the establishment of the Interurban Railroad, which had opened in 1904. In 1909, George and Caroline Wood of Minnesota purchased approximately six and a half acres of land from Susie Weed. In addition to this six and a half acres, the Woods owned land east of Santa Clara-Saratoga Road (now known as Saratoga Road). In 1911, the Woods moved to Saratoga and built a Georgian style house with current address 20375 Saratoga-Los Gatos Road. The Woods quickly became very active as social leaders in their newly chosen community. In June of 1922, George and Caroline Wood deeded to Santa Clara County a road 40 feet wide down the middle of the parcel. The name of this road was Wood Avenue, later named Orchard Road (10/1/1951) by the 29 property owners in the immediate area (SCC Roads files). Caroline Wood died in 1928; her husband passed away the following year, upon their death the subject property passed to their heirs. They had eight children, including three daughters.

THE PECK HOUSE (20331 Orchard Road)

In 1931, Los Gatos contractor Lawrence Case constructed the Peck house, on land that was originally part of the Wood's six-acre property. The house, located at 20331 Orchard Road, was designed by Lida (O'Bannon) Peck for her family. In 1932, Llewellyn and Lida Peck and their 8- and 10-year-old sons moved into the house. The house was built during the Great Depression, and the entire cost of the lot and the construction was less than \$5,000 (W. Peck interview).

The Peck House was the fourth structure built on Orchard Road. Members of the Wood family, the early owners and developers of Orchard Road, also lived on the street. Although the area was opened for development before World War I, Orchard Road was slow to develop. At the time the house was built, the Saratoga area was noted for its outstanding rural beauty and its climate. The immediate area near the Peck house contained acres of fruit orchards, which bordered both sides of a major local attraction, Saratoga Creek.

The Peck family resided in the home at 20331 Orchard Road for thirty-four years and were very active in the community of Saratoga. Lida Peck, who designed the home, went to school at Mills College in Oakland and graduated in 1909. After graduating from Mills College, Peck attended the University of California in Berkeley and completed a master's degree in English.

Lida Peck moved to Saratoga in 1922 when her husband, Llewellyn Bradley Peck, bought the Saratoga Star. Lida Peck soon became widely known for her abilities as a writer. In 1929, she was hired by the San Jose Unified School District in the San Jose Adult Education program. According to her son, local historian Willys Peck, she taught classes in San Jose, Los Gatos, San Carlos, San Mateo, Burlingame and South San Francisco. Students of her writing classes gathered for an annual picnic and outstanding manuscripts would be read. These annual events became the annual Valley Writer's Conference. She formally retired from San Jose Unified in 1952, after 23 years of service, but continued her involvement in education. Lida Peck served on the Board of Trustees of the Saratoga Federated Church, was a charter member and president of the local chapter of the American Association of University Women (AAUW) and participated in the World Affairs Council of

the Association for the United Nations. In her "spare time," Lida Peck and her sister ran a shop out of the dining room of the house. The shop was known as "The Hidden Courtyard" and the merchandise sold were Chinese antiques.

Llewellyn Bradley Peck was one of Saratoga's notable community leaders. He began his career as a journalist on the *Fresno Republican*. Peck then moved to San Francisco where he worked for the *Morning Call* and also the *Mining and Scientific Press*. He later became assistant editor of the *Berkeley Gazette*, but his desire was to own a country paper. He bought the *Saratoga Star* and moved his family to Santa Clara County. His first printing office was located in the rear of the Saratoga Post Office. Readership in Saratoga was limited, so Peck branched out and established the *Los Gatos Star*. His office and printing plant were moved to Los Gatos. He also established his own printing business under the name Carleon Press. The *Saratoga-Los Gatos Star* was sold to Hiland Baggerly, publisher of the rival *Los Gatos Mail-News* in 1929. Peck then went to work as a reporter for the *San Jose Mercury News* but soon returned to the *Mail-News* as editor in 1931.

In 1943, Llewellyn Peck was appointed Postmaster of Saratoga and he served in this position until his retirement in 1954. A community member for 43 years, Peck served his fellow citizens through his participation in many civic activities. He supported the highly controversial incorporation of Saratoga in 1956, and was a founding member of Local 98 of the Newspaper Guild.

The Peck family owned and occupied the subject house until 1965. It was in this home that local historian and writer Willys I. Peck was raised. In 1965, Mr. and Mrs. Peck sold their Orchard Road home and moved to a retirement community in Cupertino, CA. Lida Peck died in 1971 at the age of 83; her husband, Llewellyn Peck, passed away in 1979 at the age of 93.

In 1965, Lurline Tilton Hamm, a schoolteacher in Saratoga, purchased the property at 20331 Orchard Road from the Pecks. She owned the home until her death at age 93 in 1999. The house, which was part of the estate, passed to her son Peter Hamm. Peter Hamm, a resident of Portola Valley, sold the property to the Ryan family in March of 2002.

SIGNIFICANCE

The subject property located at 20331 Orchard Road, Saratoga, does not fulfill the requirements necessary for listing in the National Register of Historic Places or the California Register of Historic Resources. However, the house at 20331 Orchard Road is significant at the local level because it embodies distinctive characteristics of Colonial Revival architecture. Because of its simplicity and the fact that it has never been painted, it closely resembles New England Colonial Architecture prevalent during Colonial times (1600-1820). Its design further heightens its significance in that it is very distinctive and differs from commonly painted Colonial Revival architecture with classical features that permeated the United States in the early twentieth century. Its rustic appearance is also reflective of the ideas associated with the "back to nature" philosophy that was very popular in the Bay area at the turn of the century in both literature and the arts. The subject property is also significant for its association with Llewellyn and Lida Peck, each of whom played a significant role in the surrounding communities, specifically in the areas of writing and journalism. Both were prominent members of, and active in, the Saratoga community and the West Valley. Therefore, the subject property, which maintains a high degree of integrity, appears eligible for listing in Saratoga's inventory of historic resources entitled "Saratoga's Heritage: A Survey of Historic Resources".

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Resource Name or # (Assigned by Recorder) Peck House

Recorded By: K. Oosterhous & A. Halberstadt Date: 11 December 2002 Continuation Update

BIBLIOGRAPHY (Section B12 continued from page 2)

Keeler, Charles A.

1904 *The Simple House*, Paul Elder and Company.

McCaleb, Charles

1981 *Tracks, Tire and Wires*. Interurban Press, Glendale, CA.

Peck, Willys I.

1998 *Saratoga Stereopticon* California History Center Foundation, Cupertino, CA.

Peck, Willys I.

2002 Interview on November 4.

San Jose Mercury-News

1971 Obituary 26 February. Willys Peck.

1979 Obituary 17 February. Willys Peck.

Santa Clara County (SCC)

Deeds and records found in the offices of the Board of Supervisors, the County Surveyor and the County Recorder.

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Resource Name or # (Assigned by Recorder)

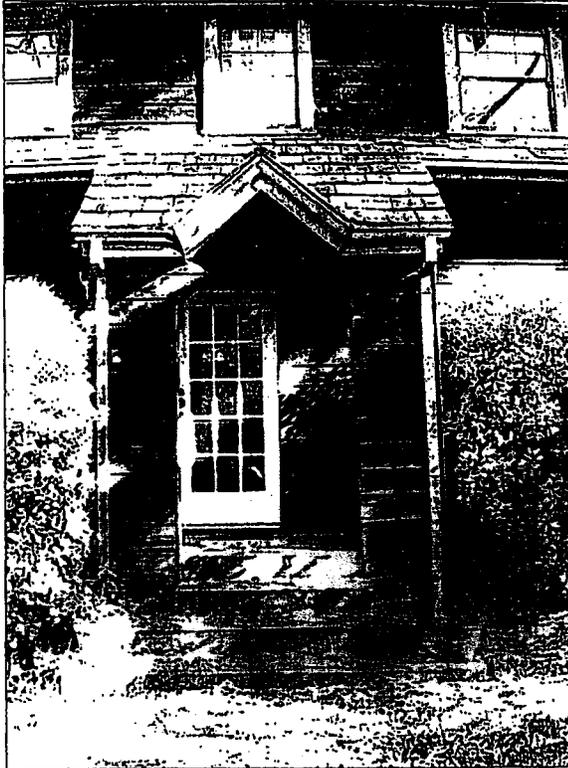
Peck House

Recorded By: K. Oosterhous & A. Halberstadt

Date: 11 December 2002

Continuation

Update



Looking north from the front porch of the Peck House, facing south.

Photo by Bill Halberstadt, November 2002.



Looking north from the side of the Peck House, facing north.

Photo by Bill Halberstadt, November 2002.

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Resource Name or # (Assigned by Recorder) Peck House

Recorded By: R. Oosterhous & A. Halberstadt Date: 11 December 2007 Continuation Update



Photo 11-11-07
Peck House
southwest corner
November 2007

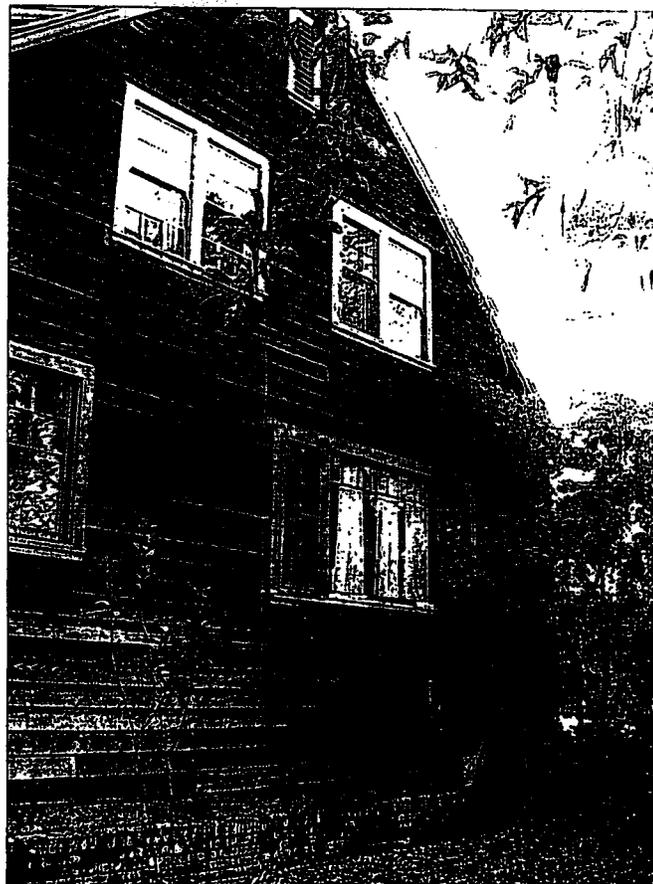


Photo 11-11-07
southwest corner
west side of main

Photo 11-11-07
November 2007

SECRETARY OF THE INTERIOR'S STANDARDS REVIEW**FOR A PROPOSED REMODEL AND ADDITION PROJECT
FOR THE
HISTORIC PECK HOUSE**

20331 Orchard Road
Saratoga
Santa Clara County
California

(Parcel Number 397-23-005)

Ryan Residence

Prepared for:
Richard Haro
Drafting and Planning, Inc.
843 S. McGlincey Lane
Campbell, CA 95008

Prepared by:
DILL DESIGN GROUP
110 NORTH SANTA CRUZ AVENUE
LOS GATOS, CALIFORNIA 95050
(408) 354-4015
(408) 299-4715 FAX
ddg@archhistory.com

Leslie A. G. Dill, Historic Architect

March 20, 2003

INTRODUCTION

Project Summary

Dill Design Group was retained by Richard Haro to conduct a Historic Resource Design Review of a proposed residential remodel and addition project at the Historic Peck House, Saratoga, California. Dill Design Group was asked to review the exterior elevations and site plan of the project to determine if the proposed project is in compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards).

Qualifications

Leslie A. G. Dill, Principal of the firm Dill Design Group, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the Northwest Information Center of the California State Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The Northwest Information Center utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Review Methodology

Leslie Dill of Dill Design Group conducted a field visit of the subject property in December, 2003 for the preparation of a State of California Department of Parks and Recreation Form 523 (DPR) that describes the existing design and historical significance of the property. During the field visit, the site and surrounding context were examined. Characteristic features of the existing building were noted. Ms. Dill and Mr. Haro met with his client and reviewed early design concepts for the project with regard to the Standards.

Ms. Dill then evaluated a design submitted on progress prints from Richard Haro, dated March 6, 2003, according to the *Secretary of the Interior's Standards for Rehabilitation*. The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource. This report is a presentation of that analysis, intended for submittal to the City of Saratoga to assist them in their design review process.

Disclaimers

The design for this project is currently in the development phase, and the final construction documents should be reviewed for consistency with this initial review. This report addresses the project plans in terms of historically compatible design. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources. The design review is generally limited to the exterior of the building.

ARCHITECTURAL HISTORY SUMMARY:

Kara Oosterhous, Architectural Historian with Dill Design Group, evaluated the architectural significance of the Historic Peck House on a DPR form recorded in December 2002. It is described as "...designed in the Colonial Revival style, with simplified characteristics reminiscent of early Colonial architecture (1600-1820) and a unique Californian use of unpainted redwood siding." Its character is derived from its compact size, its symmetry, and its central entrance, as well as a steep, shingled, gable roof with a central chimney. Colonial Revival homes were often clad in clapboard or wood shingles, as is the Peck House, and feature boxed, shallow eaves. The shed dormers, which span the front and back of the gable roof on the Peck House, and the projecting entry porch are characteristic of the Dutch Colonial style; however,

the lack of a gambrel roof or flared eaves precludes this home from being classified solely Dutch Colonial. Regional influences include the use of redwood lumber, a local building material, in the framing and siding of the house.

PROJECT DESCRIPTION:

The proposed remodel and addition project, as presented in architectural drawings and sketches by Richard Haro, dated as above, includes the proposed addition of a new one-story wing and porch at the rear, and a new one-story addition to the north side, as well as the addition of a basement with associated lightwells.

SECRETARY'S STANDARD'S REVIEW:

The *Secretary of the Interior's Standards for Rehabilitation*, originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. The following is a list of the Standards and associated analysis regarding the Historic Peck House Project in Saratoga:

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."**

Analysis:

The use of this building and site do not change for this project.

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."**

Analysis:

The majority of historic materials are proposed to be retained in this project, and the changes to the building avoid altering features and spaces that characterize the property.

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."**

Analysis:

The new additions are compatible with the original structure in materials and form but are differentiated from the original building as outlined in the analysis for Standard 9. No other changes are proposed that might be mistaken for original features.

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

Analysis:

No portions of the building have been identified as having acquired historic significance in their own right.

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

Analysis:

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property seem to be generally preserved in this proposal.

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."**

Analysis:

The project plans indicate the replacement of deteriorated features to match existing where the severity of deterioration requires it. Otherwise, the project notes indicate that materials shall be repaired first, and replaced in kind.

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."**

Analysis:

No harsh surface cleaning seems to be proposed in this project.

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

Analysis:

Archeological resources are not evaluated in this report.

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."

Analysis:

The addition proposed at the north side of the building is compatible with the historic resource in massing and scale. Due to the change in grade and the relatively small footprint of the addition, it will appear subordinate to the original massing. Using painted siding and using slightly different window proportions help differentiate the addition from the original house.

The addition proposed at the rear (east) of the original house is also compatible with the historic residence. The use of the shed roof addition accentuates that it is an addition, the gable end that extends over the porch is a new element that is modest with regard to the original simple building. The new chimney is proposed to be clad with wood siding; this is not compatible with traditional materials usage, and to be consistent with the Standards, it is recommended that it be modified.

The basement lightwells to the north and south sides of the house are detailed with a traditional baluster pattern, but proposed for manufacturing in metal. This combination provides differentiation of materials and compatibility of scale.

The new additions as shown would cause the removal or destruction of some original exterior siding and affect some original openings that are generally identified as character-defining features of the site, but these modifications are not to an extent that the overall integrity of the remaining building fabric appears affected. Most of the windows, siding, and form of the building will remain intact.

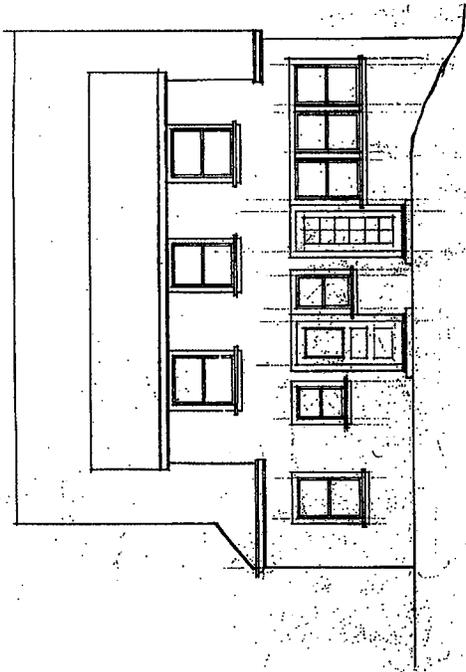
10. "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Analysis:

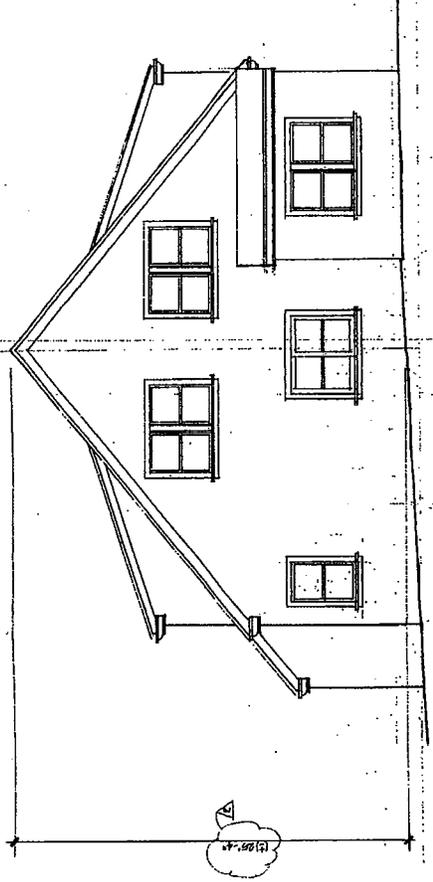
The essential form and integrity of the historic property would not be impaired if the new construction were to be removed in the future.

SUMMARY

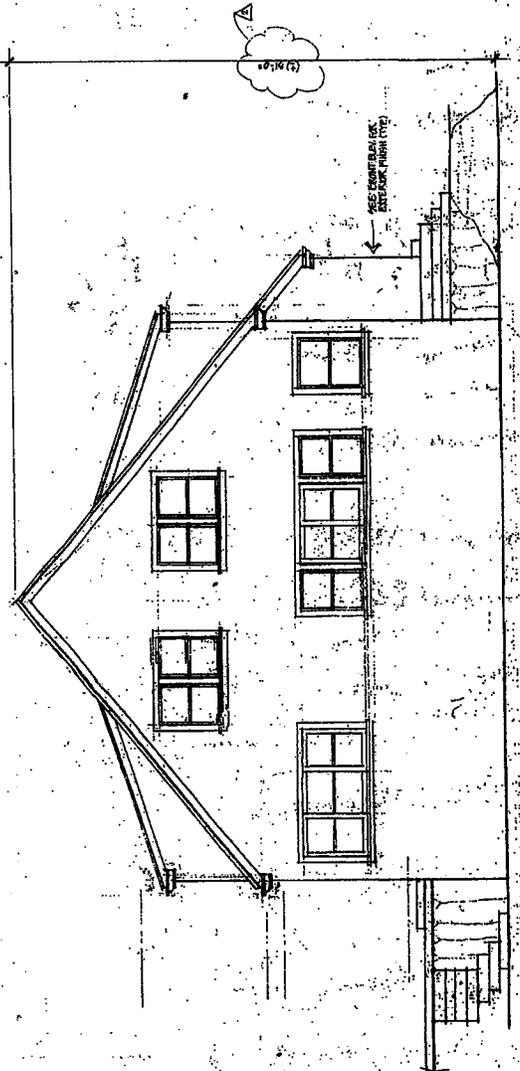
The proposed design is consistent with the Secretary of the Interior's Standards with the condition that the new chimney be either masonry (vener okay) or metal vent, not wood siding.



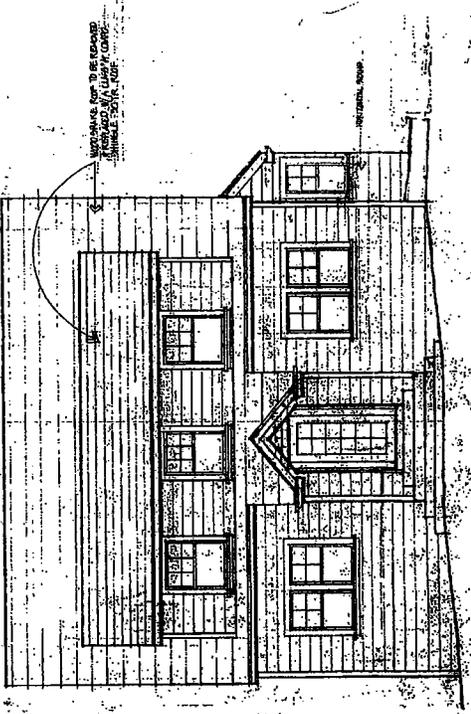
EXISTING REAR ELEVATION



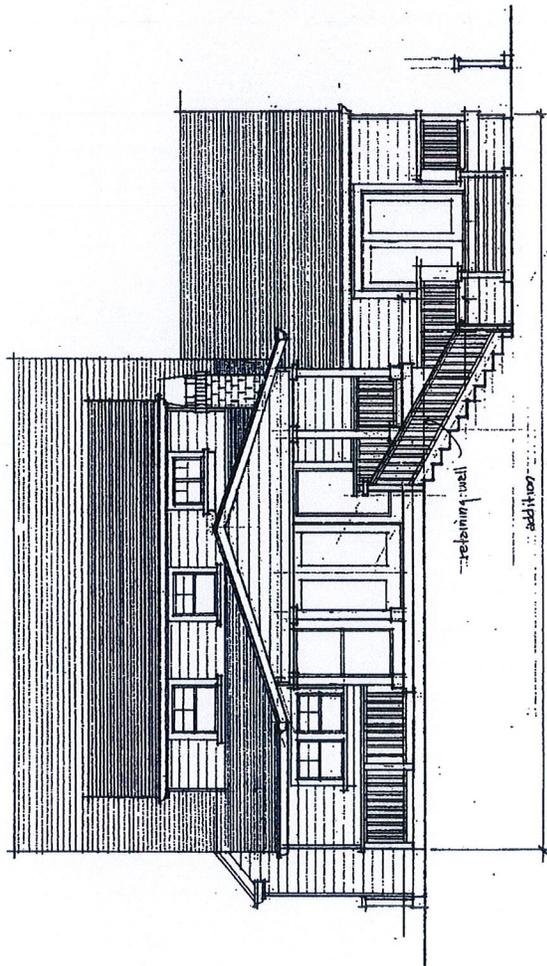
EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION

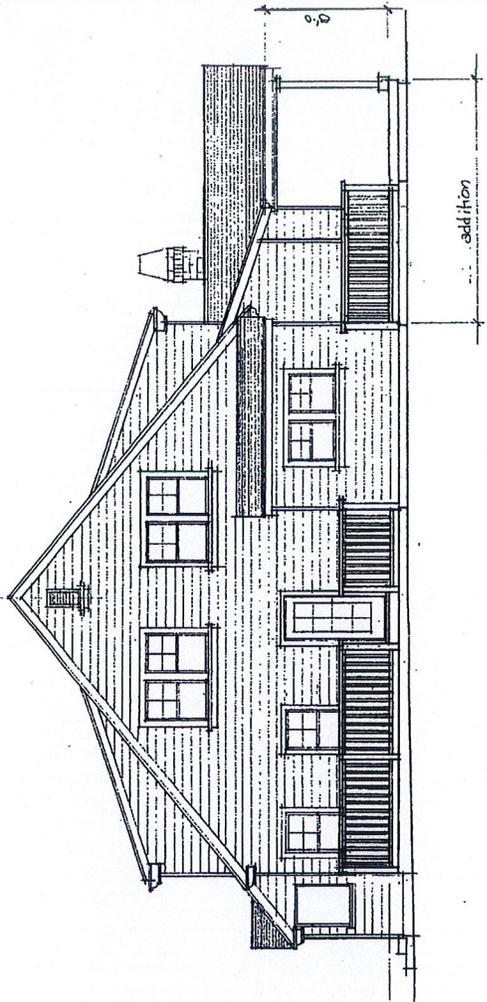


EXISTING FRONT ELEVATION



rear elevation

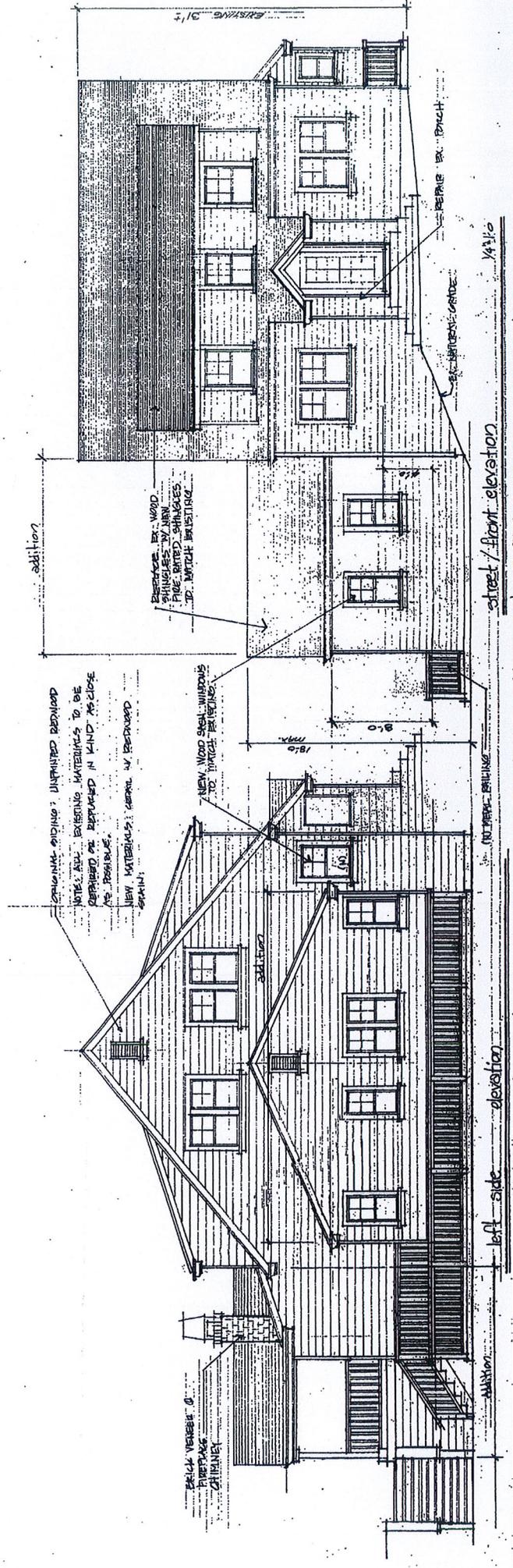
1/4" = 1'-0"



left side elevation

1/4" = 1'-0"

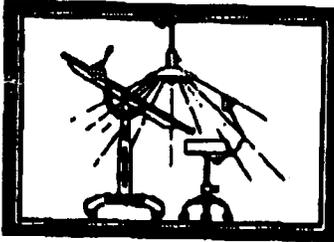
ORIGINAL SIDING; UNPAINTED REDWOOD
 NOTES: ALL EXISTING MATERIALS TO BE
 REPAIRED OR REPLACED IN KIND AS CLOSE
 AS POSSIBLE.
 NEW MATERIALS; SAME AS REPAIRED
 SPRAIN



left side elevation

street / front elevation

1/4" = 1'-0"



**RICHARD HARO
DRAFTING AND PLANNING, INC.**

April 21, 2004

City Of Saratoga
Planning Department
Fruitvale Ave.
Saratoga, CA 95070

Dear John Livingstone,

We have discovered that the "Dill Report" regarding the stained vs unstained siding is in error. The existing siding has been and still has redwood stain.

Our plans call for us to continue with the unstained siding. We want to restain the siding with a similar redwood stain. In addition we would like to change the new cedar siding to be cedar shingles.

Please review and approve this change as soon as possible as we are proceeding quickly.

Thank you for your consideration.


Richard Haro

Cc: Ryan

CEDAR SHINGLES
SHOULD MATCH COLOR
OF STAINED SIDING.

APPROVED 4/21/04
AT STAFF MEETING



20331 Orchard Road

Saratoga, CA

Front View

Addition on the left

Windows on addition are stained glass

Front door is not original

Note color is brown—taken on a rainy day

March 1, 2019



20331 Orchard Road

Saratoga, CA

Front View

Looking down the driveway, top of garage can be seen

Center window is a little dormer (tiny room)

March 1, 2019



20331 Orchard Road
Saratoga, CA
Side View of Porch
Open porch
March 1, 2019



**20331 Orchard Road
Saratoga, CA
Side view, garage side of the house
March 1, 2019**



Photo 4 of 12

20331 Orchard Road
Saratoga, CA
Side of house new addition
March 1, 2019



20331 Orchard Road
Saratoga, CA
Original garage frame with lights
Garage
March 1, 2019



Photo 6 of 12

**20331 Orchard Road
Saratoga, CA
Back of house
Chimney new, porch new
March 1, 2019**



Photo 7 of 12

20331 Orchard Road
Saratoga, CA
Back of house
March 1, 2019



Photo 8 of 12

**20331 Orchard Road
Saratoga, CA
Back of house side view
Steps to basement on the side
March 1, 2019**



Photo 9 of 12

20331 Orchard Road
Saratoga, CA
Right side of house from backyard
March 1, 2019



Photo 10 of 12

20331 Orchard Road
Saratoga, CA
Back of house side, steps to basement
March 1, 2019

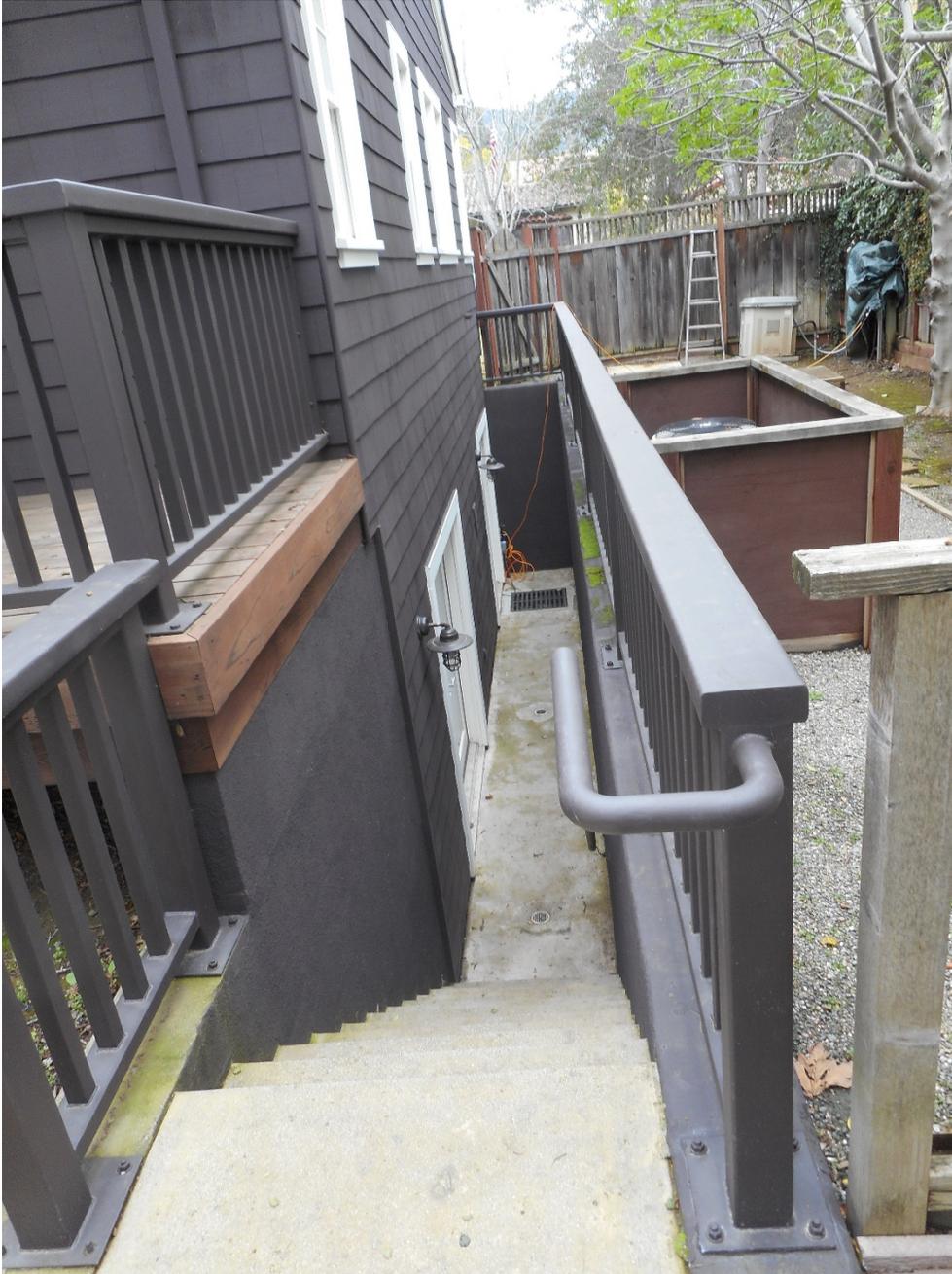


Photo 11 of 12

20331 Orchard Road
Saratoga, CA
Inside of house
Sconces original, fireplace tile, wood original
Inside has same wood as fireplace throughout
March 1, 2019



Photo 12 of 12