



DATE: April 29, 2013

AGENDA ITEM # 3

AGENDA REPORT

TO: Historical Commission
FROM: Zachary Dahl, Staff Liaison
SUBJECT: 13-H-01 – 1448 Fowler Lane

RECOMMENDATION:

Designate the property at 1448 Fowler Lane as a Historic Resource or Historic Landmark and list it on the Los Altos Historic Resources Inventory

BACKGROUND

This residence was constructed in Los Altos' early period of development (circa 1898) and is an excellent and rare example of a Dutch Colonial Revival style farmhouse in this community. Though the residence has diminished integrity of setting and feeling as an early farmhouse due to the surrounding newer development, it retains a high degree of integrity in its materials, design, location and workmanship.

This property was originally identified as a potential historic resource in 2008-2009 as part of the Commission's City-wide windshield study. Following an evaluation by the City's Historic Consultant (CIRCA: Historic Property Development), it was recommended that the property be added to the City's Historic Resources Inventory (HRI). Following an update to the City's Historic Resource Evaluation Methodology, the property was brought back to the Commission for formal consideration in 2011. At their July 25, 2011 meeting, based on the age, physical integrity and historic significance of the residence, the Historical Commission voted unanimously to designate the property as a Historic Resource and add it to the HRI.

Following the Commission's action, the property's trustee filed an appeal of the historic designation with the City Council. At their meeting on September 27, 2011, the City Council heard the historic designation appeal and voted 3-2 to grant the appeal and remove the historic designation. The action was based on the finding that the structure lacked the historical significance necessary to be designated as a historic resource.

Following the City Council action, the property was sold and renovated in 2012. While the renovation was not subject to Historical Commission review, it appears that the work completed was primarily interior and the exterior modification did not impact the physical integrity of the structure. The property was resold in late 2012 to the current owner.

DISCUSSION

In February of 2013, the owner submitted an application to reconsider the property for designation as a Historic Resource. The application included an updated historic property evaluation (DPR 523) that was prepared by historic consultant Bonnie Banburg. The updated evaluation provided a complete discussion about the physical characteristics of the residence and the historical significance associated with the property. Based on the findings in the evaluation, the property is an excellent example of early Dutch Colonial Revival house and is a rare remaining example of an early agricultural farmhouse in Los Altos. The property is associated with orchardists Edith and Robert Kirkwood, who contributed to the early agricultural development of Los Altos.

The development of the historical association with the property, which was not available when the City Council considered the appeal of the historic resource designation in 2011, provides good evidence to support reconsideration of this property as a historic resource. Overall, the property appears to not only be eligible for listing on the HRI, either as a Historic Resource or as a Historic Landmark, but it also appears eligible for listing on the California Register of Historic Resources under Criterion 3. Therefore, staff recommends that the Historical Commission designate the property as a Historic Resource or a Historic Landmark.

Attachments:

- A. Updated Historic Property Evaluation

FINDINGS

13-H-01 – 1448 Fowler Lane

With regard to designating the property 1448 Fowler Lane as a Historic Resource and listing it on the Los Altos Historic Resources Inventory, the Historical Commission finds the following in accordance with Section 12.44.040 of the Municipal Code:

- A. Age. The structure is more than fifty (50) years in age.
- B. Determination of Integrity. The structure retains sufficient historic integrity in most of the following areas:
 - 1. Design: The combination of elements that create the form, plan, space, structure and style of a property;
 - 2. Setting: The physical environment of a historic property;
 - 3. Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
 - 4. Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; or
 - 5. Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- C. Historic Significance. The structure is clearly associated with one or more of the following areas of significance:
 - 1. Event: Associated with a single significant event or a pattern of events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
 - 2. Person/People: Associated with the lives of persons important to the local, California or national history;
 - 3. Architecture/Design: Embodies the distinctive characteristics of a design-type, period, region or method of construction, or represents the work of a master or possesses high artistic value; or
 - 4. Archaeology: Yields important information about prehistory or history of the local area, California or the nation.
- D. Historic Landmark Designation. In addition to the above listed findings, the property has special historical, cultural, archeological, scientific, architectural or aesthetic interest or value as part of the heritage or history of the city, the county, the state or the nation

ATTACHMENT A

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

Primary #
HRI #
Trinomial
NRHP Status Code NA

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 1448 Fowler La. Los Altos CA

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad Mountain View Date 1991 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 1448 Fowler Lane. City Los Altos Zip 94024

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 581591 mE/ 4134792 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 193-35-021

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 4,876 sq. ft., two-story Dutch Colonial Revival (rural tradition) style house is located at the end of Fowler Lane (driveway). The Court was created when the estate property was subdivided with the subsequent construction of homes in the late 1900s that are in close proximity and surround the historic house. The historic wood frame house is on an irregular shape parcel of 15,248 sq.ft. at elevation 206. The side-facing gambrel roof (defines the style) was recently repaired and covered in stylistically appropriate composite shingles. Three dormers, two gabled and one shed project from the plane of the front lower roof. Recently repaired, the gables have new siding as well as roofing. The gable dormers have pediments above single window boxes while the center shed dormer contains a tripartite of double-hung windows. The first level is symmetrical on the front with windows on each side of the entry porch. Most windows appear to be original one over one lights with flat sawn frames and ogee lugsills. Slightly recessed into the plane of the building, the entry is defined by a projecting square porch supported by three Doric columns on each side that sit atop a low foundation wall matching the rise of the four wood steps to wood porch floor. Unusual in the style that is known for symmetry, is the off-set front paneled door with fluted pilaster surrounds and a single large side-light. A small "closet" window is on the north side door. The south end of the building has open porches, the upper appearing to be a later addition. The south end has an open porch that extends around the side to the rear of the house. Above is a second level open porch that appears a later addition. The north end appears to have been modified a few years after the house was constructed (c.1920-30), and exhibits wide horizontal board walls and fixed windows, jalousie and a sky-light. The porch above also appears to be an addition. Further toward the back of the house, an addition for kitchen and utility space also appears to be from the same time period and includes a second porch supported by columns similar to those in the front. (Continued on page 3)



*P3b. **Resource Attributes:** (List attributes and codes) HP 2 Single family detached house

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

*P5b. **Description of Photo:** (view, date, accession #) View E Front Façade, 1/2013

*P6. **Date Constructed/Age and Source:**
 Historic Prehistoric Both
Constructed c. 1898

*P7. **Owner and Address:**
John Geleynse
1448 Fowler Ct. Los Altos CA 94024

*P8. **Recorded by:** (Name, affiliation, and address)
Bonnie Bamburg
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. **Date Recorded:** 4/15/2013

*P10. **Survey Type:** (Describe) Project Specific

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/ 5S3

Page 2 of 4

*Resource Name or # (Assigned by recorder) 1448 Fowler Lane., Los Altos

B1. Historic Name: Edith & Robert Kirkwood House

B2. Common Name:

B3. Original Use: residence -rural

B4. Present Use: residence

*B5. Architectural Style: Dutch Colonial Revival (rural)

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

Constructed c. 1898, alterations to rear c.1928, 1961 (remodel Kitchen), 1990 (foundation and cripple wall replaced), 2011 (primarily interior cosmetic repairs and HVAC system)

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

*B8. Related Features:

Pool House , car-port, swimming pool, minimal landscaping in front

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture/Early Settlers Area Los Altos, CA
Period of Significance 1898-1940 Property Type house Applicable Criteria CA/Los Altos

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

The Historical Context Statement adopted by Los Altos defines the early agricultural period (fruit) in the City's development as 1865-1907 (Leach, 1997, Circa, 2011). The previous DPR 523, for the c. 1898 house at 1448 Fowler Lane., states that the Dutch Colonial Revival house from the early period is an excellent example of the style and is rare in the community (Circa, 2011), concluding that the property is eligible for listing in the California Register of Historic Resources (criterion 3) and as a historic landmark in Los Altos. This evaluation agrees with the earlier conclusion and adds historical background concluding that the property is also eligible under criterion 2 for its association with Edith and Robert Kirkwood who established large fruit orchards and contributed to the development of the fruit and nut industry in Los Altos during the early agricultural period.

Architecture: Dutch Colonial Revival (rural) architecture is derived from the stone walled houses with thatched or later slate, or tile roofs brought from Europe and developed in the New England colonies c.1625-1840. The Centennial Exhibition in Philadelphia 1876, brought about a patriotic appreciation for the Colonial styles modernized as " Colonial Revival." Revival of the Dutch Colonial style continue the distinctive stylistic features of the antecedent; gambrel roof, symmetry of the facade, center entry, windows and dormers, - while adding a front porch with classical elements, and modernizing the style with single-pane, hung windows and widening the upper roof structure for even greater usable living space. The revival style usually deletes the double door (top & bottom openings), multi-pane casement windows and flared eaves of the original version. The house at 1448 Fowler Lane., is an early example of the Dutch Colonial Revival style that became popular between 1910-1920 (McAlester 1985). The house at 1448 Fowler Lane. was constructed for Edith Williams Kirkwood and Robert Kirkwood c. 1898, on land given to Edith by her parents in 1895. When constructed in 1898, the design was *Avant-garde* for the area and exhibits a high quality of design integrity. (Continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP 2
Single Family property

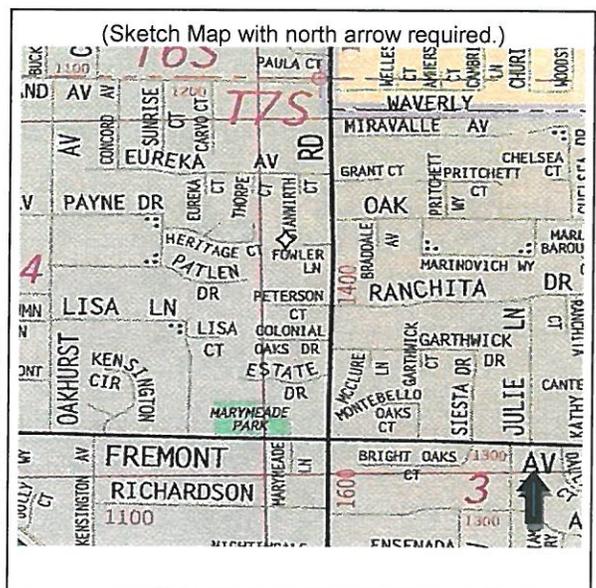
*B12. References: See attached

B13. Remarks:

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 3/9/2013

(This space reserved for official comments.)



P3a. Description:

The rear facade includes a projecting wing that appears to have been remodeled and expanded c,1920-30 with some modernization work 1961.¹ This hipped roof, 1 1/2 -story section fits between a second level gable dormer on the south that matches that in the front and the squared roof structure on the north side. The rear wall surface, and that of the ends is covered in wide horizontal board siding. Windows in the rear facade are of different sizes and exhibit some newer glazing.

To repair damage that occurred during the 1987 Loma Prieta earthquake, the house was raised and a new foundation installed. With the exception of the new foundation and subsequent replacing the electrical and plumbing systems, the building retains a high degree of original design integrity. However the low band of veneer brick around the house that covers some of the new foundation work appears an alteration.

The majority of the remodeling and repair over the past 30 years has occurred inside the house. The kitchen was remodeled as were the bathrooms. Woodwork throughout the house was cleaned and repaired. Windows were repaired, those that open were given new corded systems and where necessary glazing was replaced with recycled glass.

Outside, the single greatest change is to the setting. Where the building once stood alone as the center of a rural ranch it is now surrounded by contemporary homes. Recently, the driveway was repaired and the swimming 1965 pool and the pool deck were also repaired. Most recently (2013), to repair a deteriorated roof system, new stylistically appropriate composite shingles were installed with appropriate underlayment and flashing.

Although there have been alterations over time, most appear to be over 50 years old and are compatible with the original design. Porches at the second level, although not part of the original design provide symmetrical balance and do not compromise the design.

Overall the building retains a high degree of integrity and is in relatively good condition. However it is observable that the wood window systems and other wood pieces are in need of more than just painting. Cracks in joints and areas of wood deterioration are in need of repair. Windows should be repaired to be operable.

Three features are found in the rear yard, a pitched roof building, a car-port (18' X 16 ft') and playground equipment including a Giant Stride. A swimming pool (1966) is on the south side of the yard.

The single-story, 216 sq.ft., wood frame building is constructed in a simple pitched roof design, with exposed rafters. The front door is centered between two windows, each with 9 lights. The building has two "pop-out" elements, one on each side and these each have windows, paired on the south and a single on the north side. The building is covered with square cut shingles. The building has been remodeled with laminate panels and two toilet rooms that serve as a changing house for the swimming pool. It appears to have been constructed in the 1930s. It is storied to have been a school house associated with the main house, although that was not confirmed during this phase of research. The building is in good condition.

¹ Los Altos Building permit #61641

Page | 4 ___ of 4 ___ *Resource Name or # (Assigned by recorder) 1448 Fowler Lane., Los Altos CA

*Recorded by: Urban Programmers

*Date April 15, 2013

Continuation Update

B10: Significance continued

Robert Kirkwood was an established orchardist (fruit rancher) prior to his marriage to Edith Williams, and together they acquired the land purchased by John Williams and added additional acreage in the Los Altos-Mt. View district of Santa Clara County, becoming one of the earliest and largest fruit ranchers in Los Altos. The agricultural period in Los Altos is one of the most significant periods in the City's history. The Kirkwood's association to historical era is represented in the house at 1448 Fowler Lane.

Evaluation

In 2011, the property was evaluated by Circa: Historical Property Development, and found eligible for listing in the California Register of Historic Resources under Criterion 3 as a rare example of early Dutch Colonial Revival architecture. With the addition of research information that describes the original owners and their historical contribution to the Agricultural (fruit orchard) era in Los Altos, Urban Programmers concludes that in 2013, the property remains eligible for listing under criterion 3 and under criterion 1 for the association with the Kirkwoods who were significant as the founders of large orchards during the early agricultural era in Los Altos.

This survey form is a summary of the larger report. Historical and Architectural Evaluation of 1448 Fowler Lane. prepared by Urban Programmers. 3/2013.

Page | 5__ of 4_*Resource Name or # (Assigned by recorder) 1448 Fowler Lane., Los Altos CA

*Recorded by: Urban Programmers

*Date April 15, 2013

Continuation Update

B 12- References Continued:

Periodicals and Official Records are noted in the footnotes.

Lurrey, J.S, Chicago: Its History and Its Builders, Volume 5, The S.J. Clarke Publishing Company, Chicago 1912

McDonald, Don & Los Altos History Museum, Images of America-Early Los Altos and Los Altos Hills, Arcadia Publishing, Charleston South Carolina, 2010

Woodworth, Edwin B., The Birth of a Town-A Historic Resource Manuscript, History House Books, Los Altos History House Publication, 1988

The Los Altos History Museum, Lisa Robinson assisted with the research.

5b. Photographs - Continued

Photographs were taken using digital format on January 4, 2012 between 1:30 PM and 2:20 PM

Page | 6__ of 4_*Resource Name or # (Assigned by recorder) 1448 Fowler Lane., Los Altos CA

*Recorded by: Urban Programmers

*Date April 15, 2013

Continuation X Update



Photograph 1 1448 Fowler Lane, Los Altos CA
View: Front facade.

Page | 7__ of 4_*Resource Name or # (Assigned by recorder) 1448 Fowler Lane., Los Altos CA

*Recorded by: Urban Programmers

*Date April 15, 2013

Continuation X Update



Photograph 2 1448 Fowler Lane.
Los Altos CA

View: Small building in the back
yard. Shingle covered with two 9
pane windows in the front facade



Photograph 3 1448 Fowler
Lane., Los Altos CA
Photograph taken 2/2/2013

View: Small building front
and west side

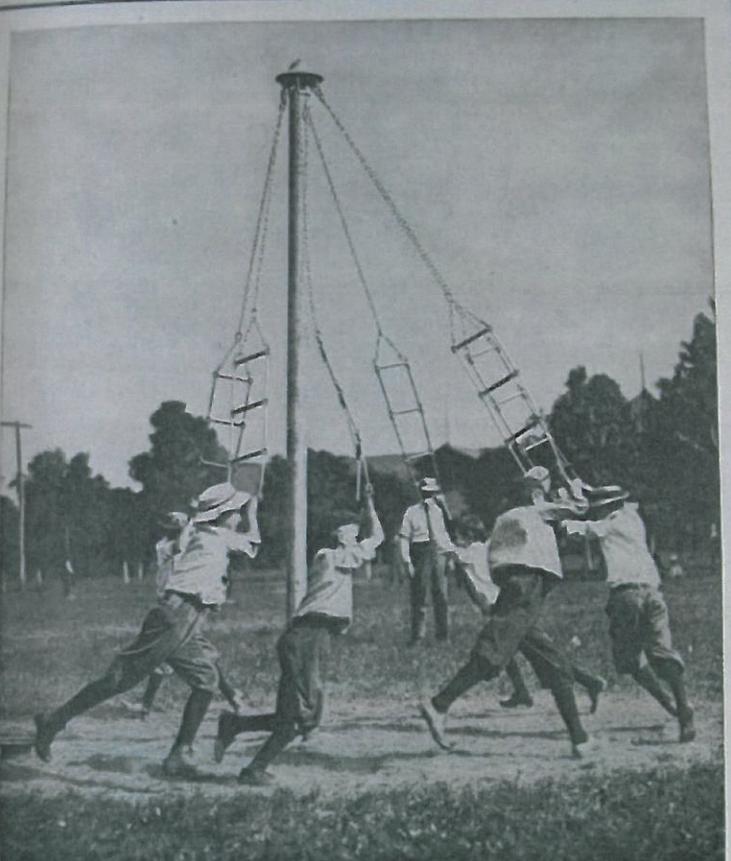
Page | 8 of 4 *Resource Name or # (Assigned by recorder) 1448 Fowler Lane., Los Altos CA

*Recorded by: Urban Programmers

*Date April 15, 2013

Continuation X Update

THE AMERICAN CITY



GIANT STRIDE ONE OF THE SPALDING ALL-STEEL FAMILY

WRITE TODAY FOR
COMPLETE CATALOG

A. G. SPALDING & BROS., Inc.
PLAYGROUND AND GYMNASIUM APPARATUS
CHICOPEE, MASS.

When writing to Advertisers please mention THE AMERICAN CITY. XIX

Photograph 4 The American City Magazine
View: A.G. Spaulding & Bros Advertisement for a Giant Stride c. 1912

Page | 9 of 4 *Resource Name or # (Assigned by recorder) 1448 Fowler Lane., Los Altos CA
*Recorded by: Urban Programmers *Date April 15, 2013 Continuation X Update

Photographs 5 & 6 1448 Fowler Lane.,
Los Altos CA

Right shows the Giant Stride.

Below shows the top assembly that is
very similar to the A.G. Spaulding
Bros. equipment advertised c.1912.



Page | 10 of 4 *Resource Name or # (Assigned by recorder) 1448 Fowler Lane., Los Altos CA

*Recorded by: Urban Programmers

*Date April 15, 2013

Continuation Update



Photograph 7 1448 Fowler Lane., Los Altos CA
View: The "handles" of the Giant Stride.

Page | 11__ of 4_*Resource Name or # (Assigned by recorder) 1448 Fowler Lane., Los Altos CA

*Recorded by: Urban Programmers *Date April 15, 2013 Continuation Update

This updates the DPR prepared by Circa; Historic Property Development , 1 Sutter Street Suite 910, San Francisco. Recorded June 2008. That survey and DPR found the house to be a significant historic resource, eligible for listing in the Los Altos Historic Resources Inventory and eligible for the California Register of Historic Resources.

This update provides information about the owners of the property and elements on the property. Urban Programmers reviewed the previous DPR and agrees with the evaluation and finds the form to be complete in describing the architecture of the house and the context of development in Los Altos in the 1890s.

With the additional information about the owners and occupants the resource is clearly eligible for listing in the California Register of Historic Resources.

This update was prepared by Urban Programmers, 10710 Ridgeview Ave., San Jose CA 951127. Bonnie Bamberg conducted research and compiled the information with assistance from Walt Nagle (ownerships records), Rachel Sims, editor, and resources of The Los Altos History Museum..

