

DATE: April 28, 2014

AGENDA ITEM #4

AGENDA REPORT

TO: Historical Commission
FROM: Sierra Davis, Staff Liaison
SUBJECT: 14-H-01 – 718 Orange Avenue

RECOMMENDATION:

Recommend approval of an addition to a Historic Resource Property subject to the findings

BACKGROUND

The house is a one and a half-story Craftsman bungalow with wood shingles, wood details and a composition roof that was constructed in 1915. The house has a broad front facing gable roof, a side facing gable on the west elevation, and a second-story shed dormer on the east elevation. The property retains a high degree of historic integrity and appears to be in excellent condition. The property's existing historic evaluation is attached for reference.

DISCUSSION

The proposed project is a 75 square-foot addition to an historical resource for the addition of a bathroom at the first story on the east side of the house. Staff supports the addition on the east elevation because the addition has the same form and materials as the existing second-story shed dormer. The addition is proposed below the second story shed dormer and reflects the same architecture. The addition includes two new double hung wood windows one window facing the side yard and one new window facing toward the rear. The windows will reflect the existing windows on the property. The addition will also match all existing materials with wood shingles, wood details and composition shingles. Materials are integral to the design of the addition, because the materials relate to the historical integrity of the historic resource.

In order to make a positive advisory recommendation, the Commission will need to find that the project is consistent the provisions of the Historic Preservation Ordinance and does not adversely affect the physical integrity or the historic significance of the property. Once the Commission provides a recommendation, the project will be reviewed at an administrative level by staff.

CC: Jim and Jane Wasson, Owners
Daryl V. Harris, Architect

Attachments

- A. Project Plans
- B. Property Historic Resources Inventory Record

FINDINGS

14-H-01 – 718 Orange Avenue

With regard to the Advisory Review, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44);
and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property.

ATTACHMENT B

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____ Other Listings _____ Review Code _____ Reviewer _____ Date _____
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Page 1 of 3 *Resource Name or #: (Assigned by recorder) 718 Orange Ave.

P1. Other Identifier: HRI #64; Peters Home

*P2. Location: Not for Publication Unrestricted

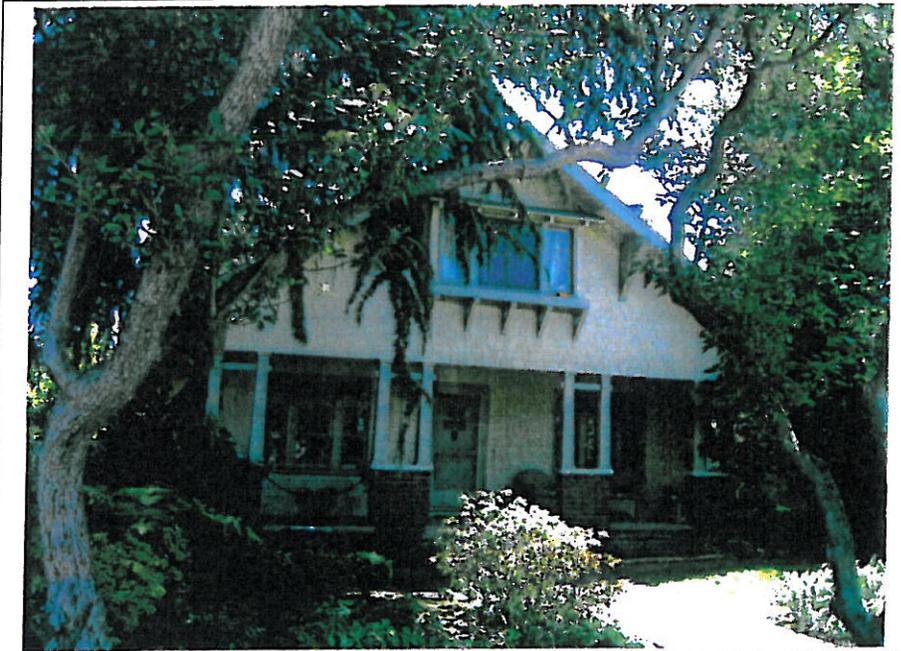
- *a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.
- c. Address 718 Orange Ave. City Los Altos Zip 94022
- d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN: 175 18 033

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

The one-and-a-half story Craftsman bungalow at 718 Orange Avenue clad in wood shingles and topped by a broad, front-facing gable roof sheathed in composition shingles. Wood knee brackets support the gable eave overhang as well as the second story cantilevered bay with pent roof and four nine-over-one wood sash windows. The full-width front porch is recessed under the main gable and is supported by pairs of squared, battered posts set on brick pillars. These pillars are linked with metal chains to create the porch enclosure. The primary entrance is centrally located and flanked by tripartite windows (each with 9-over-1 double-hung wood sash and multi-pane transoms). A large shed dormer extends from the south elevation and contains a pair of double-hung windows. The property retains a high degree of historic integrity and appears to be in excellent condition.

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

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



P5b. Description of Photo:
 Primary Elevation _____
 Date June-08

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
c.1915
 (Los Altos Planning Dept)

*P7. Owner and Address:
James R. & Jane H. Wasson
718 Orange Ave. Los Altos, CA
94022

*P8. Recorded by:
Circa: Historic Property Development
1 Sutter St., Ste. 910
San Francisco, CA 94104

*P9. Date Recorded: _____
July 2011

*P10. Survey Type:
Intensive

*P11. Report Citation:
Los Altos Historic Resources Inventory Update Report (Circa: Historic Property Development, March 2012).

*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 CA Reg. 5B

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*Resource Name or # (Assigned by recorder) 718 Orange Ave.

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Craftsman Bungalow

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

Built c.1915. Built garage, 1972 (Permit #A12325); add bath to exist. 2nd story/add dormer over new bath, 1973 (#A12706). No date: remodel kitchen and bath (#51535), hall/bath remodel (#74085).

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

*B8. Related Features:

Garage.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Early Development/Architecture Area Los Altos

Period of Significance c.1915-1961 (50 year mark) Property Type Residence Applicable Criteria CA/Local

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

The residence at 718 Orange Avenue is located in the historic Orange-University neighborhood. Laid out in 1907 by the Altos Land Company, the Orange/University neighborhood was the first residential subdivision in Los Altos. The neighborhood was sited across the railroad grade, just south of the town's commercial center, and contains some of the earliest residences in Los Altos. A number of these residences were owned and occupied by the first families and business owners to settle in Los Altos. Also, like other small Peninsula towns established along the rail line between San Francisco and San Jose during the early part of the 20th century, many residences were constructed by wealthy San Franciscans as summer homes. Others served as permanent living quarters for businessmen who commuted to San Francisco by train.

According to an earlier DPR form completed in 1997, it is believed that this residence was constructed for Herman Peters. Peters is known to have lived in Los Altos as early as 1908, when he became the city's first telephone customer. In 1912, he was the principal of the Los Altos School and Junior College. The 1920 Census lists Herman as a real estate broker. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Los Altos Historical Commission: Los Altos Historic Resources Inventory (9.28.1997); McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2002; Building permit records; Chamber of Commerce website - http://www.losaltoschamber.org/history_two_cities.html.

B13. Remarks:

Sketch map created by Circa using Google Maps aerial photograph.

*B14. Evaluator: Circa: Historic Property Development

*Date of Evaluation: July 2011

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3 *Resource Name or # (Assigned by recorder) 718 Orange Avenue

*Recorded by: Circa: Historic Property Development *Date July 2011 Continuation Update

B10. Significance (cont.)

He lived on Orange Street with his wife Margaret, daughter Nan, and son Colin. Colin Peters grew up in Los Altos and went on to a career in law, starting his own practice in Palo Alto in 1968. Sources indicate that Colin was Los Altos' first Boy Scout Master and a prominent early Los Altos resident. More research is necessary to completely document the family's significance in local history (G. Laffey).

Character Defining Features: one-and-a-half story form; wood shingle siding; broad, front-facing gable roof; wood knee brackets at gable eave overhang and at second story cantilevered bay with pent roof and four nine-over-one wood sash windows; full-width front porch supported by pairs of squared, battered posts set on brick pillars; tripartite windows, each with 9-over-1 double-hung wood sash and multi-pane transoms; large shed dormer with double-hung windows.

Evaluation: Built within the first residential subdivision in Los Altos, 718 Orange Avenue is a fine example of a Craftsman Bungalow and retains a high degree of integrity of location, workmanship, feeling, design, setting, and materials. It also is a potential contributor to the potential Orange/University historic district. Therefore, it is listed on the Los Altos Historic Resources Inventory as a Historic Resource and is assigned the California Register Status Code 5B: "Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation." Note: This finding is based primarily on architectural merit and further research for association with historically significant events and/or people should be conducted.

