

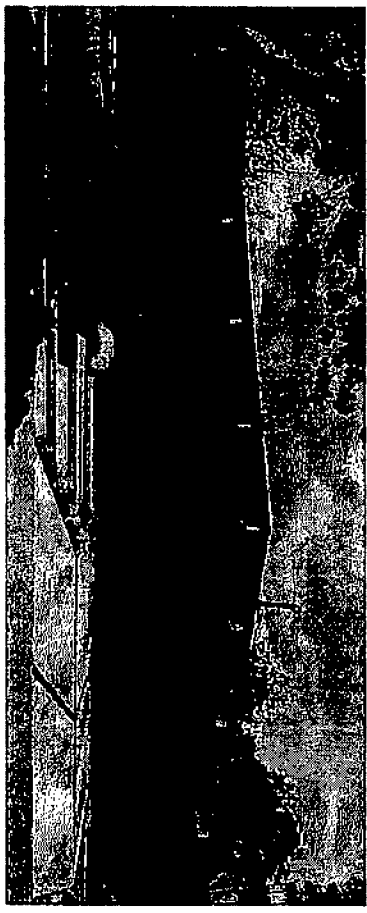
SAN JOSE EICHLER NEIGHBORHOODS OBJECTIVE DESIGN STANDARDS

PREPARED FOR:
City of San Jose
Planning Division
200 E. Santa Clara St.
San Jose, CA 95113

PREPARED BY:
Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

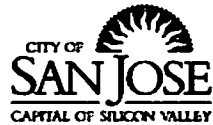
DRAFT

August 2024



San Jose Eichler Neighborhoods Objective Design Standards

Draft - August 2024



Prepared for:
City of San Jose
Planning Division
200 E. Santa Clara St.
San Jose, California 95113



PAGE&TURNBULL

Prepared by:
Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, California 94108
www.page-turnbull.com

TABLE OF CONTENTS

CONTENTS

CHAPTER 1: INTRODUCTION	5
What is the Purpose of the Design Standards?	5
Where and When do the Design Standards Apply?	5
Methodology	6
Preparer Qualifications	6
CHAPTER 2: USING THE DESIGN STANDARDS & GUIDELINES	9
How to Use the Design Standards	9
How to Use the Objective Design Standards	10
Guiding Principles of the Design Standards	11
Key Concepts in the Design Standards	13
Examples of Primary Original Features	14
Examples of Secondary Original Features	15
CHAPTER 3: HISTORY & CHARACTERISTICS OF SAN JOSE'S EICHLER TRACTS	17
A Brief History of Eichler Homes, Inc.	17
Eichler Tracts in San Jose	18
Typical Characteristics of Eichler Residences	19
Illustrations of Typical Eichler Characteristics	21
CHAPTER 4: OBJECTIVE DESIGN STANDARDS FOR ORIGINAL EICHLER FEATURES	25
CHAPTER 5: OBJECTIVE DESIGN STANDARDS FOR ADDITIONS & ACCESSORY STRUCTURES	43
CHAPTER 6: OBJECTIVE DESIGN STANDARDS FOR SETTING & COMMON LANDSCAPE	47
CHAPTER 7: OBJECTIVE DESIGN STANDARDS FOR NON-CONTRIBUTING BUILDINGS	53
CHAPTER 8: OBJECTIVE DESIGN STANDARDS FOR NEW (INFILL) CONSTRUCTION	55
CHAPTER 9: DESIGN GUIDELINES FOR ACCESSORY DWELLING UNITS (ADUS), SOLAR PANELS & SKYLIGHTS	59
APPENDIX A: REFERENCES	65
APPENDIX B: SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION	67

This page has been left blank intentionally.

CHAPTER 1: INTRODUCTION

WHAT IS THE PURPOSE OF THE DESIGN STANDARDS?

The San Jose Eicher Objective Design Standards (ODS) provide project design requirements and additional voluntary guidance for property owners, design professionals, and City staff when planning and reviewing projects. The ODS are intended to supplement San Jose's existing project review process by establishing a clear set of rules (design standards) and recommendations (optional design guidelines) for property alterations, while also maintaining the qualities that are most important to the Eicher neighborhoods' historic character. Objective design standards have been prepared to comply with California state housing legislation and streamlined review requirements.

San Jose has seven residential tracts that were developed by Eicher Homes from the 1950s to the 1960s, which form five neighborhoods: Morepark (1952-53), Fairglen (1957-59), Fairglen Additions (Units 1, 2, and 3; 1959-61), Hudson (1961-63), and Fairhaven (1961-63).¹ Eicher-designed tracts have local, state, and national significance. Eicher Homes founder Joseph Eicher was inspired by the affordable housing designs of Frank Lloyd Wright, one of the most influential American architects. The houses were meant to be affordable, giving middle-class Americans a chance to own a Modern-style home. Built in the postwar period, Eicher houses also represent the optimism that Americans shared after World War II. Their architectural style is unique to California, and their features allow homeowners to take full advantage of California's climate and abundant sunlight.

Like all buildings, San Jose's Eicher residences require maintenance to remain in good condition. In addition, property owners and residents may desire to make alterations in order to adapt the

¹ Seven Eicher tracts were developed in San Jose. Three of those tracts (Fairglen Additions Units 1, 2 and 3) make up the one neighborhood "Fairglen Additions," which is listed on the National Register of Historic Places.

buildings to contemporary needs. New construction is anticipated, including additions to Eicher houses and new home construction in Eicher neighborhoods. The ODS seek to accommodate growth and change in San Jose's Eicher neighborhoods while guiding alterations of existing buildings and new development and maintaining historic character.

WHERE AND WHEN DO THE DESIGN STANDARDS APPLY?

The ODS apply to Eicher tracts in San Jose that have been formally designated as historic resources. As of 2024, only one of San Jose's five Eicher neighborhoods, Fairglen Additions, is listed on the National Register of Historic Places (National Register # 100004036, June 7, 2019). As such, the ODS only apply to properties located within the Fairglen Additions historic district and any additional Eicher tracts in San Jose that are designated as historic districts in the future.

The rules and guidelines of the ODS cover proposed exterior changes to properties, focusing on changes seen by the public; they do not cover changes to the interior of houses or backyard landscaping. Only when homeowners propose a project requiring a permit do the ODS apply. The ODS do not require homeowners to change their existing houses or to bring their homes into alignment with the ODS. Unless and until homeowners have permit applications, the ODS does not affect them.

5

METHODOLOGY

The effort to develop the ODS was initiated in 2016 when a group of Fairglen Addition residents formed the Fairglen Additions Preservation Committee and began meeting with the aim of listing the neighborhood on the National Register. To aid this effort, Fairglen Additions Preservation Committee co-chair Sally Zarnowitz prepared a National Register of Historic Places Multiple Property Documentation Form (MPDF) for the "Housing Tracts of Joseph Eicher in San Jose, California, 1952-1963" in 2018. An MPDF is a form used to nominate groups of related significant properties.² The Fairglen Addition neighborhood was listed on the National Register using the MPDF on June 6, 2019.³

Following the listing, the Fairglen Additions Preservation Committee developed draft design guidelines for the maintenance, repair, and modification of existing Eicher homes, as well as to guide the design of new construction in a way that preserves the distinctive characteristics of the Fairglen Additions neighborhood. Setting forth guidelines for preserving and restoring Eicher houses is not unique to San Jose. The California cities of Orange, Palo Alto, and Sunnyvale have similar guidelines in place. These cities' guidelines served as references for this document.

In 2024, the City of San Jose hired Page & Turnbull as a qualified consultant to review the draft design guidelines prepared by the Fairglen Additions Preservation Committee and transform them into objective design standards to streamline the Historic Preservation Permit process for projects in any Eicher neighborhood in San Jose that is officially designated as a historic district.

The ODS were prepared based on the San Jose Eicher MPDF and Fairglen Additions National Register nomination. No additional archival research was conducted as part of this project. The ODS were also informed by meetings between Page & Turnbull, members of the Fairglen Addition Preservation Committee, and City staff to discuss key issues and common concerns regarding projects in Eicher neighborhoods.

A site visit to take photos for illustrations was conducted on April 25, 2024. All photographs were taken by Page & Turnbull, unless otherwise noted. Photographs are primarily of Eicher homes in San Jose, but may include Eicher homes of similar models in other jurisdictions.

All graphic illustrations were prepared by Page & Turnbull, unless otherwise noted.

PREPARER QUALIFICATIONS

The ODS were prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Christina Dikas, Principal; Hannah Simonson, Cultural Resources Planner, project manager; and Clare Flynn, Cultural Resources Planner, primary author, all of

² Sally Zarnowitz, "Housing Tracts of Joseph Eicher in San Jose, California, 1952-1963," National Register of Historic Places Multiple Property Documentation Form, June 7, 2019.
³ Sally Zarnowitz, "Fairglen Additions (Unit 1, Unit 2, and Unit 3)," National Register of Historic Places Registration Form, June 7, 2019.

6

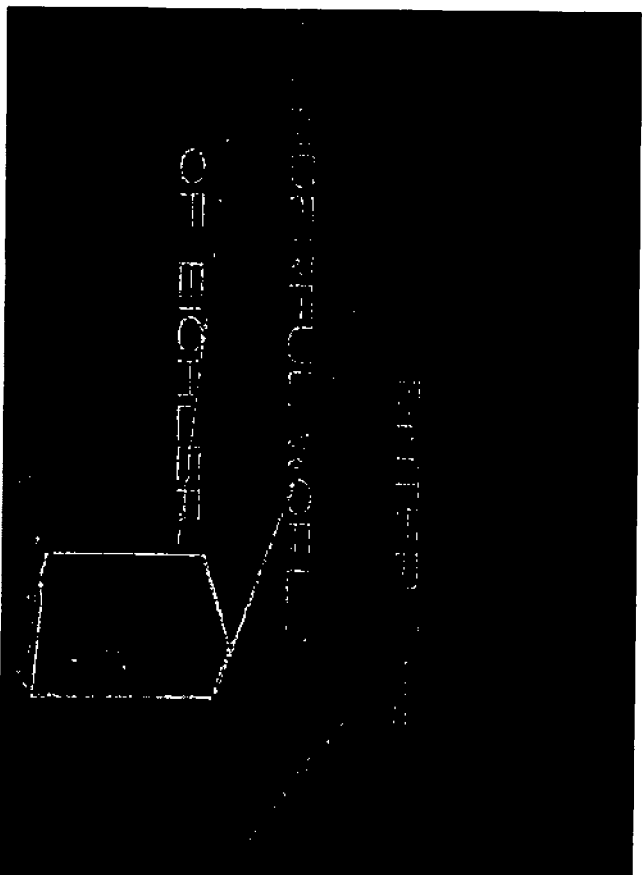


Figure 1: Cover of brochure for Fairglen Additions, Unit 1 (1959). Source: Courtesy of Sally Zarnowitz.

HOW DO OTHER PRESERVATION TOOLS WORK WITH THE DESIGN STANDARDS? SECRETARY OF THE INTERIOR'S STANDARDS

The ODS are based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOI Standards), and the associated *Guidelines for Preserving Rehabilitating Restoring and Reconstructing Historic Buildings* (SOI Guidelines). Established by the National Park Service, the Secretary's Standards and Guidelines are nationally recognized best practices for historic preservation. Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both federal and non-federal rehabilitation proposals.

The SOI Standards include concepts about maintaining, repairing, and replacing historic materials, designing new additions, or making alterations. The SOI Guidelines offer general design and technical recommendations to assist in applying the SOI Standards to properties while the ODS provide direction specific to San Jose's Eichlers.

The ODS are written to be consistent with the SOI Standards and Guidelines, so projects found to conform with the ODS generally are considered in conformance with the SOI Standards.

For more details about the SOI Standards and Guidelines and additional publications on preservation guidance, please refer to the Appendix.

CALIFORNIA HISTORICAL BUILDING CODE

The City of San Jose has adopted use of the California Historical Building Code (California Code of Regulations, Title 24, Part 8) for historic properties. The intent of the California Historical Building Code (CHBC) as stated in the code is to, "provide solutions for the preservation of qualified historical buildings or properties; to promote sustainability; to provide access for persons with disabilities; to provide a cost-effective approach to preservation; and to provide for the reasonable safety of occupants or users." ~~The CHBC requires the City to consider alternative solutions that are reasonably equivalent to the traditional building code when dealing with qualified historical properties. A qualified historical property is any building, site, object, place, location, district or collection of structures, and their associated sites, deemed of importance to the history, architecture, or culture of an area by an appropriate local, state or federal governmental jurisdiction. Contributors in the designated Eicher historic districts are qualified historical properties.~~

One of the benefits of the CHBC is that it does not require historic buildings to meet energy requirements for building envelopes, though new mechanical equipment and lighting fixtures would have to comply with state energy codes. It also allows keeping original features and fabric, even if they

are not compliant with current codes, so long as they pose no safety hazards. For example, the CHBC allows in-kind repair or replacement of windows and sliding doors—original features that contribute to the character of qualified Eicher homes—as doors and windows in qualified historic buildings do not need to meet the California Energy Code. The City's Building Official determines the appropriate use of the CHBC. If you anticipate that your project will require use of the CHBC, please contact the Historic Preservation Planner early in the process.

² 2022 California Historical Building Code, Title 24, Part 8, Section 8-1.01, "Title, Purpose and Intent," accessed August 19, 2024, <https://codes.icadef.org/correlat/CAHBC2022P1/da/part-8-1-administrator---text/The%20CHBC%20-%20intended%20to%20prov%20a%20cost-effective%20approach%20to%20preservation%20and%20to%20provide%20for%20the%20reasonable%20safety%20of%20occupants%20or%20users>.

7

This page has been left blank intentionally.

8

CHAPTER 2: USING THE DESIGN STANDARDS & GUIDELINES

HOW TO USE THE DESIGN STANDARDS

The ODS document begins with three informational chapters:

Chapter 1: Introduction, with background information on why the ODS were developed.

Chapter 2: Using the Design Standards & Guidelines explains key principles in the ODS

Chapter 3: History & Characteristics of San Jose's Eichler Tracts summarizes the history of Eichler Homes, Inc. and the five neighborhoods in San Jose. It also outlines the features that characterize the neighborhoods.

Chapters 4 through 8 are the objective design standards and optional guidelines themselves arranged by features or project types:

Chapter 4: Objective Design Standards for Original Eichler Features

Chapter 5: Objective Design Standards for Additions & Accessory Structures

Chapter 6: Objective Design Standards for Setting & Common Landscape

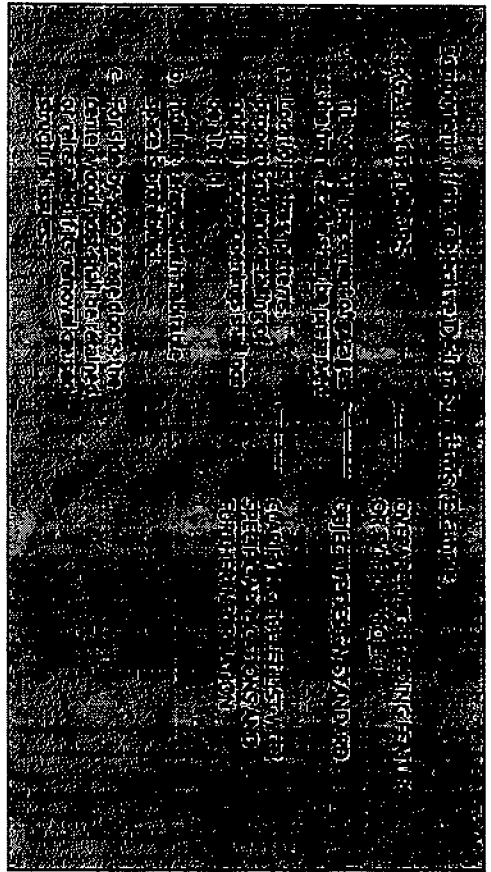
Chapter 7: Objective Design Standards for Non-Contributing Buildings

Chapter 8: Objective Design Standards for New (Infill) Construction

Chapter 9: Design Guidelines for Accessory Dwelling Units (ADUs), Solar Panels & Skylights

HOW TO USE THE OBJECTIVE DESIGN STANDARDS

Chapters 4 through 8 outline broad concepts that should inform the thought process behind a project's development. The concepts are organized by feature or type of project, and then into objective design standards ("shall," "must") and guidelines ("should," "appropriate," "encourage,") that will assist with design decisions. The standards and guidelines cannot anticipate every specific case that will arise, and not all will apply to specific projects. Nevertheless, they represent design objectives that can be applied to many different situations and result in a project that is integrated into its Eichler neighborhood context. Each standard or guideline is followed by additional and clarifying information in a bulleted list.



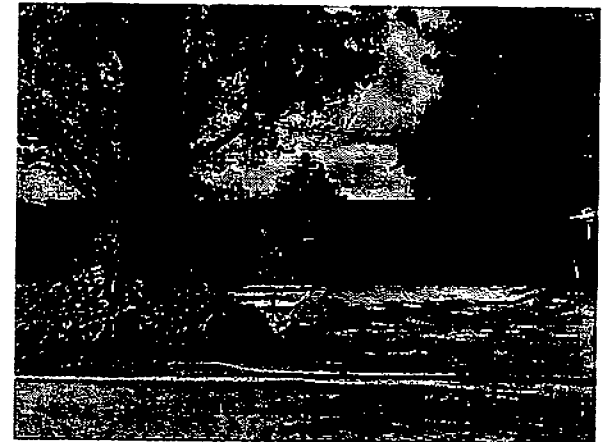
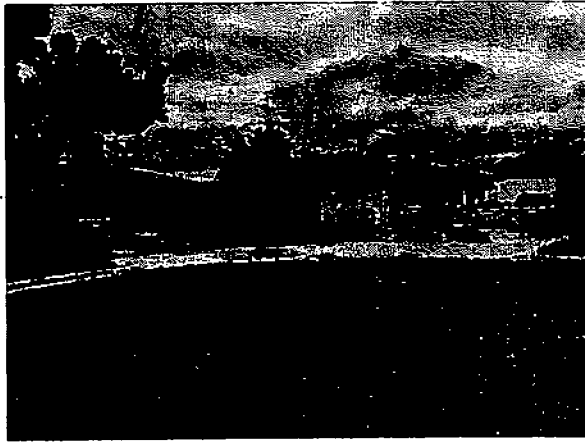
Additional Guidance

The design standards and guidelines are intended to provide a framework for the design process. They are not intended to be prescriptive, but rather to provide a set of principles that can be used to guide the design process. The design process should be iterative and collaborative, involving all stakeholders from the beginning. The design process should be guided by the following principles:

- The design process should be iterative and collaborative, involving all stakeholders from the beginning.
- The design process should be guided by the following principles:

GUIDING PRINCIPLES OF THE DESIGN STANDARDS

The following are guiding principles for the ODS:



* 1. **NEIGHBORHOOD CHARACTER:** Changes may occur at individual properties so long as the cumulative changes do not alter the tract to the extent that, as a whole, the historic district's character is diminished.

2. **ROOF FORMS:** Roof forms and roof lines of the Eichler homes shall be significantly altered. While minor alterations to improve drainage or to add insulation ~~may be acceptable~~, the roof shape must generally appear as it did originally for that model. Modifications affecting the roof, including atrium covers, mechanical equipment, or HVAC ductwork must follow the roof form and be kept as low and tight to the roof as possible.

not

are

3. **UNIQUE MODELS:** Each Eichler model is authentic unto itself. Changes that are considered appropriate may vary between models. A unique feature or material that is original to one model may not be appropriate to another.



4. ORIGINAL FEATURES: Original features and materials shall be retained and preserved. If an original feature or material exists, the preferred option is to retain it in place and repair as needed. Rekind replacement of the feature is considered when repair is not possible. The replacement shall match the original in design, material, proportion, texture, detail, and finish.

or reasonably feasible

5. COMPATIBILITY: When changes are considered, such as replacing an altered feature, adding a new element, altering the landscaping, or changing an original feature, they must be compatible with the aesthetics of the Eicher tracts. Compatibility shall consider the scale, proportions, rhythms, patterns, spatial relationships, solid-to-void relationships, limited materials palette, and overall philosophy of the original Eicher houses, which emphasized simple, affordable, well-designed, mass-produced homes that connected the interior to the exterior while offering privacy from the public sphere.

and other properties

be

12

KEY CONCEPTS IN THE DESIGN STANDARDS

Contributor vs. Non-Contributor

A different range of standards are used for contributing versus non-contributing properties in designated Eicher districts. Contributing and non-contributing buildings are identified through a historic resource survey. A contributor was constructed by Eicher Homes when the tract was originally developed (its period of significance) and retains integrity. "Integrity" means it retains the primary design elements and materials that allow the building to convey its associations with the original Eicher development through its historic materials and forms. Contributing buildings are historically significant.

A non-contributor either was constructed outside of the period of significance or its primary features have been altered so much that it no longer retains integrity as an original Eicher design. Non-contributing buildings are not historically significant within the context of the historic district. However, because changes to non-contributors have the potential to affect the character of the historic district, proposed changes are reviewed for compatibility.

Public vs. Private Realm

The ODS recognize a distinction between the "public" and "private" realms of residential properties. The public realm generally refers to the portion of a property visually accessible "from the street," which in this document means from the public street, sidewalk, and parkway. This includes the front facade, front yard, roof, and portions of the side facades and side yards. Since San Jose's Eicher neighborhoods were designed as cohesive tracts with clear patterns of setbacks, massing, roof lines, and yard layouts, these features contribute to the historic neighborhood character.

The private realm generally refers to the interior of the residence while semi-private refers to the side and rear yards. These areas are private to the homeowner and/or resident and do not directly contribute to the experience of the neighborhood from the street. Nonetheless, what occurs in the rear and side of the building and the lot has the potential to affect neighboring properties, especially since the Eicher homes have large window walls at the back of the buildings.

Alterations and additions made in the ~~semi-private~~ private realm will have greater flexibility than those in the semi-private realm. Changes to the interior of the buildings, including inside the atrium, are not reviewed under the ODS, unless they are visible from the street (such as new roofs over atria).

Primary & Secondary Original Features
Despite the variety of models constructed by Eicher in San Jose and throughout California, there are several common characteristics found among Eicher homes that uniquely define them. The ODS distinguished between those that are primary original features and those that are secondary original features.

Primary features are essential physical features, often architectural components, that establish the dominant visual character of the property. Alterations to primary features have the potential to change significantly the building's character, and in turn, the neighborhood's character. These include the one-story massing, roof forms, exterior cladding, placement of the garages and carports, and the location and sizes of openings.

Secondary features are those physical elements original to the Eicher designs and contribute to the character of the buildings but they may be modified without compromising the design integrity of the Eicher house. There is more flexibility for changes to secondary features without substantially compromising the character of the building or neighborhood. These include the front entry door, garage doors, front windows, and fencing and landscaping, among others.

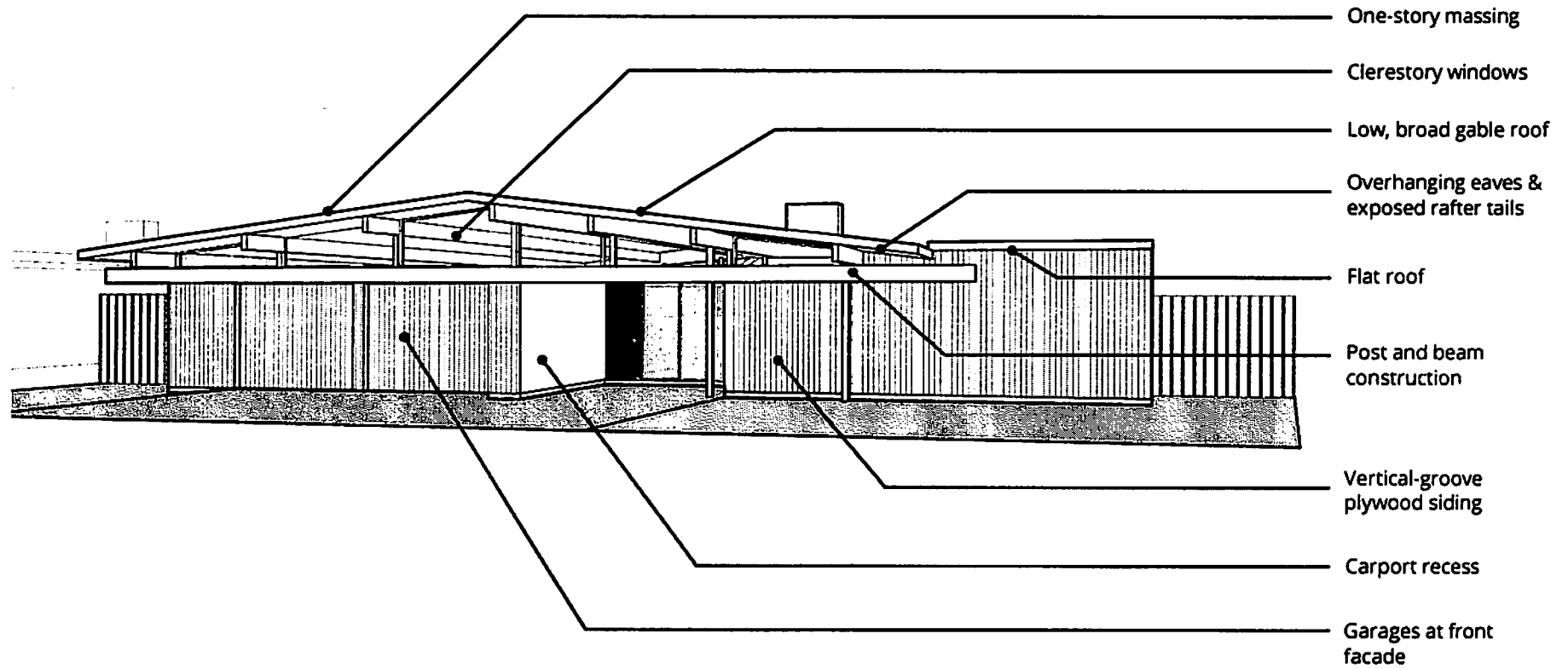
For a property to be a contributor, the primary features that enable a property to convey its historic integrity must be evident. Given the number of models, and the sometimes subtle variation among the models, a property must clearly contain enough of those primary characteristics original to the specific model, and the features must also retain sufficient integrity.

Definitions

Objective Design Standards are standards that a permitted project at a property in a designated Eicher neighborhood is required to meet.

Design Guidelines are optional guidelines that may be used to design a project that is visually sensitive and compatible to the Eicher neighborhood's historic character or that provide options that provide more flexibility to project applicants who are not seeking streamlined project review.

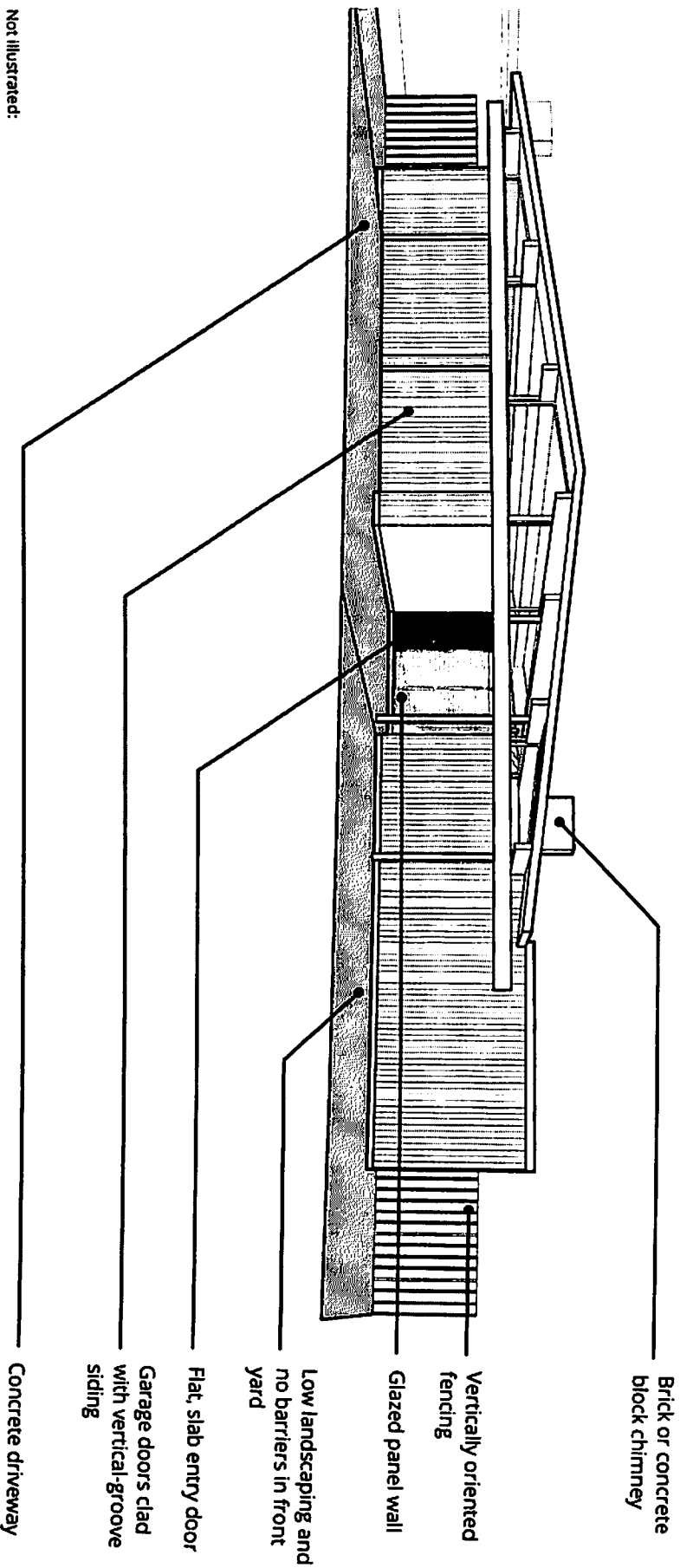
EXAMPLES OF PRIMARY ORIGINAL FEATURES



Not illustrated:

- Ratio of windows to solid surfaces
- Other roof forms original to specific models
- Other original cladding types

EXAMPLES OF SECONDARY ORIGINAL FEATURES



15

This page has been left blank intentionally.

16

CHAPTER 3: HISTORY & CHARACTERISTICS OF SAN JOSE'S EICHLER TRACTS

A BRIEF HISTORY OF EICHLER HOMES, INC.

The post-World War II period was a time of dramatic transformation in many areas of the United States, and California was no exception. Across the country, speculative housing tracts were planned and built rapidly in suburban areas to accommodate a growing American middle-class consumer. Residential designs constantly adopted newly available materials, consumable goods, and aesthetic trends that promised to transform the lives of Americans for the better—to make living easier but also more fulfilling. California's varied landscape and favorable climate formed an ideal setting for the suburban dreams many Americans harbored as the postwar era progressed.

No American real estate developer may have better embodied the forward-thinking and entrepreneurial spirit of this period than Joseph Eichler. When Eichler began to build houses in the San Francisco Bay area in the late 1940s, he aimed to provide the highest quality of houses and amenities to a professional class who, in large part, had not been able to afford progressive architectural design in the past. Eichler's company, Eichler Homes, Inc. marketed three important concepts—design, affordability, and community—to Californians for two decades.

He chose talented designers, first San Francisco's Anshen & Allen, then Los Angeles-based Jones & Emmons, and finally Claude Oakland & Associates, who shared Eichler's interest in Modern design, which was unconventional for postwar suburban tract housing.

While Eichler was not the only builder who held the principle that well-designed homes should be affordable and would provide many with a high quality of life, he enacted this principle at an impressive scale. Prolific throughout California, Eichler constructed over 11,000 homes during his career as a merchant builder.¹

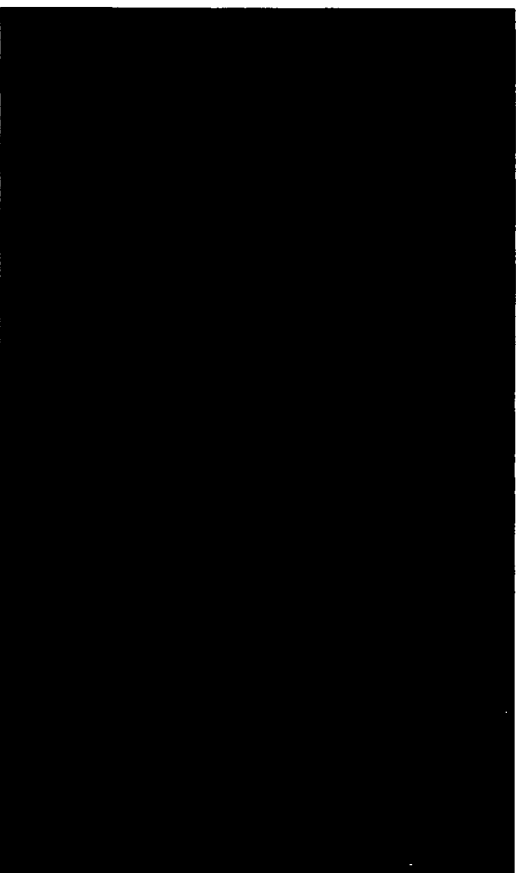


Figure 2: Joseph Eichler. Source: A. Quincy Jones papers, Library Special Collections, Charles E. Young Research Library, UCLA.

¹ Zerrowitz, "Housing Tracts of Joseph Eichler in San Jose, California, 1952-1963."

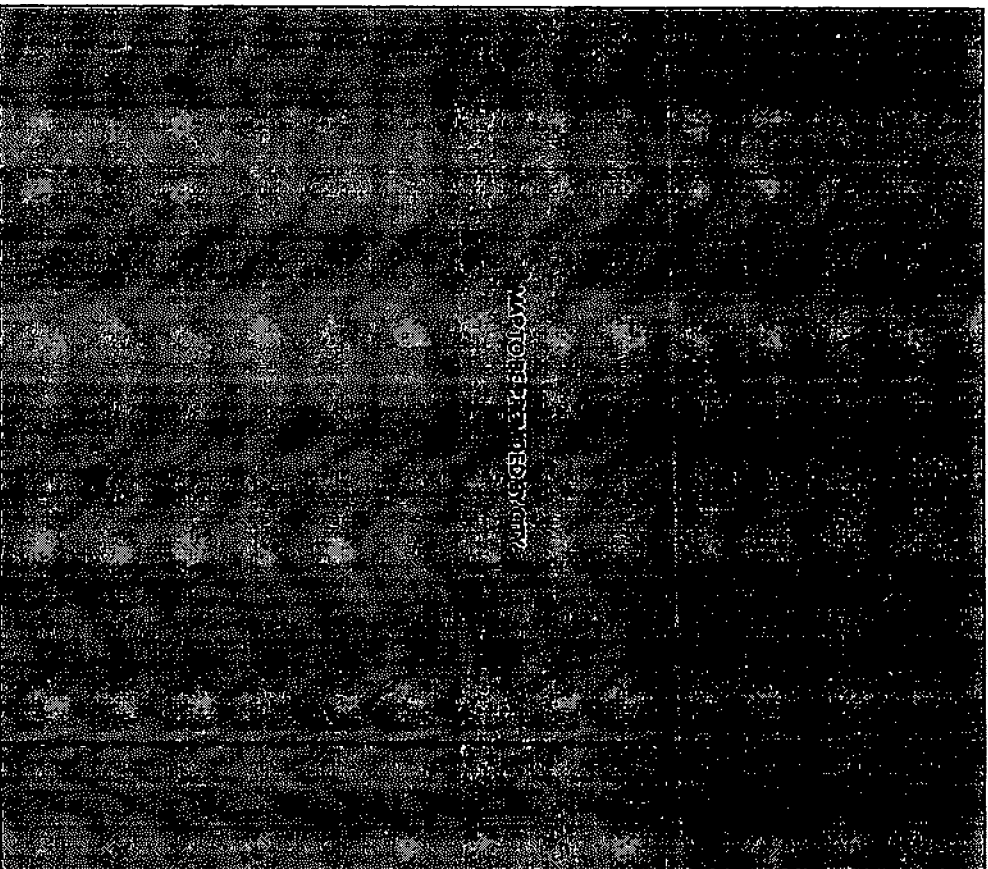
EICHLER TRACTS IN SAN JOSE

Eichler developed seven residential tracts in San Jose between 1952 and 1963:

1. Morepark Eichler Homes Tract (1952-1953)
2. Fairglen Eichler Homes Tract (1957-1959)
- 3-5. Fairglen Eichler Homes Tract Additions No. 1, 2, and 3 (1959-1961)
6. Hudson Eichler Homes Tract (1960-1962)
7. Fairhaven Eichler Homes Tract (1962-1963)

The tracts contain a total of approximately 480 single-family residences located in five suburban neighborhoods. Houses developed by Eichler Homes during this period were designed by the architectural firms of Anshen & Allen, Jones & Emmons, and Claude Oakland & Associates.

For more information about Joseph Eichler, Eichler Homes, and Eichler developments in San Jose, refer to the National Register of Historic Places Multiple Property Documentation Form for "Housing Tracts of Joseph Eichler in San Jose, California, 1952-1963" and the associated National Register of Historic Places Registration Form for "Fairglen Additions (Unit 1, Unit 2, and Unit 3)," both of which were prepared by Sally Northoff Zarnowitz and dated October 26, 2018.



TYPICAL CHARACTERISTICS OF EICHLER RESIDENCES

Although there are many different designs of Eichler homes built in California, there are several important similarities found among the homes that distinguish them from surrounding neighborhoods that were constructed in the same era.

Construction Technique

One of the most characteristic aspects of Eichler homes is their post and beam construction method, built on a concrete slab foundation. "Post and beam" is a type of timber construction in which vertical posts and horizontal beams create a framework that carries both the floor and roof loads. The post and beam construction method can often be identified by the exposed rather than under roofs of Eichler homes. Eichler's architects recommended this approach because of three primary benefits: houses could be built quickly one after the other, it offered a great deal of flexibility for the interior arrangement of spaces, and it allowed for large, uninterrupted expanses of glazing on the rear facades.

Form & Massing

Eichler homes are primarily one story in height and feature a horizontal orientation and box-like massing with clean orthogonal or angular lines. Floor plans are often relatively square and organized around a central atrium, or U-shaped around a rear patio or front carport/courtyard entry. The houses were also carefully arranged by Joseph Eichler and his architects so that they uniquely fit each individual lot and so that windows do not directly face their neighbors, fostering a sense of privacy within each property.

Roofs

The roofs of Eichler homes are also instantly identifiable. In any Eichler neighborhood, one sees a variety of roofs: often gables and flat roofs, but also combination roofs that incorporate flat roofs with shed roofs and provide an asymmetrical design. Slopes are typically quite shallow, often at a ratio of 3:12. Roofs are typically covered with visually flat materials such as tar and gravel or rolled roofing. Though relatively uncommon, shingled roofs are found on some Eichlers.

Cladding, Materials & Features

The original material palette on Eichlers was generally quite simple. The most common cladding material seen on exteriors is vertical, tongue-and-groove redwood board or scored redwood plywood—although there is no typical width of the boards or scoring; the Eichler catalogue contained many widths. In some cases, houses also incorporate concrete block. Older Eichler tracts, including Morepark, may also incorporate horizontal wood siding. Original paint colors include earth tones with brighter colors for accent features, such as on lintels, exterior exposed carport beams, and/or doors. Other elements frequently seen on Eichlers include exposed roof rafters underneath extended eaves, which convey their post-and-beam structural systems, and wide fascia boards.

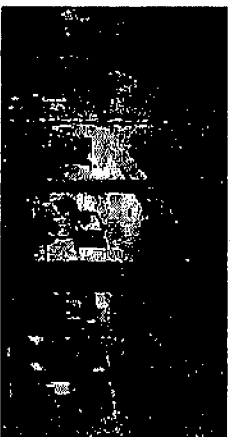
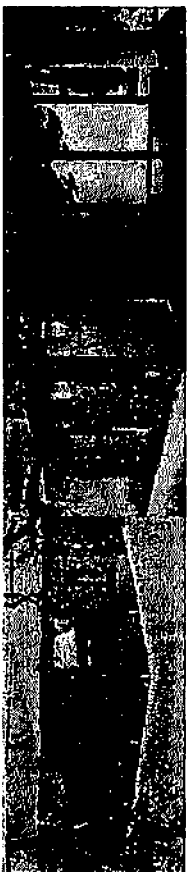


Figure 3: Promotional photographs from the original brochures for Fairglen Eichler Homes Tract Additions, Units 1 and 2 (1959-1961). Source: Courtesy of Sally Zarnowitz.

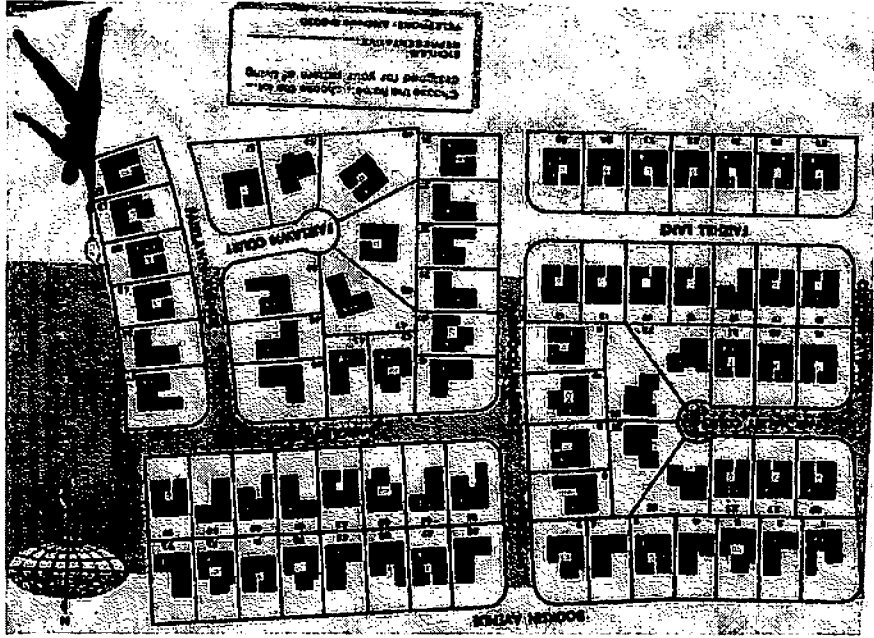


Figure 4: 1959 brochure for the Fairlieen Additions tract, showing a typical landscape and streetscape patterns for an Eichter neighborhood. Source: Courtesy of Sally Zarnowitz.

Penetration
There is typically minimal glazing at the front facade, consisting of dorestory windows, which may be horizontally oriented or triangular-shaped at gable ends, with vertically divided plate glass. Primary facades also feature punched rectangular windows, oriented vertically or horizontally. Textured glass is occasionally used at atria, courtyards, and facing the street. Eichter houses distinctively feature full-height glazing at the rear, using large expanses of plate glass with vertical wood divisions. Windows typically are fixed in wood frames or sliders in aluminum frames.

Entry Doors & Garage Doors
Original garage doors are typically clad in vertical wood board, often of narrow width to match the exterior siding, while original front entry doors are solid wood. Rear entry doors are typically fully glazed aluminum sliding doors, set within full-height window walls.

Carports & Garages
Viewed from the street, one of the most visible elements is the garage, which is always placed on the front facade but carefully incorporated into the roof form. Eichter homes may feature a two-car garage or one-car garage that is paired with a carport. In some of properties, the carports lead to glazed walls that define a courtyard or atrium beyond.

Interior Plans & Features
Eichter homes were unique at the time of their construction for their use of open floor plans with a living/dining room and a kitchen/multi-purpose room. Communal living spaces typically connect directly to the rear yard. There are typically three to four bedrooms. Radiant heating is embedded in the concrete slab flooring, similar to Frank Lloyd Wright's techniques with his Usonian houses. Walls often feature mahogany paneling.

Landscape & Streetscape Patterns
Eichter homes are typically placed on their lots with a consistent setback from the street. The topography is flat and streets are often curvilinear rather than laid out on a strict grid. Streets tend to be broad with concrete sidewalks and driveway curb cuts. A parkway (landscape strip) is located between the street and the sidewalk. Some streets feature a mature tree canopy of regularly spaced street trees. Front yards typically feature lawns and low groundcover, low shrubs, and a specimen tree or two. Paved driveways lead directly to the garage or carport, and walkways lead directly to the front entrance. Fences sometimes enclose the front courtyard and use vertical or horizontal wood.

(subject to grading for drainage and/or landscape design)

Reasonably

Some

Others have incorporated other types of plantings and landscape features.

ILLUSTRATIONS OF TYPICAL EICHLER CHARACTERISTICS

While the many variations of Eichler designs are mentioned above, the homes have some unifying character-defining features. These features include massing, roof form, siding, window type, orientation, and construction method.



FRONT GABLE EICHLER

Character-defining features at Front Gable Eichlers may include, but are not limited to:

- One story in height
- Strong horizontal emphasis
- Front-gabled roof, typically low pitched (often at ratio of 3:12)
- Carport and/or enclosed garage
- Overhanging roof eaves
- Exposed beams or braces under gables
- Clerestory windows under gabled roof
- Wood siding (typically vertical)
- May include a concrete masonry unit (CMU) wall
- Entry door is often recessed, or on the side (rather than the primary) facade
- Entry courtyard or atrium.

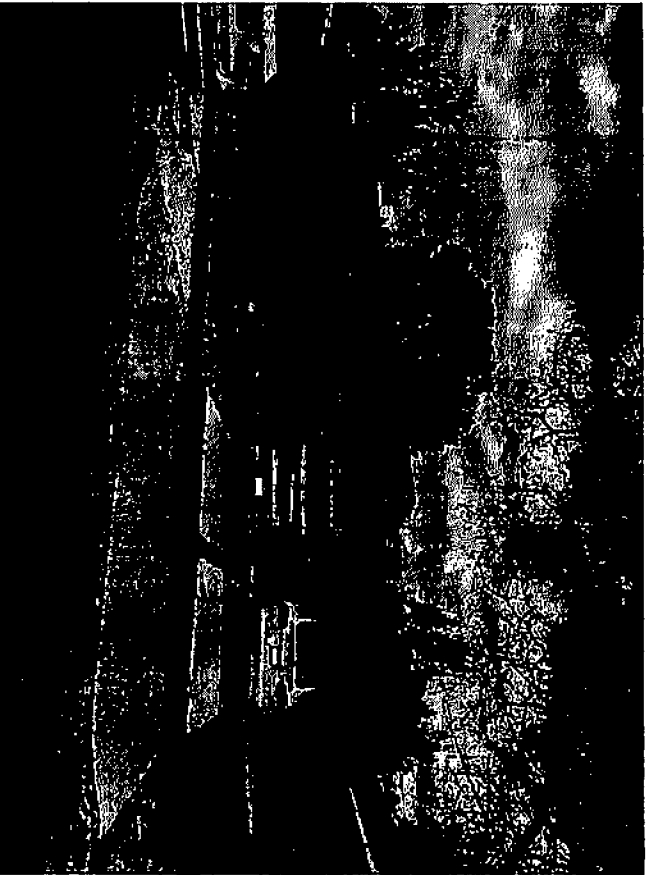




FLAT ROOF EICHLER

Character-defining features of Flat Roof Eichlers may include, but are not limited to:

- One story in height
- Strong horizontal emphasis
- Flat roof with or without overhanging eave
- No parapet
- Carport or enclosed garage
- Exposed beams
- Clerestory windows above garage
- Narrow, vertical fixed windows
- Wood siding (often vertical)
- May include concrete masonry unit (CMU)
- Sidelites next to entry door
- Entry courtyard or atrium.



FLAT-WITH-SHED ROOF EICHLER

Character-defining features of Flat-with-Shed Roof Eichlers may include, but are not limited to:

- One story in height
- Strong horizontal emphasis
- Low pitched shed roof over one bay, and flat roof over other bay.
- Carport or enclosed garage
- Overhanging roof eaves
- Exposed beams
- Clerestory windows under gabled roof, and/or over garage
- Wood siding (typically vertical)
- May include concrete masonry unit (CMU)
- Entry door is often recessed.





FLAT-WITH-GABLE ROOF EICHLER

Character-defining features of Flat-with-Gable Roof Eichlers may include, but are not limited to: One story in height

- Flat roof with steeply pitched gable roof over entry
- Carport or enclosed garage
- Overhanging roof eaves at gable portion with exposed beams
- Clerestory windows under gable roof
- Narrow, vertical fixed windows
- Wood siding (often vertical)
- May include concrete masonry unit (CMU)
- Sidelites next to entry door
- Entry courtyard or atrium.

Gable #.

24

CHAPTER 4: OBJECTIVE DESIGN STANDARDS FOR ORIGINAL EICHLER FEATURES

This chapter addresses the original features common to San Jose's Eichler homes. The construction techniques, design elements, and materials originally used were considered forward looking, yet affordable to keep the construction and purchase cost low in order to attract middle-class home-buyers. The characteristic features of Eichler homes are simple and not elaborate, and the overall palette of materials is fairly consistent across neighborhoods, so even minor changes have the potential to alter the character of the houses and the neighborhoods. At the same time, the buildings are at the age where they require maintenance and repair. In some cases, elements have reached the end of their natural life cycles.

The goal is to assist owners, City staff, and design professionals in understanding where changes can or should occur, where they should not, and how changes can be made while maintaining the essential feeling and character of the Eichler neighborhoods. Changes to primary original features have the potential for greater impact to the historic district than secondary original features, and will be reviewed with different standards.

4.1 ROOFS

The simple roof form is a primary feature for both an individual Eichler home and neighborhood cohesion. The different forms offer a degree of visual variety that nonetheless creates a recognizable pattern that ties an Eichler neighborhood together.

The roof and its components, such as the slope, fascia, and beam ends, reinforce the architectural style of the residence, while the unassuming roofing materials (often, tar and gravel) support the modest appearance of the home.



X

25

4.1.1 Original roof lines and forms shall be preserved.

- a. The narrow profile of the roof edge, which reflects the building's lightweight construction, shall be retained.

- b. Altering the shape of the original roof to a different shape or form is prohibited (i.e. modifying a flat roof to sloped roof, a low pitch to a high pitch, etc.).

significantly
c. Raising a roof above its original height is prohibited.

4.1.2. Overhanging eaves, exposed beam ends, exposed tongue-and-groove roof decking, wood fascia boards, and original truss elements are visual hallmarks of Eichlers that shall be retained and repaired. *When reasonably feasible.*

- a. Apply wood preservative to exposed beam ends to preserve them and prevent deterioration, if needed.

- b. Thin metal caps meant to protect the top of exposed beams shall be installed tight to the beams and painted the same color as the beam to reduce visibility.

c. ~~Boxing in the exposed beam ends or applying aluminum or wood fascia that cover the original wood fascia is prohibited.~~ *Reasonably Feasible*

4.1.3. If overhanging eaves, exposed beam ends, exposed tongue and groove roof decking, wood fascia boards, and original truss elements are deteriorated beyond repair and replacement is required, replacement shall be in-kind, matching the original feature in form, materials, dimensions, finishes, and textures. ~~Replacement shall be in-kind, matching the original feature in form, materials, dimensions, finishes, and textures.~~

4.1.4. Replacement roofing materials shall consist of:

- a. For flat roofs and low-pitched gabled or shed roofs:
 - Built-up roofing
 - Membrane roofing
 - Rolled roofing
 - Foam.
- b. For steeply pitched roofs with a slope greater than 3:12:
 - Composite (asphalt) shingles *(low profile)*

← Allow flexibility for new technologies as long as overall appearance is the same.



Figure 5: Preserve the original roofline and form.



Figure 6: Raising a roof above its original height is prohibited.

4.1.5. The following replacement roofing materials are prohibited on all roof forms:

- Clay tile
- Concrete tile
- Slate (natural or synthetic)
- Standing-seam metal roofing
- Wood or metal shingles

4.1.6. Foam insulation with its typical highly visible white color is prohibited on steeply pitched roofs.

4.1.7. Atrium, courtyard, and other roof openings shall be preserved in place.

- a. Original roof openings in overhangs shall not be enclosed.
- b. Covers or small pop-up additions or enclosures are permitted over existing atria and courtyards if they meet the design standards listed in Standard 5.1.5.

Except as provided in 4.1.7 b,



Figure 7: Preserve roof openings.

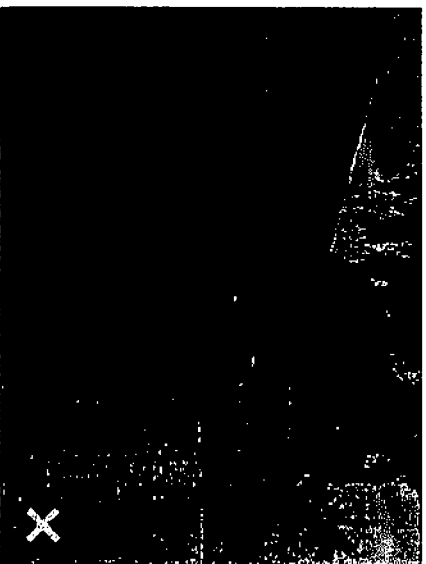


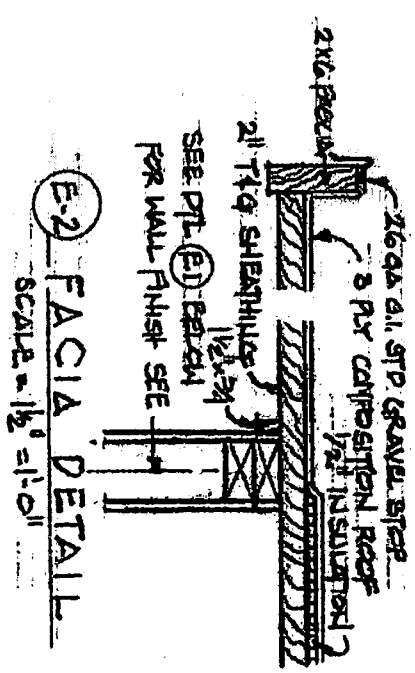
Figure 8: Concrete tile roofing is prohibited.

Additional Guidance for Roofs

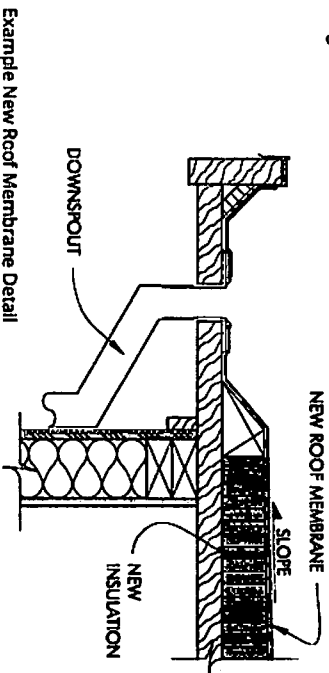
The roof on an Echter home is an important primary feature, but it is also a place where improvements and changes can and should occur when the roofing has reached the end of its service life, which typically is every 20-30 years. The important features of the roof to retain includes its shape, structure, and its lightweight, planar form.

When replacing roofing, consider incorporating other improvements, such as:

- Insulating the roof as the preferred way to improve the house's energy efficiency and comfort, well before replacing original windows with double-pane glass or improving the wall insulation.
- Addressing leaks or ponding with subtle drainage or design changes that do not affect the overall appearance of the roof.
- Updating or installing additional electrical conduits, especially for equipment like ductless HVAC systems and ceiling lights.
- Installing or replacing outdated or inefficient HVAC systems or solar panels with up-to-date options that do not require ductwork or are less visually intrusive. Often, old equipment from 20 or 30 years ago is significantly less energy-efficient than current models.



Original Detail



Example New Roof Membrane Detail

4.2 EXTERIOR CLADDING MATERIALS

The Eicher homes in San Jose were originally clad with a vertical-groove plywood siding, finished with an opaque stain. Select models included a wall at the front facade with either cedar shingles or concrete block. Some earlier Eicher models, such as in Morepark, have sections of original horizontal wood siding. As a primary original feature, the distinctive vertical-groove cladding contributes significantly to the appearance of both the home and the neighborhood. The secondary cladding materials offer occasional variety and help to distinguish between models. Together, the consistency of the siding, along with the limited palette of exterior materials, are major hallmarks of the San Jose Eicher tracts that are important to maintain.

4.2.1 The original exterior cladding palette shall be preserved.

- a. Vertical-groove plywood siding shall be the primary exterior cladding material.
- b. Models originally with secondary exterior materials shall maintain the original mix of materials.
- c. To avoid a false sense of history, materials unique to other Eicher models shall not be added to a model that did not originally utilize them.

4.2.2. Original cladding and building materials that are deteriorated beyond repair, or where repairs are required for more than 50% of the cladding on a single facade, shall be replaced with materials that match the original in ~~kind~~ **overall appearance.**

- a. In-kind replacement materials shall match the historic design, ~~detail~~ **scale, size, proportion, ~~stain~~ texture, detail, profile, and orientation of the original material.** Original materials to replicate include, but are not limited to:
 - Vertical groove plywood siding
 - Stacked bond concrete masonry units (CMU)
 - Stained wood shingles
 - Wide profile vertical and/or horizontal wood siding
 - b. Stucco, stone, brick, shingles (unless used historically), ~~and synthetic materials are prohibited.~~
- 4.2.3. Where original materials have previously been replaced with non-original materials, following replacement options are allowed:
- a. Restore the original material to improve the property's historic integrity.
 - b. Use a new material that matches the material type (wood, concrete block, etc.) and orientation of the original material and has a flat, smooth profile.

In appearance



Figure 10: Preserve the original exterior cladding palette.

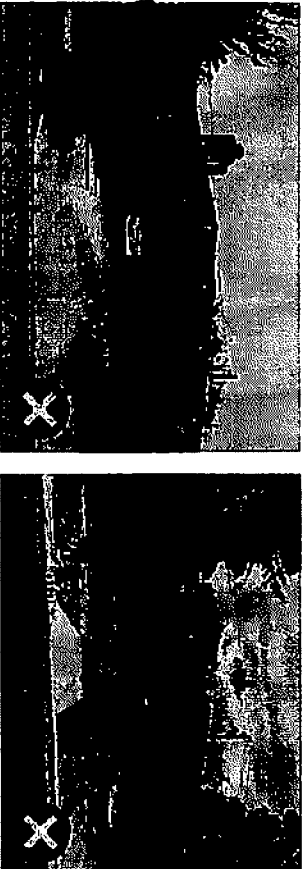


Figure 9: Replacing original cladding materials with stucco, stone, brick, shingles (unless used historically), and synthetic materials is prohibited.

4.2.4. Original exterior cladding materials shall be maintained and repaired, **or replaced.**

- a. Original siding shall be patched and repaired. The repairs shall be blended with the surrounding siding so they are not highly visible.
- b. Concrete block exterior walls shall be repaired using new blocks with dimensions, surface texture, and mortar pattern (joint width and depth) that match the original.
- c. Materials that were not originally finished (i.e. concrete block) shall not be painted or stained. Similarly, elements that were originally painted or stained shall not be stripped of those finishes, so as to protect those materials from deterioration.

~~d. Sandblasting and power washing are prohibited.~~

*Note that
Painters
generally
power-wash
before painting
exterior.*

Recommendations for Cleaning Historic Materials

- Do not use harmful treatments, such as sandblasting or harsh chemicals when cleaning the exterior of a home, since these treatments can have severe impacts on historic fabric.
- Use the gentlest means possible for removing dirt, stains, or paint from building surfaces.
- Low-pressure water and natural bristle brushes (rather than metal) are recommended.
- Chemical cleaning agents should be tested on a small representative test area of the building in an inconspicuous location prior to extensive use.
- Tightly cover all openings and seal masonry cracks or joints when cleaning to avoid moisture penetrating the building's surface, which can lead to long-term deterioration.
- Additional information can be found in National Park Service Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings at: <https://www.nps.gov/ourstudies/preservation-briefs/6-dangers-of-abrasive-cleaning.pdf>.

Original Cladding Features

The original cladding of Eichler homes have a limited palette of materials:

- Primary cladding was typically stained vertical-groove plywood finished at corners with a corner trim piece; also matching on garage doors. Grooves are cut into the plywood.
 - Rectangular and square concrete block are on some models. Concrete blocks are in stacked bond with aligned vertical joints. Joints are 1/4" wide, flat, and slightly recessed (known as raked joints).
 - Concrete block chimneys at the rear or side is typical
- Other cladding types seen on some models include:
- Wood shingles, sometimes as an accent wall
 - Smooth Masonite board located between windows
 - Horizontal wood siding on some earlier models

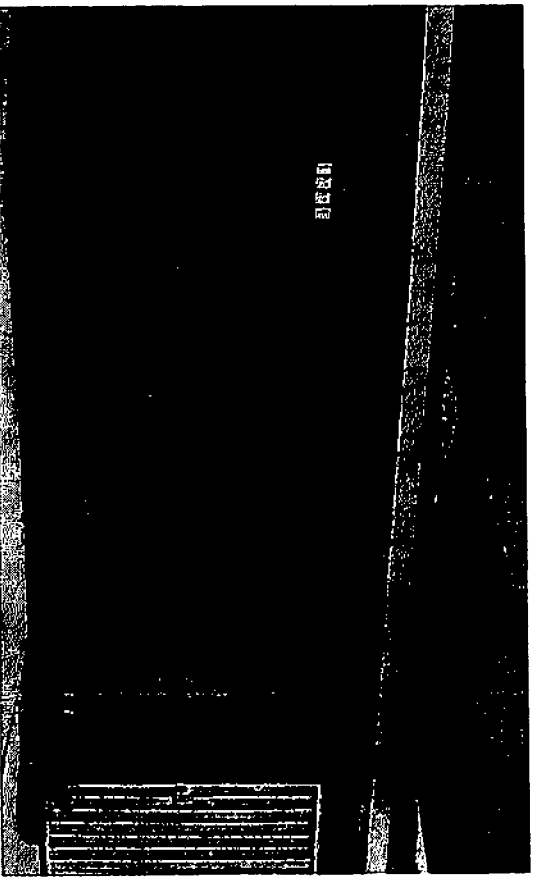


Figure 11: Original vertical groove plywood cladding.

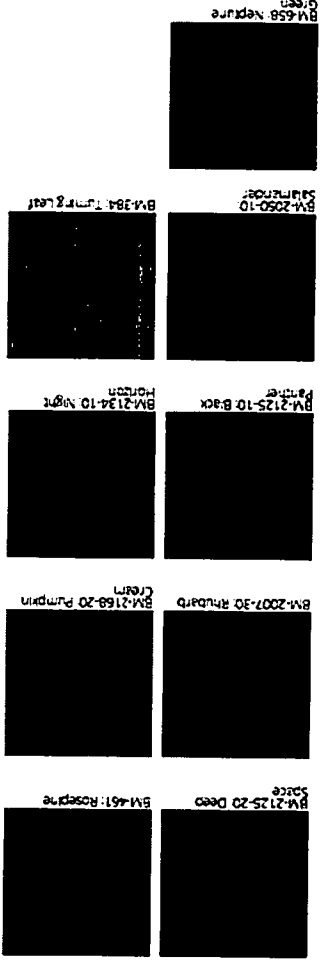


Figure 12: Original square concrete block cladding.

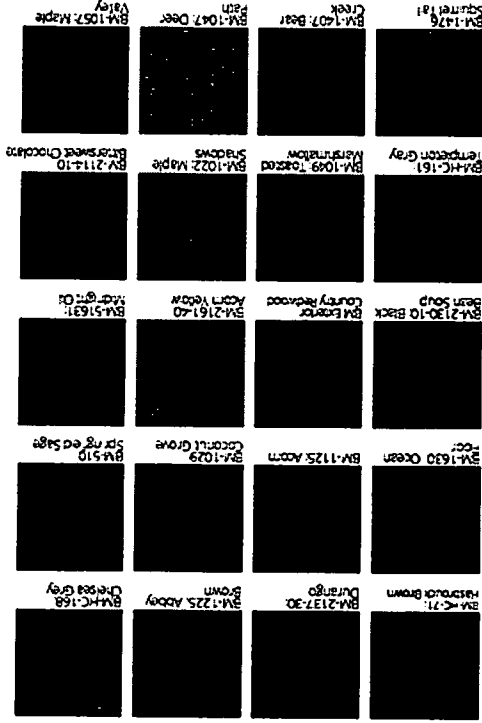


Figure 13: Original rectangular concrete block cladding.

Original Eichler Exterior Accent Paint Colors by Dunn-Edwards (Partial List)



Original Eichler Exterior Body Stain Colors by Cabot Stains (Partial List)



Note: Colors may be distorted due to the variety of printer and computer monitor settings. Please refer to the indicated numbers and manufacturers' in-store printed catalogs for accurate paint chips.

Source: Swatch graphic based on information provided by Eichler Network: https://www.eichlernetwork.com/article/house-many-colors?page=0_5

Additional Guidance for Exterior Cladding

- Most of the San Jose Eichler homes retain their original vertical-groove wood siding. The siding was generally stained, though most have since been painted. For those where painting has occurred, new paint should be applied sparingly, as excessive paint coatings diminish the character of the vertical grooves and the original texture.
- Degeneration of the siding, such as splintering or delamination, is often due to water infiltration or sun damage, particularly at west- and south-facing facades. If replacing deteriorated materials, refrain from replacing more than is necessary to complete the required repairs. Spot repairs should be tried first. Replacing sections with matching plywood (same groove pattern and dimensions) is also possible if the damage is beyond repair or repairs are extensive.
- Find logical places and breaks to replace sections of cladding. In some cases, the removal of full-height sections may be required to avoid a visible horizontal seam, but the replaced section may be only a few grooves wide. Small sections located close to the ground may be replaced without the horizontal seam becoming highly visible. The replaced sections should be finished to best match the adjacent siding, as excessive and dissimilar patching will ultimately diminish the consistency and simplicity of the original appearance.
- The small, wooden corner trim piece was not intended to stand out or be an architectural accent, so it should blend with the surrounding siding. Limit new penetrations and openings into the siding, since any patching will be visible. This includes everything from caulking or creating new window openings to small holes for a mini-split system's water piping.
- The exterior walls originally contained fiberglass insulation. Adding insulation at the roof (see section 4.1 Roof in this chapter) is often easier than opening walls to replace or add wall insulation.
- When repainting exterior cladding, consider researching the home's original color scheme or referencing the color palettes used historically in Eichler homes. Eichler Homes, Inc. used Cabot Stains' Ranch House Hues and accent colors by Dunn-Edwards. The Eichler Network published a partial list of exterior and body accent colors that closely match original colors (shown at right). These colors are provided for historical reference and inspiration purposes, and are not required by the City of San Jose.
- Local San Francisco Bay Area businesses manufacture and sell replacement Eichler style wood siding and can be consulted to find an appropriate match for replacement siding.

4.3 CARPORTS

Carports are featured on many models of the Eichler homes providing covered parking in addition to or in lieu of an enclosed garage. A primary feature, the carports create a void that distinguishes those models, providing relief and variation on the building front. They also continue the connection to the outdoors, as often the atrium is located behind a glass-panel wall at the back of the carport. The carport affords an enhanced sense of lightness and openness at the front of the home while still providing privacy.

4.3.1 Carports shall be retained in place and shall not be enclosed, except to create an ADU or JADU per California state laws (Refer to Chapter 9), either by new walls or fencing

~~4.3.2 Enclosing openings above the carport walls is prohibited.~~

← may be needed for security

Additional Guidance for Carports

Some carports have been enclosed to gain more space, either as a garage or living space. Enclosing the carport area typically creates a false sense of an Eichler model that never existed. It can also trigger other code requirements. If additional space is needed, rear or side additions that are normally visible from the street are preferred over enclosure of the carport. For ADUs and JADUs, see refer to the design guidelines in Chapter 9.



Figure 14: Carports shall not be enclosed.

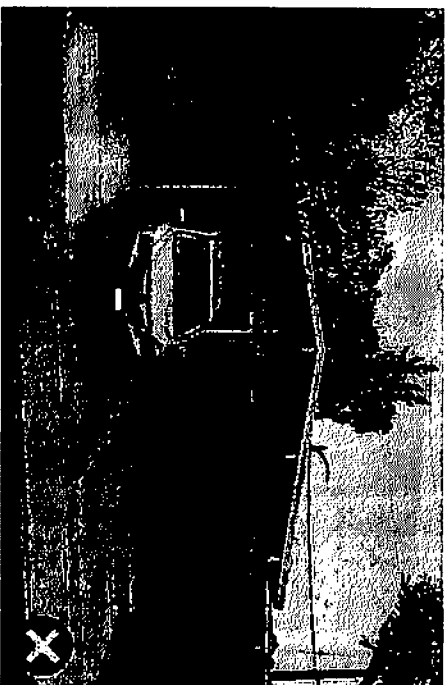


Figure 15: Carports shall not be enclosed.



Figure 16: Enclosing carports and openings above carport walls is prohibited.

33

4.4 GARAGE DOORS

Garages on San Jose Eichler homes were positioned at the front facade, facing the street. The placement and number of garage doors are important primary features that help to distinguish different models in the Eichler tracts. The garage doors were typically clad with vertical-groove plywood to match and blend in with the rest of the house. Though the doors are a secondary feature, they are highly visible at the front of the houses. Inappropriate replacements can negatively impact both the appearance and integrity of a residence and the neighborhood.

- 4.4.1 The original placement of garages at the front facade shall be preserved.
- a. Locations, sizes, patterns, proportions, and detailing of original garage openings shall not be altered.
 - Replacing garage door openings with solid walls is prohibited. If an ADU or JADU is constructed within an existing garage, the garage door openings and visual appearance of a garage door should be retained at the exterior. Refer also to Chapter 9.
 - b. For side-by-side garage doors, the center wood post shall be retained, or reinstalled if its removal has caused structural issues.
- 4.4.2 Original garage doors shall be maintained and repaired, or retrofitted as needed.
- a. If an original garage door is present, repair or retrofit the feature rather than replace it.
 - The installation of automatic door openers is allowed.
 - Retrofitting sliding doors to tilt-up or roll-up doors is allowed if it meets ODS 4.4.3, 4.4.4, and 4.4.5, as relevant.
- 4.4.3 If original doors are too deteriorated to repair, or if they have been replaced in the past, replace the original door in-kind or replace the door with a new door that has:
- a. A flat planar surface with no raised or recessed panels
 - b. Color or tone that matches the house.
- 4.4.4 If glazing is desired in replacement garage doors, it must be:
- a. Rectilinear in shape
 - b. Limited to 25% or less of the garage door surface
 - c. Have undivided lites (panes).
- 4.4.5 The following options are prohibited in replacement garage doors:
- a. Replacing side-by-side garage doors with a single, double-wide door
 - b. Raised or recessed panels
 - c. Horizontal or diagonal wood boards.

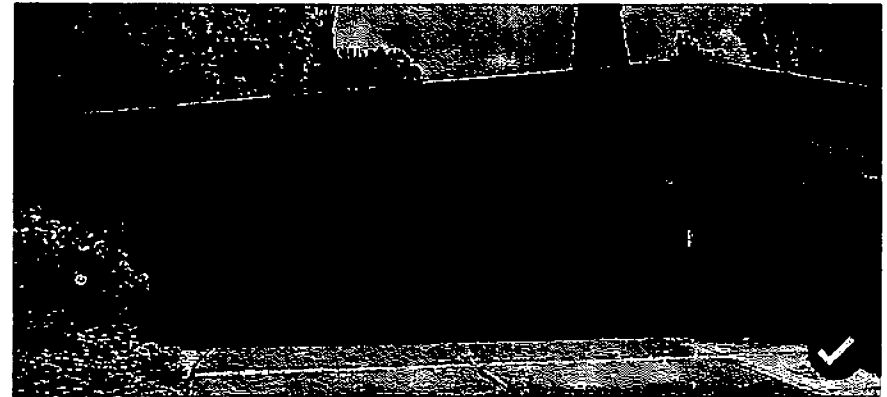


Figure 17: Preserve and maintain original garage doors.

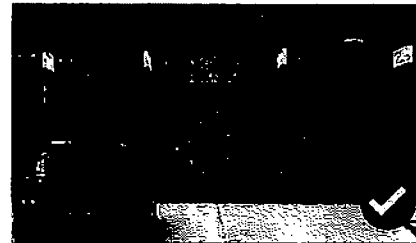


Figure 18: Glazing in replacement doors is limited to 25% or less

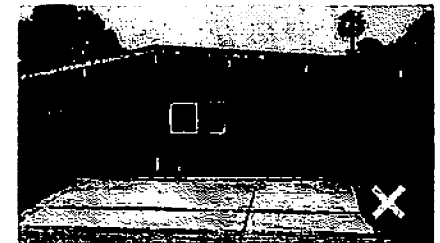


Figure 19: Infiling garage door openings is prohibited.



Figure 20: Paneled garage doors are prohibited.

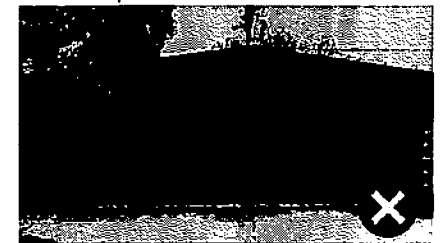


Figure 21: Stained horizontal or diagonal wood doors are prohibited.

4.5 EXTERIOR DOORS

Exterior doors of the San Jose Eichler homes are secondary original features and are generally limited to three types: solid slab-type doors at the front entry; stained wood veneered hollow core doors at other entrances; and aluminum-framed, sliding glass doors. The door was most often painted in a contrasting color creating a distinguishing hallmark for the Eichler facade. As distinctive features of the Eichler home, original doors and hardware are encouraged to be protected and maintained when possible.

Objective Design Standards for Entry Doors

- 4.5.1 The original placement of entry doors at the front facade shall be preserved.
- a. The location, size, pattern, proportions, and detailing of original entries shall not be altered.
 - Enlarging a door opening is prohibited, unless required for ADA compliance.
 - b. Glazed sidelights and transoms shall be retained where they exist adjacent to entry doors.
 - Transoms shall remain as clear glazing; obscured glazing at the sidelights is allowed.
 - Solid infill of sidelights and transoms is prohibited.
 - Replacement of original sidelights with double or wider doors is prohibited unless required for ADA compliance.
 - Use of glass blocks and other divided glazing at sidelights is prohibited.
 - c. Adding new door openings at the front facade is prohibited.
 - If enclosing a carport or converting a garage to create a JADU, refer to the "Design Guidelines for Doors and Windows" in Chapter 9.



Figure 22: Preserve original placement of entries.

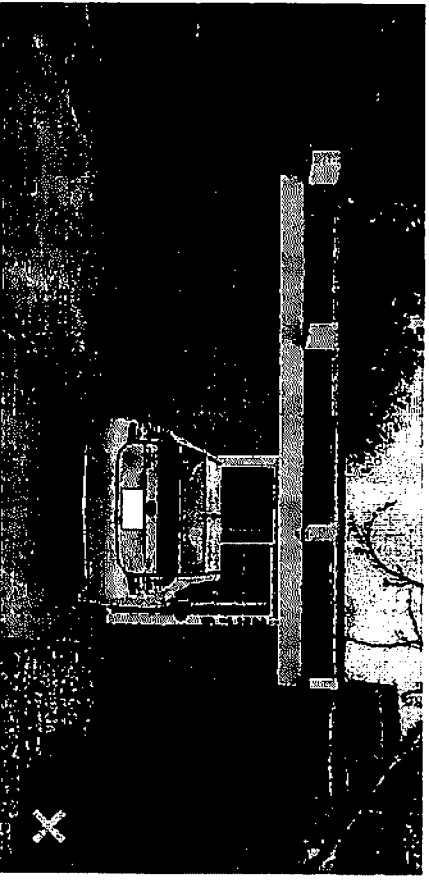


Figure 23: Adding new door openings at the front facade is prohibited.

4.5.2. Original front entry doors shall be maintained and repaired or retrofitted as needed.

- a. If an original door is deteriorated beyond repair, or if it has been replaced previously, replace it with one that matches the original or that has the following:
 - Wood or metal material
 - A flat planar surface
 - Rectilinear glazing or no glazing.
- b. The following features are prohibited in replacement front entry doors:
 - Raised or recessed panels
 - Fan lights
 - Divided lites (glass panes with muntins)
 - Beveled or art glass
 - Rustic-style or Colonial-style doors.

Additional Guidance for Front Entry Doors

While many original front entry doors remain, some have been replaced. Due to the consistency and prominence of original Eichler entry doors, inappropriate replacements can have a significant impact on the overall appearance and design of an individual residence and the neighborhood as a whole.

- The simplicity of the original slab-type door can easily be replicated and is widely commercially available. Similar replacement hardware can still be obtained through the original manufacturer.
- Replacements that reflect both the individuality of the homeowner's preferences, yet maintain the simple, clean character of the Eichler home entry door are acceptable.
- Where an original door is replaced, owners are encouraged to salvage and store the door (and/or its hardware) to allow for future restoration of the feature.

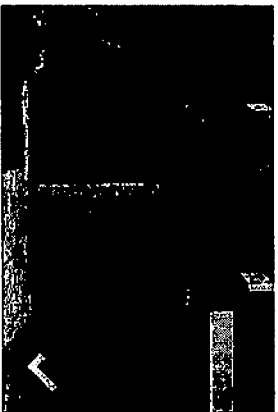


Figure 24: Maintain and repair original front doors.

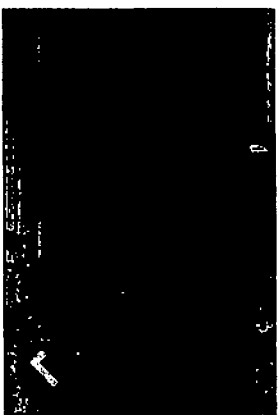


Figure 25: Replacement doors with a flat planar surface and rectilinear glazing are appropriate.

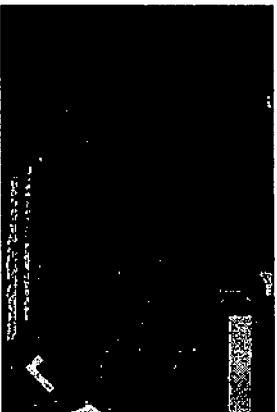


Figure 26: Replacement doors with a flat planar surface and rectilinear glazing are appropriate.



Figure 27: Replacement doors with raised panels are prohibited.

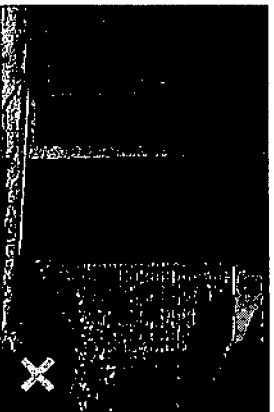


Figure 28: Replacement doors with beveled art glass are prohibited.

36

4.5.3. Retain original door hardware (knob and escutcheon plate) where remaining and repair as needed.

- a. The following options are allowed when replacing original door hardware that is missing or damaged beyond repair, that has previously been replaced, or that needs to be retrofitted to meet accessibility standards:
 - Replica hardware that matches the original hardware
 - New hardware that closely approximates the appearance of the original.
 - Unornamented lever handles.
- b. Security screen doors added to the front exterior are ~~permitted~~—Use other security features that do not obscure original features, such as hardware, lighting, sensors, cameras, etc.

discouraged,
but if ~~the~~ one is
considered necessary,
one should be selected
that retains the
simple clean
character of
Sichler design.

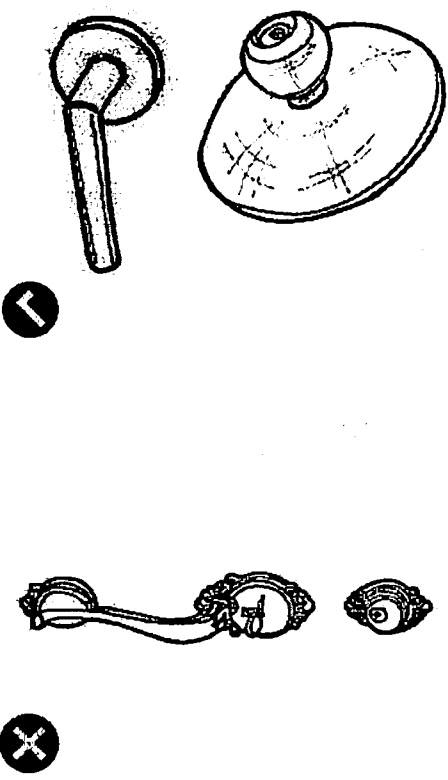


Figure 29: Replacement door hardware may consist of new hardware that closely approximates the appearance of the original or unornamented lever handles.

Objective Design Standards for Sliding Glass Doors

San Jose's Eicher homes typically featured a large number of sliding glass doors to enhance the indoor/outdoor experience. Doors were frequently incorporated into extensively glazed walls, both in the atrium and at the rear of the house. The thin profiles and aluminum finish of the original doors reflect both the technology and design intent prevalent at the mid-20th century.

The repair and maintenance of the original sliding glass doors at facades that face the street is essential, as replacement doors that authentically replicate the originals are not commercially available. Sliding glass doors at facades that face rear or side yards are not part of the public realm and are, therefore, less important to preserve or replicate.

4.5.4. The original placement of sliding glass doors at facades that are visible from the public right-of-way shall be preserved.

- a. The location, size, pattern, proportions, and detailing of original sliding door entries shall not be altered.

4.5.5. Original sliding glass doors at facades that are visible from the public right-of-way shall be maintained and repaired or retrofitted as needed.

4.5.6. If an original sliding glass door is deteriorated beyond repair or if it has been previously replaced, replace it with one that matches the original or that has all of the following characteristics:

- a. The same size and proportions as the original door
- b. Fully glazed door panel with metal frame
- c. A single undivided glazed pane. Single-pane, double-pane, low-E, and/or tempered glass are all appropriate for replacement sliding glass doors.
- d. Frame color that matches or is similar to the original frame color.

for drawings

Additional Guidance for Sliding Glass Doors

Aluminum frames are susceptible to corrosion, particularly at the exterior, which appear as pitting or white spots. Cleaning with the gentlest means possible and clear coating may improve the overall appearance. Proper maintenance of the doors' glide wheels and locking mechanisms is also important, as replacement parts are often difficult to obtain.

- Consider adding high-quality films on the existing glazing to improve safety and to reduce thermal heat gain.
- Consider having damaged or deteriorated components custom made or replicate. These are becoming increasingly accessible and affordable through new technologies and means of connecting with fabricators.
- Consult with professional metal restorers to address corrosion issues.
- Repair the locking mechanism when possible, or use alternative means to secure the door before replacing.
- Clean existing tracks and maintain or replace damaged glide wheels as needed.

38

4.6 WINDOWS

Most Eichler models in San Jose include minimal openings at the front facade, with expansive glazing at the atrium and rear of the house. This distinctive design approach afforded the Eichler homes with maximum transparency, while maintaining a high level of privacy. As such, the original overall fenestration pattern, especially at the front facade, is a primary feature.

The front facade typically features fixed clerestory windows below the eaves. Some models also have narrow, vertical windows with fixed glass. Other models feature a glazed panel wall with obscured glass indicating the atrium or courtyard behind.

The majority of the home's glazing consists of fixed glass panels spanning between structural elements. Full-height glazing extending to the bottom of the roof is found at the rear and within the atrium. The sides of the houses typically have smaller, commercially produced windows, which provide ventilation for the bedrooms.

Objective Design Standards for Windows

4.6.1 The original window pattern and openings on facades that are visible from the street shall be preserved.

- a. The location, number, size, proportion, and dimensions of original window openings visible from the street shall not be altered.
 - b. Original window openings shall not be infilled; areas that are glazed shall remain glazed.
 - c. New window openings shall not be added to front facades.
- 4.5.2. Original windows, including clerestory windows and glazed walls along the front of an atrium, shall be maintained and repaired or retrofitted.
- a. If changing original fixed windows to operable windows, replacement windows shall consist of operable casement or pivoting windows with single, undivided panes.

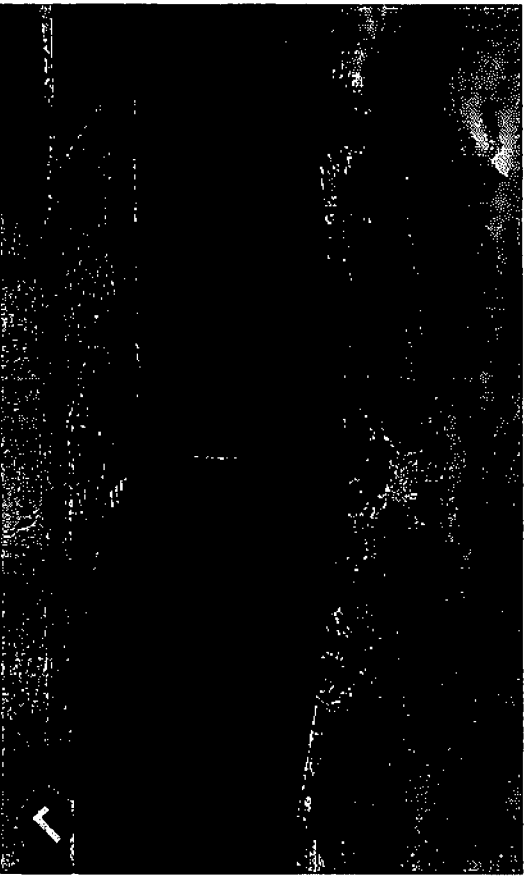


Figure 30: Preserve the original pattern of window openings, including transom and clerestory windows.



Figure 31: Adding new windows at front facades is prohibited.



Figure 32: Clerestory windows under roof eaves shall not be infilled.

39

4.6.3. If an original window is deteriorated beyond repair or has been previously replaced, or if energy upgrades are desired, replace the original window with one that has all of the following characteristics:

- Size, dimensions, proportion, and glazing pattern that match the original
 - Clear single-pane, double-pane, or laminated glazing
 - Use the same frame material type as the original window (i.e. replace wood with wood and metal with metal).
- a. The following features are prohibited in replacement windows:
- Divided glazing, simulated divided lites, glass blocks, reflective or non-clear glass
 - Vinyl or fiberglass frame materials
 - Projecting bay windows and garden windows
 - Shutters.
- b. Glass walls enclosing courtyards or atria that are visible to the exterior shall not be removed and must be repaired or reconstructed if deteriorated beyond repair.



Figure 33: Vinyl windows, windows with divided glazing, and shutters are prohibited.

Additional Guidance for Windows

The glazed panels in the Eichler homes were originally fitted with non-tempered, single-pane glass. This may pose both a safety and security consideration for some owners. The large expanses of single-pane glass also lack the insulative values found in today's dual-pane glazing. As a result, the heat transmission both in summer and winter can impact the interior comfort of the home. The high levels of direct sun exposure can also cause significant fading of interior finishes.

Clear films are cost-effective ways to address many issues without changing the appearance of the building. The California Historic Building Code does not require qualified historic buildings to meet energy requirements except for new equipment and lighting, and has provisions to allow for retaining original features and fabric that may not meet current codes. However, as today's building code prohibits the use of non-tempered glazing for this type of installation, most glazers will only replace damaged or removed panels with new tempered glass. Because of the simplicity of the original detailing, fixed glazed panels can often be replaced with dual-glazed systems set into similar wood stops, without significantly altering the home's appearance.

For the metal sash windows, lack of routine maintenance and aging can also affect the appearance of the steel and aluminum frames. While rust is typically not a problem, oxidation can create pitting and an overall uneven appearance in their finishes. The "bunterized" steel is likely weathering and may be losing its protective coating. Commercially produced replacements for operable windows are widely available, but maintaining the thin profiles of the original frames can prove difficult. The original proportions between the glazing and the thickness of its frame greatly contributes to the clean-line character of the house.

- To improve safety and energy efficiency, consider applying high-quality clear films on the original single-pane glass.
- If a specialty glass type was used originally (such as textured/obscure glass) and requires replacement, investigate a replacement that matches the original in texture and appearance.
- Minor blemishes to the appearance of original steel windows can be made less apparent through cleaning and clear coating. Consult with a professional metal finish restorer for more guidance.

4.7 MECHANICAL SYSTEMS

Modifications for heating, cooling, and other systems in Eichler homes often present significant challenges. The original construction of the buildings—including the lack of attic spaces, limited insulation, single-pane windows, and large expanses of glass—can create interior climates that are not always comfortable. The radiant heating system originally placed within a home's concrete slab and plumbing pipes under the slab can be difficult to repair without causing a highly invasive intervention. Modifications and improvements of the original systems of an Eichler residence can cause significant visible impacts to the exterior.

4.7.1 Exterior mechanical equipment shall be installed in locations that are minimally visible from the street and neighboring properties. Exterior mechanical equipment is allowed in the following locations:

- At ground level to the rear or side of the residence
- Mounted on a side or rear facade that does not face the street
- Rear half of roof
- For plumbing, pipes may be embedded into the rigid roof insulation.

4.7.2. Mechanical equipment installed at the side or rear of a residence that is visible from the street or neighboring residents shall be placed behind a screening feature that is at least as tall as the mounted height of the mechanical equipment. The following screening features are allowed:

- Vertical wood fences or CMU walls
- U-shaped shrub plantings
- Other screening features that display materials and colors used in the residence.

4.7.3. Mechanical equipment and screening installed at the side or rear of a residence that is visible from the street shall be no taller than 4 feet.

4.7.4. If mechanical equipment must be placed on the roof, the new systems must be screened and painted to match the roof and located at the rear half of the roof.

- a. Mechanical equipment and screening mounted on the roof shall be no taller than 1.5 feet.

4.7.5. Window-mounted mechanical equipment is prohibited on front facades.



Figure 34: Roof-mounted mechanical equipment must be installed on the rear half of the roof to minimize visibility.

4.8 SECURITY

- 4.8.1 The installation of security bars or other barriers within window openings or above glass-panel walls that are visible from the public right-of-way is prohibited, as they are highly visible and not compatible with Eicher aesthetics.
- 4.8.2 If security improvements are desired, use motion sensors, cameras, and other devices that provide an increased level of security but are minimally visible from the public right-of-way.

Additional Guidance for Mechanical Systems

Beyond adding new systems, explore options that reduce the need for air conditioning, such as window coverings, plantings that provide shade, and clear window films that reduce heat transmission. Exterior or interior roller shades may also may be considered.

All: Attach mechanical equipment using the least invasive method and least amount of removed primary original features possible.

Heating & Cooling: The original radiant heating systems within the concrete slabs are nearing or have surpassed their service life. While repairing or retrofitting the radiant heating system is sometimes possible, it is often impractical.

If existing radiant floor heating has failed, investigate whether the system can be repaired in place. If a new heating system is required, choosing a system that does not require visible exterior equipment is encouraged.

New heating and cooling systems, such as ductless ("mini split") systems, no longer require installation of large ductwork or rooftop equipment. The systems are more energy efficient than older central air systems, and typically result in less impact to the home's appearance. As systems installed in the past become outdated, there is the opportunity to replace them with more efficient equipment and remove much of the ducting. If replacing an outdated heating or cooling system, removing visible ducting and other equipment from rooftops is encouraged.

Plumbing: New techniques for repair of pipes utilized in Eichlers may be possible without the invasive removal of concrete. If considering new plumbing over the roof of a home, residents are encouraged to place the new plumbing where it will not be highly visible from the street, such as embedded into the rigid roof insulation when installing a new roof.

42

CHAPTER 5: OBJECTIVE DESIGN STANDARDS FOR ADDITIONS & ACCESSORY STRUCTURES

The Eichler residences in San Jose were originally constructed as one-story buildings with a strong horizontal emphasis. The repeated pattern of one-story homes with generally consistent side and front setbacks throughout the Eichler tracts is one of their distinctive characteristics. Additions, particularly vertical or front additions, and detached accessory structures (garages, sheds, pool houses, etc.) that are large in scale or placed in visually prominent locations can dramatically alter the appearance of a building from the street. As such, second-story additions are strongly discouraged. Additions can also result in the loss of historic materials and features in the original building, so they must be carefully designed to respect the original building and the neighbors.

For design guidelines related to accessory dwelling units (ADUs), refer to Chapter 9, Design Guidelines for Accessory Dwelling Units (ADUs), Solar Panels, and Skylights.

5.1 ADDITIONS & ACCESSORY STRUCTURES

5.1.1 Ground-level additions and accessory structures are permitted if they meet the following criteria:

- a. Placement:
 - Located at side or rear areas of the property. ~~Additions and accessory structures are permitted at front facades and in the front yard.~~
 - Set back side additions at least 10 feet from the front facade of the house
- b. Form: Rectilinear

Delete
or make L by subject to prefacing as provided 43



Figure 35: Side addition (outlined with dotted line) using the same roof form and slope as the original building. Setting this addition back from the main houses' front facade would increase its compatibility.

~~e. Size: Smaller footprint than the original house~~ Delete or make

d. Roof form:

- Flat;
- Skillion (split shed roofs)
- Shed or gabled roof with pitch that matches original building
- If the main house did not originally have a shed or gabled roof, a shed or gabled roof with maximum 3:12 slope

Subject to §. by prefacing with "Except as provided in e."

e. Roof cladding:

- For flat roofs and low-pitched gabled or shed roofs:

- Built-up roofing
- Membrane roofing
- Rolled roofing
- Foam

- For steeply pitched roofs with a slope greater than 3:12

- Composite (asphalt) shingles

Low-profile

f. Height: No taller than one-story

g. Ceiling heights: Maximum 8 feet

h. Cladding:

- Vertical or horizontal painted or stained wood siding
- Stacked bond concrete masonry units
- Rectilinear fiber-cement panels

i. Reveal of at least 2 inches is required such that the addition is not flush with the existing historic wall of the main residence

j. Windows:

- Rectilinear shape
- Wood or metal frame

k. Doors:

- Wood or metal frame.

l. Additions at front may be made provided that (i) overall legal setbacks are ~~not~~ substantially as required by law (or a variance would otherwise be allowed), and (ii) the new wall facing the street is substantially the same as the old wall was; i.e., the existing wall could be "bumped out" approximately 3 feet.

Additional Guidance for Additions & Accessory Structures

New additions to Eichler homes and detached accessory structures can be appropriate when they are carefully planned. Those that are highly visible from the street, not compatible with the surrounding scale, mass, and style of the neighborhood, and cause extensive removal of historic materials or features are generally inappropriate as they can negatively affect the existing character of the neighborhood. Modest, single-story additions and accessory structures, which are located to the sides or rear of existing buildings, are more appropriate, as they maintain and reinforce the original aesthetics of the neighborhood.

Privacy: Eichler homes were originally designed to provide maximum transparency to the outdoors, while also affording a high level of privacy to the occupants. This was achieved through limited windows at the front/street facade, with floor-to-ceiling walls of glass opening onto the atrium and backyard. Whether one or two stories in height, tall additions at the rear of Eichler homes can significantly impact the privacy to both the interior and exterior of adjacent properties.

As such, every attempt should be made to preserve the privacy of neighboring properties when building new additions and accessory structures.

- Avoid placing window openings or glazing in locations that align with windows in adjacent existing residential buildings.
- Avoid placing exterior lighting in locations where it shines directly into the interior of adjacent existing residential buildings.

Second-Story vs. Two-story Additions: A vertical addition on an Eichler home has the potential to negatively impact the simple roof forms and low-scale, horizontal massing. Vertical additions that extend significantly above the original roof line are generally not appropriate. However, a well-placed and thoughtfully-designed addition or detached accessory building within the Eichler tracts may be possible on certain properties. Consider sound transmission and the impacts of interior and exterior lighting on adjacent existing residential building to preserve the maximum amount of privacy possible.

Atrium and Courtyard Covers/Pop-ups: Similar to vertical rooftop additions, due to their visual impact on the characteristic low-scale form and horizontal massing of Eichler homes, it is encouraged to remove existing additions or covers over atria or courtyards that are tall and highly visible from the street.

5.1.2. Second-story additions are ~~allowed to be set back from the original facade~~ **not allowed.**

- a. Placement: Limited to the rear half of the roof, leaving the front half of the roof unaltered
- b. Roof: Flat, shed, skillion (split shed roofs), or gabled roof with a slope that matches the slope of the original house or has slope no steeper than 3:12
- c. Form: Rectilinear
- d. Floor Heights: 8-foot floor-to-ceiling maximum
- e. Cladding: Must match the primary material of the main house
- f. Windows: Wood or metal frame.

5.1.3. The following features and materials are prohibited in all additions and accessory structures:

- a. Roofs:
 - Compound roofs with multiple forms
 - Steeply pitched roofs, even when found on the original house.
 - Arched, hipped, butterfly, or mansard roof forms
 - Clay tile, concrete tile, slate (natural or synthetic), metal or wood shingles, or standing seam metal
 - Roof decks
- b. Cladding:
 - Stone (real or imitation)
 - Stucco
 - Brick
 - Vinyl
 - Aluminum
 - Exposed concrete
- c. Windows:
 - Divided-lite windows or simulated divided light windows
 - Fanlights
 - Round windows
 - Bay windows
 - Dormers
 - Metal security bars
- d. Doors:
 - Vinyl frame doors
 - Paneled doors

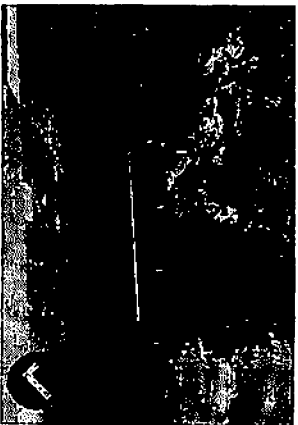


Figure 36: This addition is set back from the front facade with a floor height that is lower than the original house.



Figure 37: This addition has a skillion roof form, cladding, and windows that are allowed. However, the design would be improved by setting it further back from the front facade and reducing the floor heights.

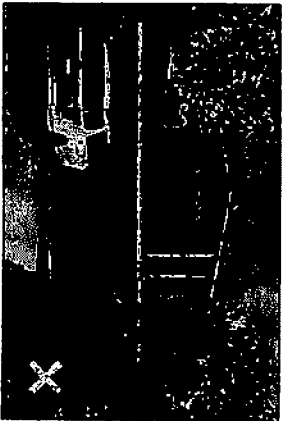


Figure 38: This addition not set back from the front facade and has a floor height that is taller than the original house.



Figure 39: This addition is set back but the floor heights are too tall.

to the extent

- 5.1.4. Additions shall not remove or alter original features and materials except where required to construct an addition.
- 5.1.5. Additions, enclosures, or covers over existing atria or courtyards are allowed if they meet the following standards:
 - a. Have a roofline that matches the form and slope of the existing roofline ~~and~~ or are not visible from the front of the house;
 - b. Are low-profile and rise no higher than six inches above the original roofline.

or are not visible from the front of the house; and

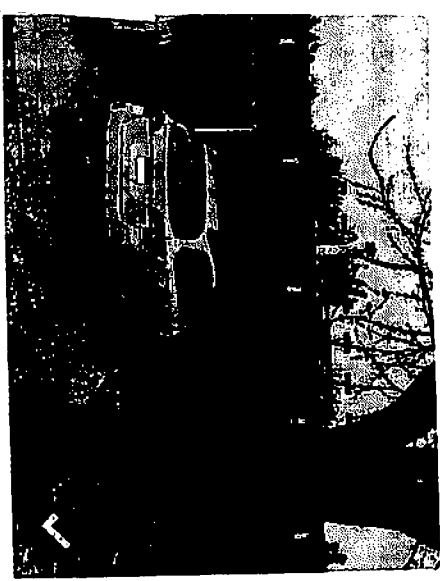


Figure 40: This atrium cover is low and has a flat roof like the original house.



Figure 41: This atrium cover is too tall.

46

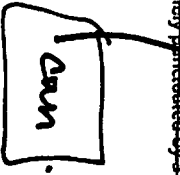
Please Redo Chapter to provide recommendations only, not mandates or prohibitions.
CHAPTER 6: OBJECTIVE DESIGN STANDARDS
FOR SETTING & COMMON LANDSCAPE

The setting of a neighborhood is a critical component in forming the character of a historic district. Everything from the overall streetscape, street pattern, and relationships between the buildings and open spaces, as well as the front yards to the public sphere of streets, sidewalks, and parkways, contribute to the neighborhood character and sense of place.

Much of the public realm—the street patterns, streets, sidewalks, and street trees—are overseen by the City of San Jose and are not addressed by the ODS. However, property owners can have a large impact on the character of the neighborhood through landscaping, fences and walls, and driveways and walkways in the front yard.

6.1 FRONT YARDS

Landscaping, including the use of trees, shrubbery, and lawn or other ground cover, enhances Eichler properties. Exterior space is defined by changes in the ground plane – paving to planting bed, lawn to patio, atrium paving to doorway – leading from the public sidewalk to increasingly private spaces. Transitions such as these are subtle but tangible moments of moving through space. Landscaping ~~for Eichler properties reinforces~~ the clean orthogonal and angular lines of the houses, themselves, as well as a street's horizontal plane, including a flat or low slope grade with expensive ~~low ground cover, possibly punctuated by a distinctive specimen tree or two.~~



Additional Guidance for Setting & Front Yards
Front yards are an important component in defining the character of an Eichler neighborhood. They frame the residence within its lot and accentuate the horizontal orientation of an Eichler home. The progression from the public street to private interior spaces starts at the front yard. As the "public" face of each lot, changes to the front yard affect the neighborhood much more than changes at semi-private and private areas at the side and rear of the lot.

Walls and fences were historically uncommon between lots and at the front yard, creating a feeling of openness and connection along the streetscape in Eichler-designed neighborhoods. Fences, hedges, or other tall barriers at the sidewalks obstruct this historic open character and common landscape and should be avoided. The repetition of double-wide driveways between continuous open spaces that stretch between lots created a pattern that is also important to maintain.

Most landscaping approaches are appropriate, so long as the yards are well maintained and the house remains visible. Lawns and plantings may require regular watering, but they also hold water and keep the ground cooler. Unplanted hard, impervious surfaces reflect more heat and can cause greater demand for energy used to cool the house, known as the heat island effect; they can also cause water run-off instead of retaining rainwater on the site. Mature trees offer natural shading, especially for southern and western sun exposures.

Front yards

- a. The following landscaping approaches are encouraged in front yards:
 - Low ground cover, especially near the street
 - Layering plantings with ground cover and low to medium height shrubs
 - Landscaping with California native, drought-tolerant, and/or low water plantings
 - Planting new trees to provide shade in locations that avoid roof and branch conflicts with the house, especially at south- and east-facing facades
- b. The following landscaping approaches are discouraged in front yards:
 - Yards that are primarily (more than 50%) gravel, rock, concrete, or implanted soil
 - Artificial turf in areas that are visible from the street

- 6.1.1 The prevailing pattern of open space in the front and side yards of Eichler neighborhoods shall be retained: ~~encouraged~~.
- a. The front yard pattern of landscaped area and double-wide driveway shall be preserved.
 - The original grade of a property's front yard as a continuous smooth grade shall be retained. The creation of artificial berms, undulating, or tiered topography is prohibited.
 - b. ~~Fences, screens, walls, and fence-like plantings between lots and along the sidewalk at the front yard are prohibited.~~
 - c. ~~Adding freestanding non-structures, such as gazebos, in the front yard is prohibited.~~

Additional Guidance for Front Yards
Tall and dense landscaping at the front of the property can block views of the residence, changing the historic open character and views of the front yards and visual relationship between houses on the block. It is recommended that landscaping at the front of the property be low and transparent enough to maintain views of the house from the street.

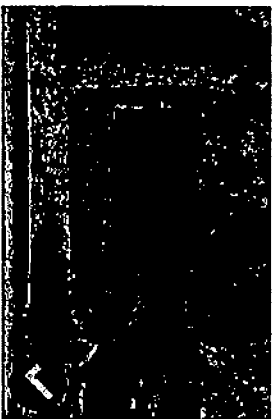


Figure 42: A front yard with a lawn and low plantings.

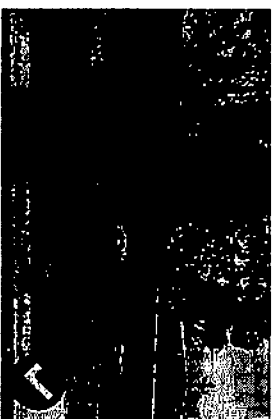


Figure 43: A front yard with lush but low plants that allow views of the house.



Figure 44: A front yard with a contemporary design.

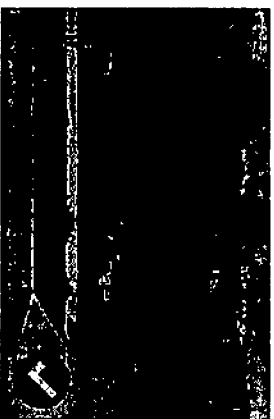


Figure 45: A front yard with xeriscaped landscaping.



Figure 46: Landscaping that is dense and massive and obscures the front of the house.

48

- 6.1.2. Original planters and retaining walls shall be preserved and maintained.
- a. Painting previously unpainted masonry walls or planters is prohibited.
 - b. Covering or re-cladding original planters or walls in new materials is prohibited.
- 6.1.3. New planters are allowed in the front yard if they meet the following criteria:
- a. Height: 2 feet maximum
 - b. Materials:
 - Concrete block (square or rectangular in a stacked bond)
 - Poured concrete
 - Wood
 - Metal
- 6.1.4. Parkway (landscaped stripes between sidewalk and street) shall be landscaped with low ground cover (less than 2 feet tall), mulch, gravel, rock, or decomposed granite.
- a. Bare earth and artificial turf are prohibited for the parkways.



Figure 47: New concrete planters in a front yard.

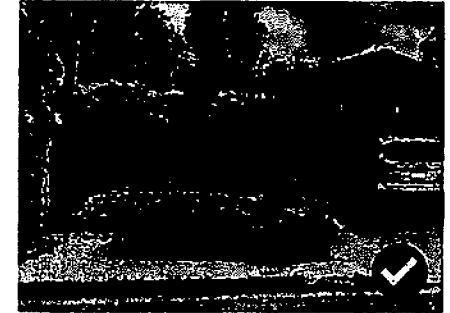


Figure 48: A new wood planter in a parkway.

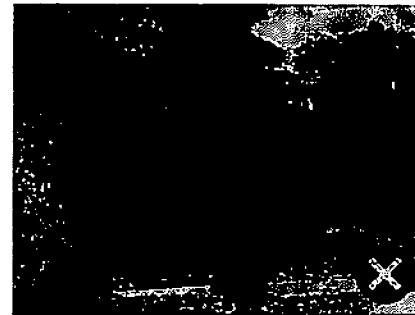


Figure 49: New brick planters in a front yard.

6.2 DRIVEWAYS, WALKWAYS & PAVED SURFACES

Eichler designs embody the practical mobility and sense of freedom cars provided in the mid-20th century by prominently incorporating garages and carports. Given that Eichler homes were designed with attached garages and/or carports facing the street, the driveways establish a recognizable pattern in the neighborhoods. Original driveways were poured-in-place concrete with redwood spacers. Paving at the front of a residence is therefore a characteristic feature of Eichler properties.

6.2.1 Paved surfaces in the front yard shall not exceed:

- a. On lots less than 7,000 square feet in size: paved surfaces shall not cover more than 60% of the front yard area on standard-shaped lots and no more than 70% on pie-shaped lots.
- b. On lots 7,000 square feet to 20,000 square feet in size: paved surfaces may not cover more than 50% of the front yard area on standard-shaped lots and no more than 60% on pie-shaped lots.

6.2.2. Replacement driveway materials shall be solid and have a flat and even surface.

a. Permitted materials include:

- Concrete (smooth or exposed aggregate)
- Crushed rock

b. Prohibited materials include:

- Interlocking pavers
- Decomposed granite
- Highly textured or patterned materials
- Asphalt

6.2.3. Replacement walkway materials shall be solid and have a flat and even surface.

a. Permitted materials include:

- Poured concrete with simple scoring
- Large square or round concrete or stone pavers
- Crushed rock

b. Prohibited materials include:

- Asphalt
- Brick
- Unit pavers
- Flagstone, cobblestone, bluestone
- Concrete with scoring to mimic stone

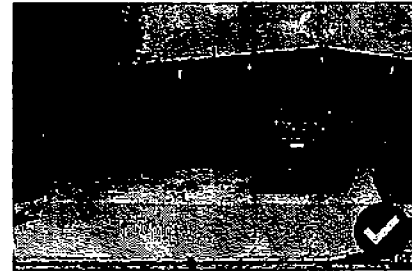


Figure 50: A maintained poured concrete driveway.



Figure 51: Replacement driveway paving with brick accents.

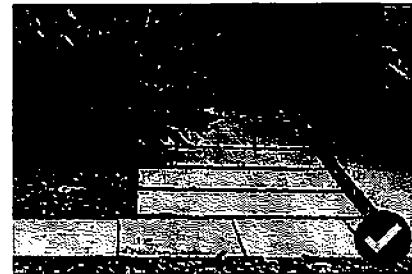


Figure 52: Non-original walkway with concrete pavers.

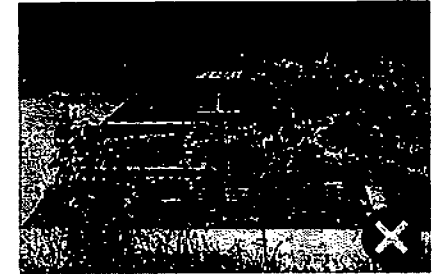


Figure 53: Non-original walkway with brick pavers.

6.3 FENCES, WALLS & PERIMETER BOUNDARY FEATURES

Walls and fences were historically uncommon between lots and at the front yard in Eichler neighborhoods, creating a feeling of openness and connection along the streetscape. Vertical wood board fences were originally set back from the front facade and used to screen portions of yards. Though not visually prominent, these original wood board fences, along with other original vertical elements, such as groove siding and narrow slot windows, contrast with and enhance the horizontal orientation of Eichler houses.

6.3.1 Fences, walls, and other boundary features are permitted in front yards only if they meet the following criteria:

- a. Height: 36 inches maximum
- b. Setback: Minimum 3 feet from the sidewalk
- c. Materials:
 - Wood
 - Poured concrete
 - Concrete block (square or rectangular units in stacked bond)
 - Metal.

6.3.2. The following materials are prohibited in fences, walls, and boundary features in the front yard:

- Stucco
- Stone or stone veneer
- Brick or brick veneer
- Wrought Iron
- Chain-link
- Plastic/Mylar
- Other synthetic materials.

6.3.3. Fences at the front of side yards shall be positioned to be flush with or set back from the front facade.

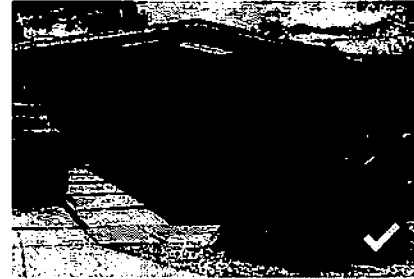


Figure 54: A new low wood fence ("feature wall") in a front yard that is set back from the front lot line.



Figure 55: A new wall with stone veneer cladding and height obscures views of the primary residence.



Figure 56: Wood fencing at the front of side yards that is set back from the front facade.



Figure 57: Wood fencing that projects into the front yard. The incompatible height of the fence obscures views of the yard and primary facade.

Note: Should take into consideration recent "vogue" of enclosures for trash & recycling bins that are in front of fence to back yard - maybe specify distance, material, etc. that are considered OK? 51

This page has been left blank intentionally.

CHAPTER 7: OBJECTIVE DESIGN STANDARDS FOR NON-CONTRIBUTING BUILDINGS

The non-contributing properties in San Jose's Eichler historic district(s) are typically houses built originally by Eichler Homes, Inc. but their features have been altered to the point that they are no longer recognizable as Eichler designs. Buildings constructed as infill or replacement buildings at a later date (i.e. after the district's period of significance and not by Eichler Homes) are also non-contributing properties. Many of the design standards in previous sections apply to altered non-contributing Eichlers, particularly those related to altered features and compatible replacements.

Property owners are encouraged, but not required, to restore altered features on non-contributors to improve the home's historic integrity. If owners are interested in restoring non-contributors to the point where they may be considered a contributor, please contact the Planning Division staff for more information.

7.1 SETTING, LOCATION & SITE DESIGN

- 7.1.1 Non-contributing properties shall comply with the Standards for Setting & Common Landscape in Chapter 6.
- 7.1.2. Non-contributing properties shall comply with section 4.7 Mechanical Systems in the Standards for Original Eichler Features.

7.2 ROOF FORMS

- 7.2.1 Non-contributing properties shall comply with section 8.4 Roof Forms in the Standards for New (Infill) Construction.

7.2.2. If remodeling or adding to a non-contributing building will impact the roof, choose one of these options:

- a. Retain or reinstate the original roof form of the building to match the surrounding Eichler neighborhood. In such cases, use the standards in section 4.1 Roofs in the Standards for Original Eichler Features.
- b. Retain and maintain the existing non-historic roof form.



Figure 59: A non-contributing property with compatible front yard landscaping.

7.3 CLADDING MATERIALS

7.3.1 Non-contributing properties shall comply with section 8.5 Cladding Materials in the Standards for New (Infill) Construction.

7.3.2 If remodeling a non-contributing building will impact exterior cladding, choose one of these options:

- a. Retain and maintain the original Eichler cladding material (if existing) or the existing non-historic cladding.
- b. Remove non-historic cladding materials and replace with replica cladding materials and features to match the original, as elaborated in section 4.2 Exterior Cladding Materials in the Standards for Original Eichler Features.
- c. Remove non-historic cladding materials and install new cladding materials that comply with section 8.5 Cladding Materials in the Standards for New (Infill) Construction.
- d. Retain and maintain the existing non-historic cladding.

7.4 GARAGE, ENTRY & WINDOW PLACEMENT

7.4.1 Non-contributing properties shall comply with section 8.6 Garage Placement & Design and section 8.7 Entry & Window Placement in the Standards for New (Infill) Construction.

7.4.2 If remodeling a non-contributing building, choose one of these options:

- a. Retain and maintain the original Eichler garage, carport, front entry, and window placements (if existing). Use the relevant sections in the Standards for Original Eichler Features in Chapter 4.
- b. Remove non-historic materials and features and reinstate the original garage, carport, front entry, and/or window placements as close to their original design and appearance as possible. Use the relevant sections in the Standards for Original Eichler Features in Chapter 4.
- c. Retain and maintain the existing non-historic features.

7.5 ADDITIONS

7.5.1 Non-contributing properties shall comply with the Standards for Additions and Accessory Structures in Chapter 5.

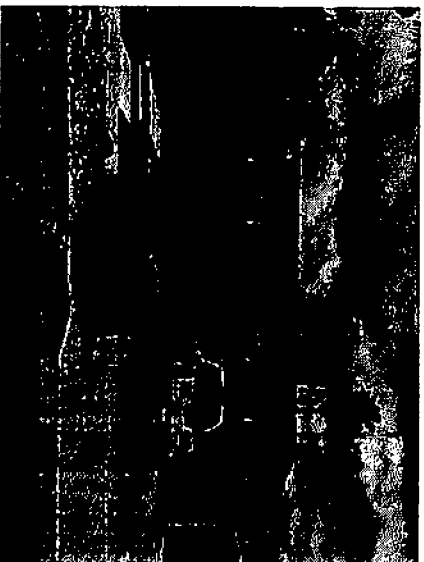


Figure 60: These Eichler residences have been extensively altered and would be considered non-contributing properties.

CHAPTER 8: OBJECTIVE DESIGN STANDARDS FOR NEW (INFILL) CONSTRUCTION

Although infrequent, opportunities to construct new homes within Eicher neighborhoods may exist if a parcel becomes vacant. In these instances, special attention should be paid to developing a new house design that is compatible with the architectural character of the surrounding neighborhood, since incompatible infill construction can easily disrupt the cohesive character of Eicher neighborhoods. A new house design should incorporate carefully selected materials with a compatible architectural style and building form. While the identical replication of original Eicher designs is not necessary to achieve compatibility or even appropriate, those interested in building a home should look to original Eichlers for inspiration and design guidance.

8.1 SETTING, LOCATION & SITE DESIGN

8.1.1 Site new buildings to align with the front setbacks of adjacent contributing buildings.

- If the setback of adjacent contributing buildings differ, the setback shall be aligned with one of the adjacent contributors or between the setbacks of adjacent contributors.

8.1.2 Infill construction shall comply with the Standards for Setting & Common Landscape in Chapter 6.

8.2 HEIGHT, MASSING & FRONT ENTRIES

8.2.1 New infill housing shall adhere to the following options for height, massing, and front entries:

- a. Height
 - One-story height: with floor-to-ceiling height no higher than 10 feet; or
 - ~~Two-story height with second story set back 10 feet from front facade and floor-to-ceiling height no higher than 8 feet~~
- b. Massing:
 - Simple square, rectangular, L-shaped, or U-shaped rectilinear massing that appears as one unified form, rather than a composite of diverse attached volumes or components
- c. Front entry
 - Even facade plane at the front facade, with or without a recessed front entry (unless an L-shaped footprint),
 - Recessed entryways and/or entrance courtyards are permitted.
 - Projecting front entries, raised porches, and porticoes are prohibited.

Additional Guidance for New Construction

For new buildings in Eicher neighborhoods, incorporating features that are characteristic of original Eicher buildings is highly encouraged to improve the visual compatibility between original and new buildings.

For roofs, broad roof overhangs with exposed beam ends underneath the eaves are encouraged and will increase compatibility.

For exterior cladding, using vertical-prove wood siding is recommended, as this cladding is typical of many original Eicher homes in San Jose.

Entries should feature a clear progression from public to private spaces that flows from the public sidewalk to semi-private front yard to a main entryway that leads into the residence. Recessed entrances, atria, or entrance courtyards are encouraged at the front of houses.



Figure 61: Neo-Eclectic style residence is not appropriate within an Eicher neighborhood, and is out of scale with the one-story character.

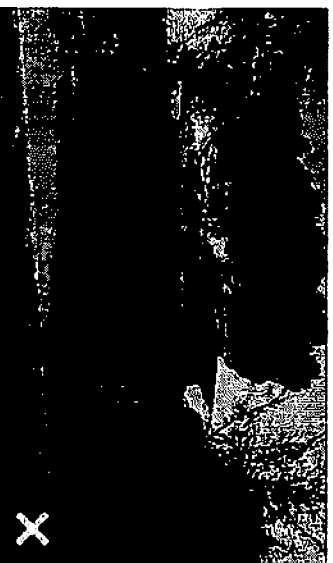


Figure 62: An example of a new house with compatible massing, contemporary style and flat roof, but too many rooflines. The porico at the front entry and modulated front facade are also not appropriate for an Eicher neighborhood.

56

8.3 ARCHITECTURAL STYLE

Eichler neighborhoods are defined by a Mid-Century Modern aesthetic. New infill construction should be designed in a contemporary style that incorporates simple massing and roof forms, minimal detail, and straight rather than curved lines.

8.3.1 Historicist architectural styles (such as Mediterranean Revival, Colonial Revival, Spanish Colonial Revival, Tudor Revival, Neo-Traditional, Neo-Eclectic, etc.) are prohibited.

8.4 ROOFS

8.4.1 Roof forms and materials for new homes shall be based on historic roof precedents found on surrounding Eichler homes.

a. Allowable roof forms include:

- Flat
- Shed, skillion (split shed roofs), or gabled roofs with a maximum roof slope of 3:12

b. Prohibited roof options include:

- Compound roof forms with more than two roof forms
- Roof types not typically found in Eichler tracts, including: hipped, dormer, gambrel, Mansard, jerkinhead, Dutch gable, M-shaped, and butterfly.

8.3.2. Roofing materials shall have a flat, visually unobtrusive appearance. Allowable roofing materials include:

a. Flat roofs:

- Built-up roof
- Membrane roofing
- Rolled roofing
- Foam
- Green roof

b. Shed, skillion (split shed), or gabled roofs:

- Composition (asphalt) shingle
- Built-up roofing
- Membrane roofing
- Rolled roofing
- Foam
- Standing seam metal
- Green roof.

8.3.3. The following roofing materials are prohibited on all roof forms:

- Clay tile
- Concrete tile
- Slate (natural or synthetic)
- Wood or metal shingle.

8.5 CLADDING MATERIALS

8.5.1 Cladding materials for new infill construction shall have a simple, clean visual and textural quality, in order to relate to the minimalistic architectural character of Eichler neighborhoods.

a. Allowable exterior cladding materials include:

- Vertical or horizontal wood boards or siding
- Fiber cement panels
- Flat metal panels
- Stacked bond concrete block
- Smooth-finished stucco

b. Prohibited exterior cladding materials include:

- Board and batten wood siding
- Wood shingles
- Textured stucco
- Corrugated or standing seam metal
- Masonry, including brick, stone, or imitation stone
- Vinyl and other synthetic materials not listed in 8.5.1(a)

c. No more than two cladding material types shall be allowed at the exterior of new infill construction.

8.6 GARAGES & DRIVEWAYS

- 8.6.1 New Infill construction may include an attached garage or carport.
 - a. Garages shall be contained within the primary roof form of the residence and designed so it occupies less than 50% of the length of the front facade.
 - 8.6.2 Garage doors shall have a clean appearance and texture.
 - a. New garages doors shall have a flat planar surface with no raised or recessed panels
 - b. Glazing in garage doors must be rectilinear in shape.
 - 8.6.3 Driveways leading to garages shall be straight in form.
 - 8.6.4 Paved surfaces, including driveways, shall adhere to objective design standards 6.2.1 and 6.2.2.
- ## 8.7 DOORS & WINDOWS

- 8.7.1 Entry doors shall be located on the front facade, facing the street.
- 8.7.1 Main entries shall not have a separate roof from the main residence. If additional shelter or visual interest is desired at the front entry, recess the entry rather than using a roof form that projects forward from the house or rises above its roof.
 - a. Raised front porches and porticoes are prohibited.
- 8.7.2 Exterior doors shall be simple in design and shall have a solid flat surface.
 - a. Glazing may consist of basic rectangular windows placed in the door or vertical sidelights placed next to a door.
 - b. Arched and/or divided-light windows are prohibited.
 - c. Paneled doors are prohibited.
- 8.7.3 Allowable window options include:
 - a. Type: Sash, casement, awning, sliding, and fixed windows
 - b. Shape: Rectilinear, or trapezoidal for clerestory windows below a pitched roof
 - c. Material: Wood, metal, fiberglass
 - d. Glazing: Undivided
 - Reflective glass is prohibited.

8.8 MECHANICAL EQUIPMENT

- 8.8.1 Infill construction shall comply with section 4.7 Mechanical Systems in the Standards for Original Eicher Features.

Additional Guidance for Doors & Windows

The design and placement of doors and windows can impact how well a new building visually fits into an Eicher neighborhood. The placement of windows can also impact the privacy of neighboring residences. Consideration of the following design guidelines will aid in designing new buildings that are aesthetically compatible with surrounding Eicher residences and respectful of the privacy of other residents.

Privacy

- Place windows and doors to avoid direct views into a neighbor's interior and exterior spaces.

Design

- Design and arrange windows to reinforce the Mid-Century Modern aesthetic of Eicher neighborhoods.
- Employ the same solid-to-void ratio at the front facade of the new building as seen on adjacent or the nearest contributing Eicher houses.
- Arrange windows regular rows, not in a random pattern.

CHAPTER 9: DESIGN GUIDELINES FOR ACCESSORY DWELLING UNITS (ADUS), SOLAR PANELS & SKYLIGHTS

California state laws require streamlined review of projects that adding new accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), solar panels, or skylights to a property. As such, these projects are not subject to ODS associated with Historic Preservation (HP) permits. Nevertheless, these projects have the potential to impact the historic character of Eicher neighborhoods. The design guidelines in this chapter are intended as a tool to help guide the development of such projects that respect and are compatible with the unique qualities of Eicher-designed homes and neighborhoods.

9.1 ADUs & JADUs

Design Guidelines for Setting, Location & Site Design

- 9.1.1 ADUs and JADUs should be located in the backyard at the rear of the property whenever possible.
- 9.1.2 Detached ADUs are the most appropriate as they do not require the removal or alteration of any original Eicher materials or features.
- 9.1.3 Landscaping around ADUs and JADUs that are located at the front or side of the property and are in areas that are visible from the public right-of-way should adhere to the standards and guidelines in Chapter 6: Objective Design Standards for Setting and Common Landscape.
- 9.1.4 ADUs and JADUs that are visible from the public right-of-way are discouraged.
 - If an ADU or JADU is built in a side yard, it should be set back from the front facade of the

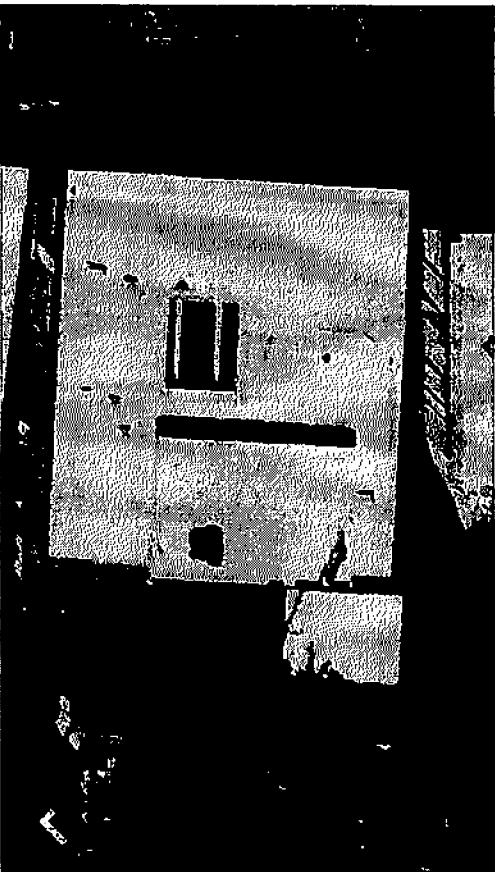


Figure 63: ADUs should be placed at the rear or side of a lot. Source: Bing Maps.

59

house, preferably behind fencing to minimize its visibility from the street.

- 9.1.5. Privacy with neighboring properties should be preserved when planning ADUs and JADUs.
- Consider the sizes, alignment, and transparency of glass to afford maximum privacy to neighboring properties.
 - Consider sound transmission and impacts from interior and exterior lighting.

Design Guidelines for Height & Massing

9.1.6. ADUs and JADUs should be visually subordinate to, compatible with, and differentiated from the original house.

- Height:
 - The roof of an ADU or JADU should not rise above the highest part of the original house.
 - If a two-story ADU or JADU is desired, the floor heights should match the floor height of the original house.
 - Floor heights should be similar to those of the original house.
- Form:
 - ADUs and JADUs should have a simple orthogonal or geometric form (square, rectangular, L-shaped, or U-shaped).

Design Guidelines for Architectural Style

9.1.7. A contemporary style with a simple, minimal design that draws inspiration from the design of the neighborhood's Eicher homes is highly encouraged.

9.1.8. Using historicist architectural styles (such as Mediterranean Revival, Colonial Revival, Spanish Colonial Revival, Tudor Revival, Neo-Traditional, Neo-Eclectic, etc.) ~~is discouraged.~~ **is not appropriate.**

Design Guidelines for Roofs

- 9.1.9. Roofs of ADUs and JADUs should reference original roof shapes and slopes found on the main Eicher residence.
- Steeply pitched roofs on the addition are discouraged, even when found on the original house.
 - Using roof forms not commonly found on Eicher Homes (i.e. arched, hipped, or mansard roof forms) is not appropriate.
 - Compound roof forms with more than two roof forms are ~~discouraged.~~ **not appropriate.**



Figure 64: A rear ADU that has a similar height and roofline to the Eicher house at the front of the property. Source: Eicher Network.



Figure 65: An ADU with a roof form and detailing inspired by the original Eicher house on the lot. Source: Eicher Network.

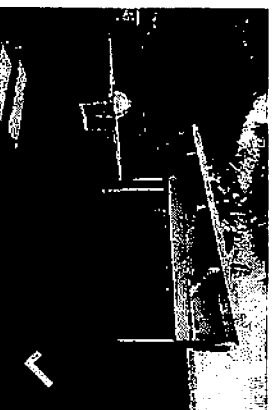


Figure 66: An ADU with a roof form and detailing inspired by original Eicher houses. Source: Eicher Network.

9.1.10. If the ADU/JADU is attached to the existing Eichler residence, the roofing materials should match the existing roofing material.

9.1.11. Roofing materials should have a flat, visually unobtrusive appearance. Recommended roofing materials for detached ADUs/JADUs include:

a. Flat roofs:

- Built-up roofing
- Membrane roofing
- Rolled roofing
- Foam
- Green roofing

b. Shed, hipped, or gabled roofs:

- Composition (asphalt) shingle
- Built-up roofing
- Rolled roofing
- Foam
- Standing seam metal
- Green roofing

9.1.12. Textured, patterned, or decorative replacement roofing materials are ~~discouraged~~ on all roof forms, including but not limited to:

- Clay tile
- Concrete tile
- Slate (natural or synthetic)
- Wood or metal shingles.

Design Guidelines for Cladding Materials

9.1.13. Cladding materials for ADUs and JADUs should have a simple visual and textural quality, in order to relate to the minimalistic architectural character of the Eichler neighborhood.

a. Recommended exterior cladding materials include:

- Vertical or horizontal wood boards or siding
- Fiber cement panels
- Flat metal panels
- Stacked bond concrete block
- Smooth-finished stucco

(?)

not appropriate



Figure 67: An ADU with a shed roof and vertical wood siding, which are compatible materials with Eichler homes. Source: Historic Shed.



Figure 68: The size, shed roof, and detached character of this ADU are compatible with Eichler residences. However, the use of stone veneer cladding is inconsistent with the aesthetic of Eichler designs. Source: Architectural Designs.

- b. Textured, patterned, decorative materials and those that relate to historicist architectural styles are ~~discouraged~~ including but not limited to:
- Board and batten wood siding
 - Wood shingles
 - Textured stucco
 - Corrugated or standing seam metal
 - Masonry, including brick, stone, or imitation stone
 - Vinyl or other synthetic materials not listed in 8.5.1(a)
 - Exposed concrete
- not appropriate*

Design Guidelines for Doors & Windows

- 9.1.14. Exterior doors should be simple in design and have a solid flat surface.
- a. Glazing should consist of basic rectangular windows placed in the door or vertical sidelights placed next to a door.
- b. Arched and/or divided-light windows in doors are ~~discouraged~~.
- c. Raised or recessed panels are ~~discouraged~~.
- 9.1.15. Exterior windows should be designed and arranged to reinforce the Mid-Century Modern aesthetic of Eicher neighborhoods.
- 9.1.16. The following window options are recommended:
- Type: Sash, casement, awning, sliding, and fixed windows
 - Material: Wood, metal, fiberglass+
 - Glazing: Undivided, clear glazing.
- 9.1.17. If enclosing a carport or converting a garage to create a JADU, these features should still read as a carport or garage from the exterior.
- In such cases, using the same exterior cladding as the main residence is recommended.
 - The garage door and/or former carport entrance should read as a garage door from the exterior, even if fixed in place.
- not appropriate*

Design Guidelines for Other Architectural Elements

- 9.1.18. Decorative architectural elements from other architectural styles (Craftsman, Colonial Revival, Tudor Revival, etc.) are ~~discouraged~~. *not appropriate.*
- Examples of architectural features that are not compatible with Eicher-designed properties include wood roof eave brackets, turned wood or decorative iron railings, roof gables with half-timbering, window shutters, or Classical columns.

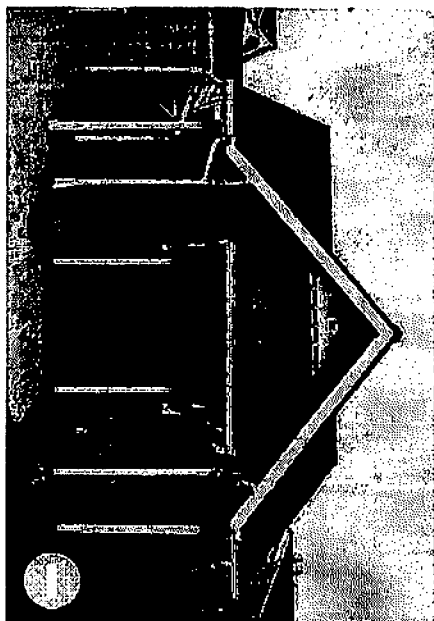


Figure 69: The size and scale of this ADU and use of horizontal wood siding are suitable for properties with Eicher residences. However, doors and windows with divided lites and decorative elements from other architectural styles, such as wood roof eave brackets, are discouraged, as they are inconsistent with Eicher designs and neighborhoods. Source: wemodallas.com.

62

9.2 SOLAR PANELS

- 9.2.1 Solar panels should be installed where they are least visible from the street and neighboring properties. **A consistent with efficient operation.**
- a. Place solar panels toward the least visible portions of the building, away from the street and neighbor's views, as feasible.
 - b. Consider placing solar panels on non-historic elements, such as detached accessory structures or patio covers that are not highly visible.
 - c. Solar panels should not rise substantially higher than the existing roof to minimize their visual impact.
 - d. Be considerate of sight impacts on neighboring properties, especially those from adjacent rear properties with large expanses of windows.
- 9.2.2. Solar panels should be installed parallel to the roof plane and should not overhang or alter existing roof lines.
- a. On sloped roofs, solar panels should not extend over 10 inches above the roof surface.
 - b. For models with steeply pitched roofs, solar panels are encouraged to be placed on flat roof sections as much as possible.
 - c. On a flat roof, consider installing panels flat or with a low slope, and at the least visible portion of the roof. **consistent with efficient operation.**
 - d. Solar panels should be arranged neatly in a rectangular format. **if they are visible from another property or the public realm.**
- ### 9.3 SKYLIGHTS
- 9.3.1 Skylights or sky tunnels should have a flat, low profile and placed to minimize their visibility from the street.
- a. Domed/bubble skylights or sky tunnels are discouraged.

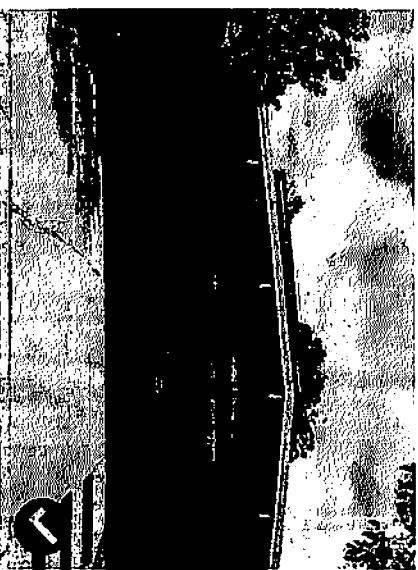


Figure 70: These rooftop solar panels do not rise substantially above the roofline and are minimally visible from the street.

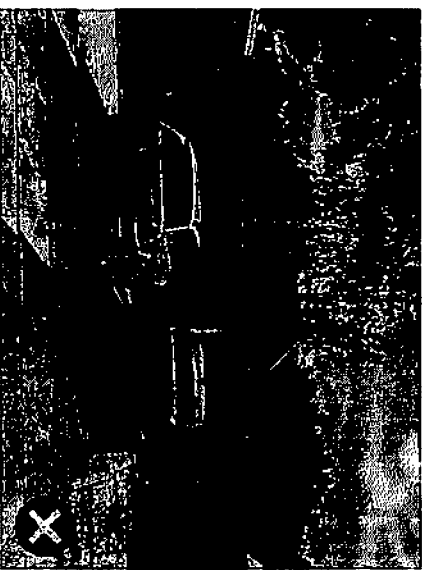


Figure 71: These rooftop solar panels rise noticeably above the roofline and are highly visible from the street.

This page has been left blank intentionally.

64

APPENDIX A: REFERENCES

- Adamson, Paul. *Eichler Modernism Rebuilds the American Dream*. Layton, UT: Gibbs Smith, 2002.
- Cannon, Larry. *City of Sunnyvale Eichler Design Guidelines*. Prepared for the City of Sunnyvale. July 2009. Accessed online August 2024. <https://www.sunnyvale.ca.gov/home/showpublisheddocument/15461637820850595900000>.
- City of San Jose. "Historic Resources." City of San Jose. Accessed online August 2024. <https://www.sanjoseca.gov/your-government/departments/offices/planning-building-code-enforcement/planning/division/historic-resources>.
- City of San Jose. Municipal Code: Chapter 13.48 - Historic Preservation. Accessed online August 2024. https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=ITII35TSIBPL_CHT348BIBR.
- Bear, Carson. "Achieving Modern Life in Historic Eichler Homes". National Trust for Historic Preservation, October 17, 2018. Accessed online August 2024. <https://savingsplaces.org/stories/achieving-modern-life-in-historic-eichler-homes#:~:text=May%25,2018>.
- Grimmer, Anne E. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington D.C.: U.S. Department of the Interior, National Park Service, Technical Preservation Services, 2017. Accessed online August 2024. <https://www.nps.gov/orgs/1739/uploaded/treatment-guidelines-2017-a.pdf>.
- Page & Turnbull. *Orange Eichler Design Standards*. Prepared for the City of Orange.
- January 2019. Accessed online August 2024. <https://www.cityoforange.org/home/showpublisheddocument/781637698087815930000>.
- Page & Turnbull. *Palo Alto Eichler Neighborhood Design Guidelines*. Prepared for City of Palo Alto, April 2018. Accessed online August 2024. <https://www.diyofpaloalto.org/dv/cv/cax/filebank/documents/64548>.
- Weinstein, Dave. "Eichler Crazy in Fairglen - San Jose." Eichler Network. 2018. Accessed online August 2024. <https://www.eichlernetwork.com/article/eichler-crazy-fairglen-san-jose?page=0.0>.
- Zarnowitz, Sally. National Register of Historic Places Multiple Property Submission, Housing Tracts of Joseph Eichler in San Jose, 1952-1963 MPS, No. MP100004036, 2019. Accessed online August 2024. https://ohp.parks.ca.gov/?page_id=30292.
- Zarnowitz, Sally. National Register of Historic Places Nomination, Fairglen Additions (Unit 1, Unit 2, and Unit 3), San Jose, CA, No. 100004036, April 2019. Accessed online August 2024. <https://npgallery.nps.gov/NRHP/AssetDetail/d06ce6c1-514d-4dc8-9784-95bfcaeaa6be>.

An excellent resource to help with preserving or restoring an Eichler home is www.eichlernetwork.com.

65

This page has been left blank intentionally.

66

APPENDIX B: SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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.

Read More: *The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation*, "National Park Service, February 1, 2024. Accessed August 2024, <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>.

67

**SAN JOSE EICHLER NEIGHBORHOODS
OBJECTIVE DESIGN STANDARDS**



68