

EICHLER DESIGN HANDBOOK FAIRGROVE



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City of Cupertino
Community Development Department

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WHY GUIDELINES?

Cupertino has a special community character, which contributes to its unique quality of life and sense of place enjoyed by people who live and work here. Neighborhoods play a vital role in illustrating this community quality of living.

The City was approached by some residents of the Fairgrove neighborhood concerned about preserving the identity of their neighborhood and the privacy of existing homes as growth and development occurred. A citywide architectural survey by the City confirmed that Fairgrove, with its unique Eichler homes, was worthy of preservation. The collaboration between the Fairgrove neighborhood, an architectural consultant, and the City, led to the adoption of the “R1e - Single Family Eichler” development standards and the rezoning of Fairgrove as an “R1e” district.

The Eichler Design Guidelines take the next step in encouraging Eichler homeowners towards successful design solutions while preserving the identity of their neighborhood. The guidelines can also be used as a resource by Fairgrove homeowners interested in preserving the Eichler style while remodeling their homes. Since architectural creativity and today’s changing needs are of importance to homeowners, the guidelines focus only on those exterior elements of the Eichler architectural style that are essential for the preservation of neighborhood character.

WHERE IS FAIRGROVE?

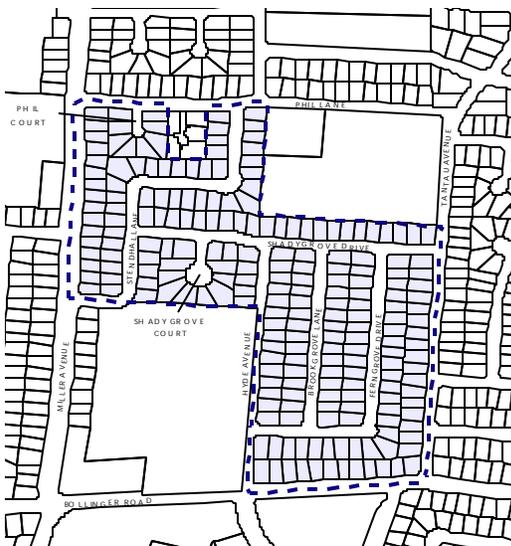


FIG. 1 – FAIRGROVE NEIGHBORHOOD

The Fairgrove neighborhood is zoned “R1e – Eichler Single Family” and includes the area bounded by Phil Lane to the north, Tantau Avenue to the east, Bollinger to the south, and Miller Avenue to the west. Figure 1 shows the boundaries of the Fairgrove neighborhood (see Exhibit A for a detailed map). The Fairgrove neighborhood consists of a group of 220 Eichler homes built in the early 1960’s, which have maintained a consistent Eichler architectural style.

WHAT IS AN EICHLER?

Eichlers are modernist style homes built by developer, Joseph Eichler, from the late 1940s through the late 1970s. The homes gained popularity in part, due to the postwar housing crisis following World War II. Eichler homes exemplified a regional architectural style for the Bay Area's temperate climate with an emphasis on modern, geometric lines, indoor-outdoor living through open plans, and glazed atriums, and technological innovation such as radiant-heat floors. Eichler homes have a unique design largely characterized by single stories with mostly low pitched or flat roofs, multiple indoor/outdoor patios or atriums, slab foundations, and extensive glass.



REVIEW PROCESS FOR ADDITIONS, REMODELS, AND NEW HOMES IN FAIRGROVE

Additions, remodels, and new homes in the Fairgrove Neighborhood are subject to the following:

- [Voluntary Eichler Design Guidelines](#) - The guidelines illustrated in [Chapter 2](#) apply to the Fairgrove neighborhood. The guidelines are [voluntary](#) and are meant to guide and encourage residents towards successful improvement solutions while preserving the neighborhood's unique assets.
- ["Single Family - R1 Zones" - Chapter 19.28 of the Zoning Code](#) - All new house construction, additions, and remodel projects in the entire City including the Fairgrove neighborhood, are [required](#) to conform to the R1 Zoning Code.
- ["R1e -Eichler Development Regulations" - Chapter 19.28.100 of the Zoning Code](#) -All new house construction, additions, and remodel projects in the Fairgrove Neighborhood are [required](#) to conform to the "R1e" regulations. They are illustrated in [Chapter 3](#).

Exceptions to the "R1" or "R1e" Code in the Fairgrove Neighborhood will be subject to review by the City's Design Review Committee.

[Exhibit B in Chapter 4](#) contains a matrix outlining R1, R1e, and Eichler Design Guidelines applicable to the Fairgrove neighborhood.

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VOLUNTARY GUIDELINES



The Eichler Design Guidelines in this chapter are voluntary and contain information on basic principles of Eichler architecture for homeowners intending to remodel, expand, or replace their Eichler home. Architectural creativity and today's changing needs are of importance to individual homeowners; therefore the guidelines focus on only those exterior elements of architectural style that are considered essential for the preservation of neighborhood character.

EICHLER DESIGN ELEMENTS

There are several key design elements that form the Eichler style, including: rooflines, building form, glazing, materials, details, and streetscape. Additions, renovations, and new homes should, therefore, conform to the following basic standards:

■ ROOFLINES – should consist of the following types:

- ✓ Broad low-pitched gables with deep overhangs facing the street with ridgeline perpendicular to the street.
- ✓ Combination of low-pitch gables with overhangs and flat roofs.
- ✓ Roof overhangs at all sides of the building that match the original overhang.
- ✓ Flat roof elements at different heights with or without deep overhangs.
- ✓ Hip roofs are not desirable.



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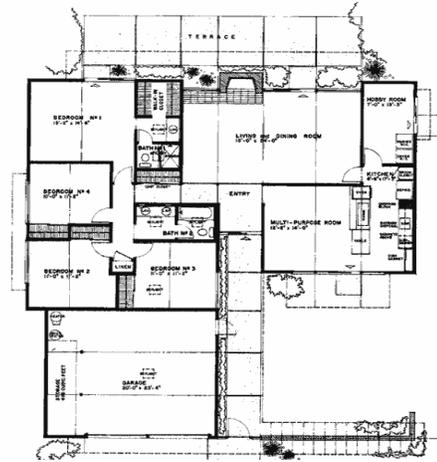
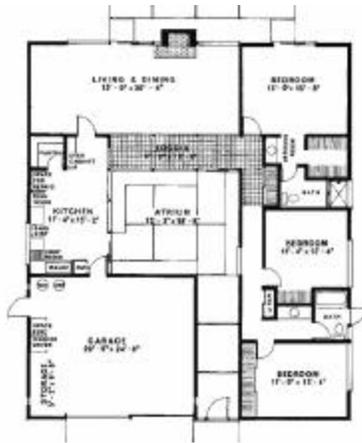


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■ BUILDING FORM

- ✓ Eichler forms were derived from simple geometric floor plan designs. In order to maintain compatibility, plans for additions and new homes should substantially conform to the following:

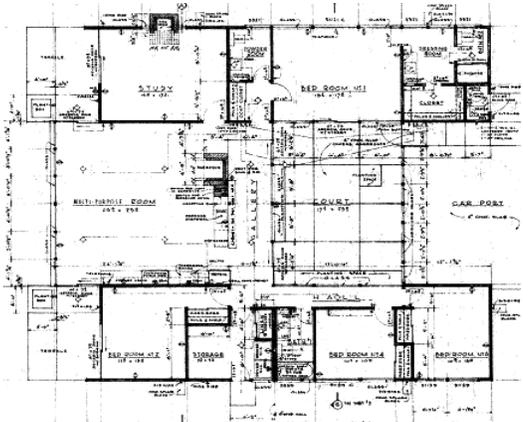
“RECTANGULAR” ▼



“L-SHAPED” ▲



◀ “H-SHAPED”

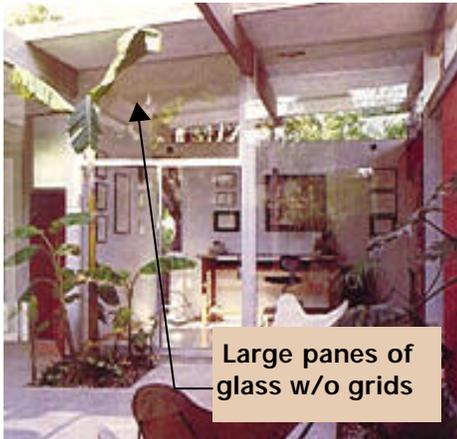


“C-SHAPED” ▲

- ✓ Plans may have rooms with different wall heights resulting in multiple roof elements in one house.

■ GLAZING

- ✓ Glass on gable ends or tall wall is a common feature of Eichler homes.



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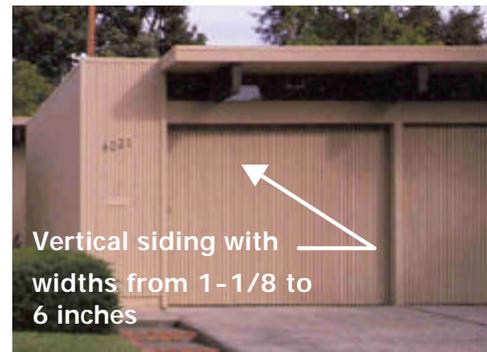
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- ✓ Glazing consists of large panes of glass without grids.

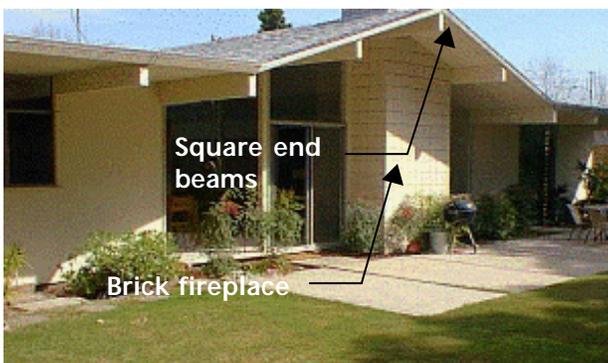
■ BUILDING MATERIALS:

Eichlers were originally designed with a limited palette of palette of materials. Materials used in additions and remodeling projects should therefore substantially conform to the following:

- ✓ Redwood/plywood vertical siding with widths from 1-1/8 inches to 6 inches on walls and garage doors.
- ✓ 2x tongue & groove planks on soffits.



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- ✓ Concrete block or brick fireplaces.
- ✓ Simple square end wood beams and posts.

■ COLORS

- ✓ Exterior colors should be muted earth-tone colors such as brown, tan, rust, green, light gray, and desert sand.
- ✓ Bright colors should be sparingly used, mostly as accents on key building features such as doors.



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■ EXTERIOR ACCESSORIES

- ✓ Exterior Accessories – such as lighting fixtures should have a simple, “modernistic” geometric design.



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■ STREETSCAPE

- ✓ Eichler homes usually have open front yards with walkways and planting beds laid out in simple geometric patterns.



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- ✓ Since Eichler homes generally have very little glass exposure to the street, there is no need for screening from the street with fences or hedges in the front yard setback.



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■ TWO-STORY HOMES IN AN EICHLER NEIGHBORHOOD -

Eichlers were largely designed as single-story structures. Therefore, second-story additions to Eichlers, or two-story structures in an Eichler neighborhood, present a design challenge. Two-story homes in the Fairgrove neighborhood should conform to the recommendations below in order to end up with a design that is consistent with the existing structure and is compatible with its Eichler neighborhood.

- ✓ Second story roofs should match the form and pitch of first floor rooflines.
- ✓ Second story walls should be set back from first floor walls to minimize appearance of second story to street.
- ✓ Second story walls may align with first story walls when the wall occurs at rear of the atrium in an atrium model.
- ✓ Care must be taken in the design of second story glazing to avoid privacy invasion to Eichler homes to the rear, as they often have large panes of glass in atriums and rear elevations.



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3 THE "R1e" ZONING CODE



All new house construction, addition and remodel projects in the City must conform to the R1 zoning code regulations in Chapter 19.28 of the Zoning Code.

In addition, new house construction, additions and remodel projects in the Fairgrove Neighborhood must conform to the following Chapter 19.28.100 - Development Regulations – Eichler (R1e) as follows:

ZONING CODE - CHAPTER 19.28.100 DEVELOPMENT REGULATIONS – EICHLER (R1-e)

R1-e single-family residence "Eichler districts" protect a consistent architectural form through the establishment of district site development regulations. Regulations found in the other sections of this ordinance shall apply to properties zoned R1-e. In the event of a conflict between other regulations in this chapter and this section, this section shall prevail. Nothing in these regulations is intended to preclude a harmonious two-story home or second story addition.

A. SETBACK – FIRST STORY

1. The minimum front yard setback is twenty feet.

B. BUILDING DESIGN REQUIREMENTS

1. Entry features facing the street shall be integrated with the roofline of the house.
2. The maximum roof slope shall be 3:12 (rise over run).



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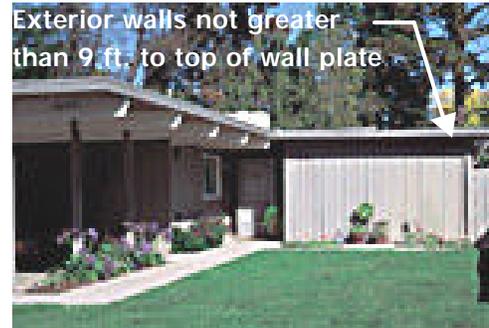
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3. Wood or other siding material located on walls facing a public street (not including the garage door) shall incorporate vertical grooves, up to six inches apart.



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4. The building design shall incorporate straight architectural lines, rather than curved lines.
5. Second story building wall offsets described in section 19.28.060 (D)5b are not required for homes in the “R1-e” zone.
6. The first floor shall be no more than 12 inches above the existing grade.
7. Exterior walls located adjacent to side yards shall not exceed nine feet in height measured from the top of the floor to the top of the wall plate.



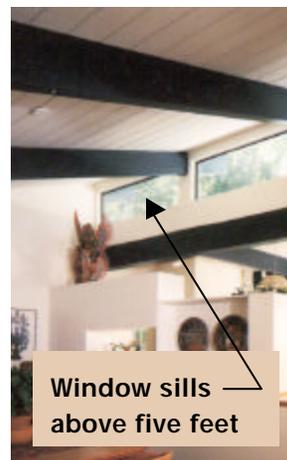
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C. PRIVACY PROTECTION REQUIREMENTS

1. Side & Rear Yard Facing Second Floor Windows

In addition to other privacy protection requirements in Chapter 19.28.060(F), the following is required for all second story windows:

- a. Cover windows with exterior louvers to a height of six feet above the second floor, or
- b. Obscure glass to a height of six feet above the second floor, or
- c. Have a window sill height of five feet minimum above the second floor.



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4 EXHIBITS & RESOURCES

EXHIBIT A - MAP OF THE FAIRGROVE NEIGHBORHOOD

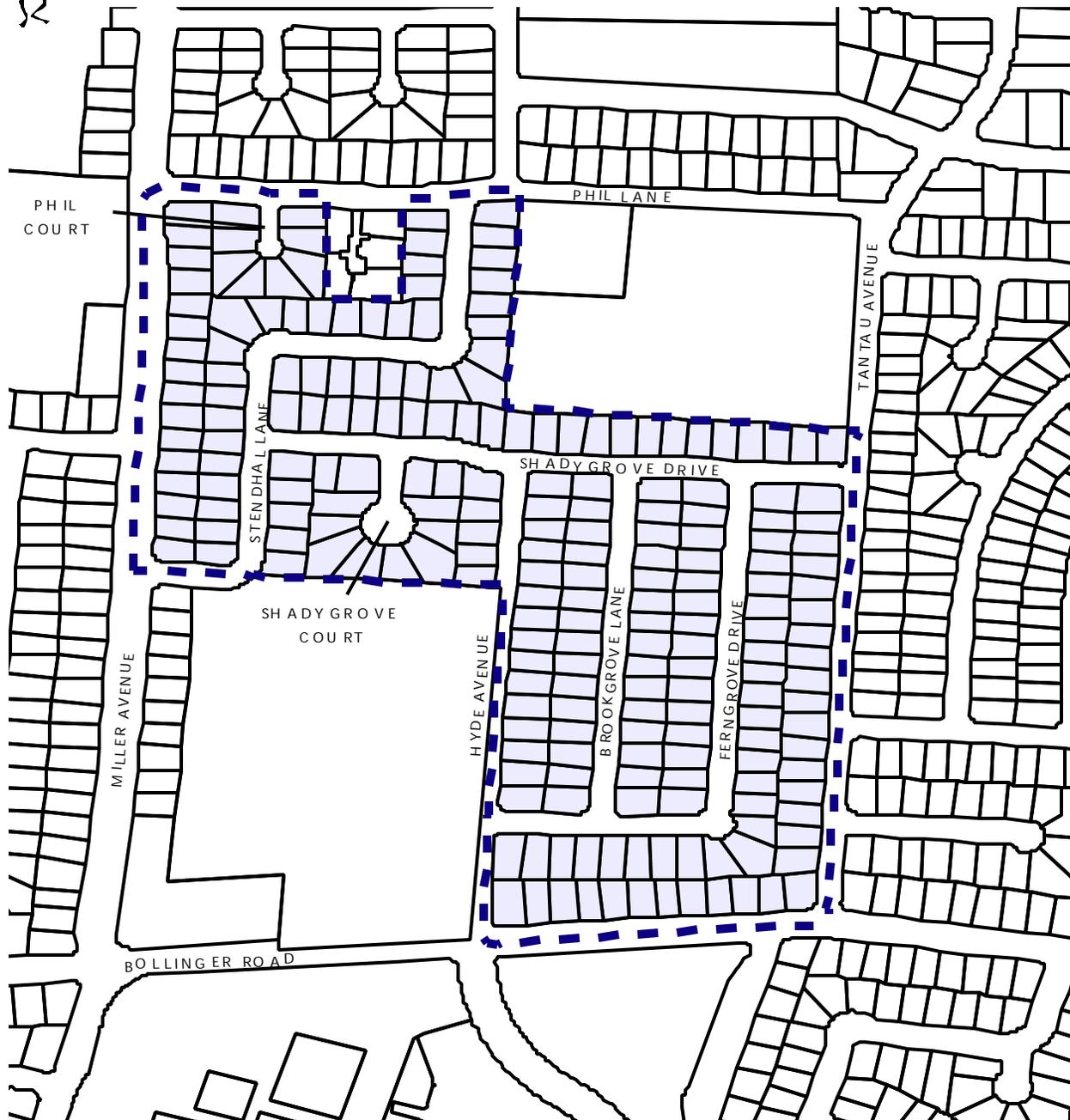


EXHIBIT B - CODE MATRIX - FAIRGROVE NEIGHBORHOOD

The following matrix provides a brief summary of Zoning Code regulations and guidelines applicable to the Fairgrove Neighborhood. For detailed information, please refer to the Zoning Code and Eichler Design Guidelines in Chapter 3 of this report.

ITEM	R1 Zoning Code Chapter 19.28	R1e Zoning Code Chapter 19.28.100	EICHLER GUIDELINES
APPLICABILITY TO FAIRGROVE	<ul style="list-style-type: none"> ▪ Applies 	<ul style="list-style-type: none"> ▪ In addition to R1(in case of conflict w/R1, R1e prevails) 	Voluntary
LOT COV./FLOOR AREA - 1 Story	<ul style="list-style-type: none"> ▪ 45% 	<ul style="list-style-type: none"> ▪ See R1 	
- 2 story	<ul style="list-style-type: none"> ▪ 35% ▪ 35%-45% w/Design Review ▪ Second story to be 35% of first story 	<ul style="list-style-type: none"> ▪ See R1 	
SETBACKS (1 Story) - Front	<ul style="list-style-type: none"> ▪ 20' min. ▪ Curved driveway- 15' min. 	<ul style="list-style-type: none"> ▪ 20' min. (regardless of driveway curvature) 	
- Side	<ul style="list-style-type: none"> ▪ One 10' min, other 5'min. ▪ Exceptions for small lots & existing side yards 	<ul style="list-style-type: none"> ▪ See R1 	
- Rear	<ul style="list-style-type: none"> ▪ 20' min. ▪ 10' min. if usable rear yard area exceeds 20 x lot width (at front setback) 	<ul style="list-style-type: none"> ▪ See R1 	



ITEM	R1 Zoning Code Chapter 19.28	R1e Zoning Code Chapter 19.28.100	EICHLER GUIDELINES
SETBACKS (2 Story) - Front	<ul style="list-style-type: none"> ■ 25' min. ■ Setback surcharge 	<ul style="list-style-type: none"> ■ See R1 	<ul style="list-style-type: none"> ■ Setback from first story on front facing street
- Side	<ul style="list-style-type: none"> ■ 10' min. ■ Setback surcharge applies 	<ul style="list-style-type: none"> ■ See R1 	
- Rear	<ul style="list-style-type: none"> ■ 25' min. 	<ul style="list-style-type: none"> ■ See R1 	
SECOND STORY WALLS	<ul style="list-style-type: none"> ■ 50% of 2nd story walls shall not be > 6' ht. and shall have 2' min. high overlap of 1st story roof against 2nd story wall w/4' offset ■ Wall offsets required every 24' for walls > than 6' ■ All second story roofs shall have 1' min. eaves 	<ul style="list-style-type: none"> ■ Wall offsets not required ■ Same as R1 	<ul style="list-style-type: none"> ■ Deep overhangs facing the street.
HEIGHT <ul style="list-style-type: none"> - Building ht. - Building envelope - Gable ends 	<ul style="list-style-type: none"> ■ Bldg. ht. – 28' max (second story setback surcharge applies for hts. above 20') ■ Max envelope – 25 degree angle above 12' ht., 5' from side property lines ■ Gable end 20' max. from peak to natural grade 	<ul style="list-style-type: none"> ■ Height limited by side wall heights and roof slope 	

ITEM	R1 Zoning Code Chapter 19.28	R1e Zoning Code Chapter 19.28.100	EICHLER GUIDELINES
- One Story Limits	<ul style="list-style-type: none"> ■ For R1 "i" zoned districts 	NA	<ul style="list-style-type: none"> ■ Preference for one story
- Entry features	<ul style="list-style-type: none"> ■ Max. height - 14' 	<ul style="list-style-type: none"> ■ Integrated entry feature within roofline 	
- Side walls for corner lots	<ul style="list-style-type: none"> ■ Walls facing Right-Of-Way (ROW) blank walls < 16' require: 1' offset w/min. 2' depth & . 6' width; one (1) 30"x30" window; entry feature; or trellis w/landscape screening 	<ul style="list-style-type: none"> ■ See R1 	
- Side walls for interior lots		<ul style="list-style-type: none"> ■ Exterior walls adjacent to side yards not to exceed 9' ht. - 1st floor to top of plate 	
- Ht. of First floor		<ul style="list-style-type: none"> ■ First floor not to be higher than 12" above existing grade 	
HILLSIDE EXCEPTIONS	<ul style="list-style-type: none"> ■ For hillside areas 	NA	
PRIVACY PROTECTION (for 2 story structures)	<ul style="list-style-type: none"> ■ Planting requirements ■ Window alignment requirements ■ Exceptions for skylights, windows w/sills above 5' from floor, facing ROW or non-residential 	<ul style="list-style-type: none"> ■ See R1 & additional req. below ■ Cover windows with exterior louvers up to 6' above second floor ■ Obscure glass up to 6' above second floor ■ Window sill height 5' min. above second floor 	

ITEM	R1 Zoning Code Chapter 19.28	R1e Zoning Code Chapter 19.28.100	EICHLER GUIDELINES
EXCEPTIONS/DESIGN REVIEW	<ul style="list-style-type: none"> ▪ Exceptions can not have “unreasonable privacy” or “significant visual” impacts ▪ Single Family Design Guidelines 	<ul style="list-style-type: none"> ▪ See R1 	<ul style="list-style-type: none"> ▪ Follow Eichler Guidelines
BUILDING DESIGN - - Roofs	<ul style="list-style-type: none"> ▪ Single Family Design Guidelines – Compatible Neighborhood Pattern 	<ul style="list-style-type: none"> ▪ Single Family Design Guidelines ▪ Maximum roof slope 3:12 	<ul style="list-style-type: none"> ▪ Combination of low-pitch gables and flat roofs ▪ Gable ends of roof to face street rather than side ▪ Hip roofs undesirable
- - Materials		<ul style="list-style-type: none"> ▪ Vertically grooved siding up to 6” apart required on walls facing street 	<ul style="list-style-type: none"> ▪ Vertical redwood/plywood siding with widths from 1-1/8 to 6 inches ▪ 2x tongue & groove planks on soffits ▪ Concrete block or brick fireplaces ▪ Simple square wood beams & posts
- Streetscape	<ul style="list-style-type: none"> ▪ Single Family Design Guidelines 	<ul style="list-style-type: none"> ▪ First floor front setback -20’ 	<ul style="list-style-type: none"> ▪ Open front yard w/walkways and planting in simple geometric patterns ▪ No screening required in front yard

ITEM	R1 Zoning Code Chapter 19.28	R1e Zoning Code Chapter 19.28.100	EICHLER GUIDELINES
- Glazing			<ul style="list-style-type: none"> ■ Glass on gable ends or tall wall ■ No grids on windows
- Building Form	<ul style="list-style-type: none"> ■ Single Family Design Guidelines – Building Form 	<ul style="list-style-type: none"> ■ Design should have straight architectural lines rather than curved (building form, windows) 	<ul style="list-style-type: none"> ■ Simple, geometric floor plans in keeping with standard Eichler shapes – Rect./, “L”, “H”, “C”
- Details			<ul style="list-style-type: none"> ■ Exterior Accents (lighting) –simple, geometric design
SECOND STORY DESIGN			<ul style="list-style-type: none"> ■ Second story roofs should match form and pitch of second story rooflines ■ Second story wall should be set back from first floor ■ Second story walls may align with first story walls at rear of atrium ■ Design second story glazing to avoid privacy invasion
ACCESSORY BUILDINGS	<ul style="list-style-type: none"> ■ Section 19.80 	<ul style="list-style-type: none"> ■ See R1 	

EICHLER RESOURCES

- Jerry Ditto. *Eichler Homes – Design for Living*. Chronicle Books, 1995.



This award-winning book is a photo-essay, which chronicles the work of Joseph Eichler and his architects' contribution to residential architecture and may be of interest to the Eichler owner or enthusiast.

- <http://www.eichlernetwork.com>

The Eichler Network is a resource for Eichler enthusiasts. The network publishes a [newsletter](#) and an annual 'House Of Questions' 2000/2001' booklet for information on home improvement, products and services.

- <http://www.eichlerhomes.com>

This website run by Eichler Homes Realty, Inc., provides real estate services for Eichler homes in California. The site also includes a link to [Eichler Insights](#), a newsletter for Eichler homeowners and enthusiasts.

- <http://www.eichlersocal.com>

This website provided by Oaktree Realtors, Orange, CA provides real estate services for Eichler homes, and includes links and resources on Eichlers.

CREDITS

- Architectural Consultant - Mark Srebnik, Architect, AIA, Los Altos, CA
- The Fairgrove Neighborhood Eichler Integrity Committee, Cupertino, CA
- Jerry Ditto. *Eichler Homes – Design for Living*. Chronicle Books, 1995
- The Eichler Network
- Stephanie Raffel, Oaktree Realtors, Orange, CA

Cover Photographs: Sunset Magazine Home Renovation Award Winner, 'Eichler Tract House Rejuvenation' – Secoy.Kosco Architects, Orange, CA

"The Eichler Atrium", Photograph by Ernie Braun/Courtesy, *Eichler Network Archives*

View of the living room in the former home of Joseph Eichler/ *Courtesy of Eichler Homes – Design for Living, Jerry Ditto.*

Watermark: Eichler home/*Courtesy of Eichler Homes – Design for Living, Jerry Ditto.*