



DATE: November 23, 2015

AGENDA ITEM #3

AGENDA REPORT

TO: Historical Commission
FROM: Sean Gallegos, Staff Liaison
SUBJECT: 15-H-04 – 1365 Grant Road

RECOMMENDATION:

Recommend of approval of minor exterior alterations to a Historic Resource property subject to the findings

BACKGROUND

The house is two-story Craftsman Farmhouse that was constructed in 1915. Character defining features include the one-and-a-half-story form; shingle cladding; front-facing gable with brackets; gabled dormers at side elevations; squared, shed-roof bay at front facade with five one-over-one double-hung wood windows; arched corner entry porch elaborated with decorative shingle work along the right (north) facade. All exterior wall surfaces are clad in uncoated wood shingles, and river rock cladding occurs along the front elevation. The house is characterized by a compact rectangular mass under cross gable roofs at the east and an essentially flat roof at the west.

A two-story addition was constructed along the rear elevation of the original residence prior to the mid-1940s. Along the left (south) side elevation, the modifications include the staircase leading to the second level, the existing multi-light door and canopy, metal sliding sash and vinyl sash windows. The concrete and steel staircases with iron railings are visible along the second story of the rear (west) elevation

A one-story, rectangular, gable roofed garage sits southwest of the main house.

DISCUSSION

The proposed project includes exterior alterations to the left (south) side, right (north) side and rear (north) elevations. The exterior alterations include shingle repair, the removal and replacement of a second story window along the left (south) side, the replacement of two second story windows along left (south) side with shingled wall surfaces; the removal and replacement of six second story windows along the right (north) side, the addition of a second story window along the north elevation, the replacement of a second story windows with shingled wall surfaces along right (north) side, the replacement of three first story windows with a foldable four panel door and addition of patio slab along the right (north) side of the structure; and the removal and replacement of five second story windows along the rear (west) elevation. The windows shall be replaced with

compatible wood sash windows. A letter from the owner (Attachment A) includes additional information about the project.

Historical professional Jill Johnson with Historic Preservation Services reviewed the project to ensure that it was consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures. As outlined in the attached letter, the proposed exterior alterations do not adversely affect the physical integrity or the historic significance of the property and are consistent with the Secretary of the Interior's Standards. Therefore, staff recommends approval of this project.

In order to make a positive advisory recommendation, the Commission will need to find that the project is consistent with 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: Daniil Reouk, Owner

Attachments

- A. Application
- B. Applicant Letter
- C. Area Map and Vicinity Map
- D. Secretary of the Interior's Standards Review Letter

FINDINGS

15-H-04 – 1365 Grant Road

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 A



CITY OF LOS ALTOS
GENERAL APPLICATION

Type of Review Requested: (Check all boxes that apply)

Permit # 1106928

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input checked="" type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 1365 GRANT RD LOS ALTOS CA 94024

Project Proposal/Use: RESIDENTIAL Current Use of Property: RESIDENTIAL

Assessor Parcel Number(s): 197-18-104 Site Area: _____

New Sq. Ft.: 0 Altered/Rebuilt Sq. Ft.: N/A Existing Sq. Ft. to Remain: N/A

Total Existing Sq. Ft.: 2,428 Total Proposed Sq. Ft. (including basement): 2,428

Applicant's Name: DANIEL REOUK

Telephone No.: 952-212-5582 Email Address: dv222@yahoo.com

Mailing Address: 1050 CRESTVIEW DRIVE APT 45 #

City/State/Zip Code: MOUNTAIN VIEW CA 94040

Property Owner's Name: SAME

Telephone No.: SAME Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

Architect/Designer's Name: RANEL CORTEZ

Telephone No.: 510-305-0139 Email Address: zet.design4@gmail.com

Mailing Address: 1079 ADASON DR.

City/State/Zip Code: SAN LEANDRO CA 94578

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

ATTACHMENT B

The Historical commission
City of Los Altos
c/o Sean Gallegos

November 2, 2015

Dear Sirs / Madams,

This letter is to request permission to do the following exterior modifications to the house at 1365 Grant Road, Los Altos CA 94024. This house is a Craftsman-style farmhouse built in 1914.

- Replace all upstairs windows;
- Build new frames, sills etc around all windows in the house while meticulously preserving original 1910-1920s Craftsman style;
- Install decorative wood brackets supporting the roof;
- Extend existing patio into the yard area (not visible from the street);
- Replace 3 downstairs windows in the yard area (not visible from the the street) with folding glass doors to allow an easy access to the patio;
- Install a new, ultra quiet AC system.

Existing residence has original windows upstairs that probably date back to the time when house was originally built. They are very old and need to be replaced. We plan to replace them with white fiber glass windows that will preserve original Craftsman style of the house. See drawings for details.

We also would like to build new custom Craftsman style window casing, sill and apron for all the windows in the house (both first and second floor). Currently if you look at the house from the outside, house appears to have windows of somewhat different styles (with and without grids, positioned at different levels etc). We would like to remedy that. We believe that replacement of windows at the second level and installment of exactly the same Craftsman style window casing, sill and apron on all the house windows will allow to create a common style and uniform look across all four sides of the house.

We would like to also further enhance the Craftstman look of the house by applying to the roof decorative brackets that are currently supporting porch only (see drawings).

Finally, we would like to improve functionality of the house by installing foldable doors in the side of the house facing the yard that is not visible from the street, and extending adjoining patio to create an indoor / outdoor living experience. We would also like to install an ultra quiet AC unit at the property (noise level 59 db) approximately 27ft away from the property line (see details in attached drawings).

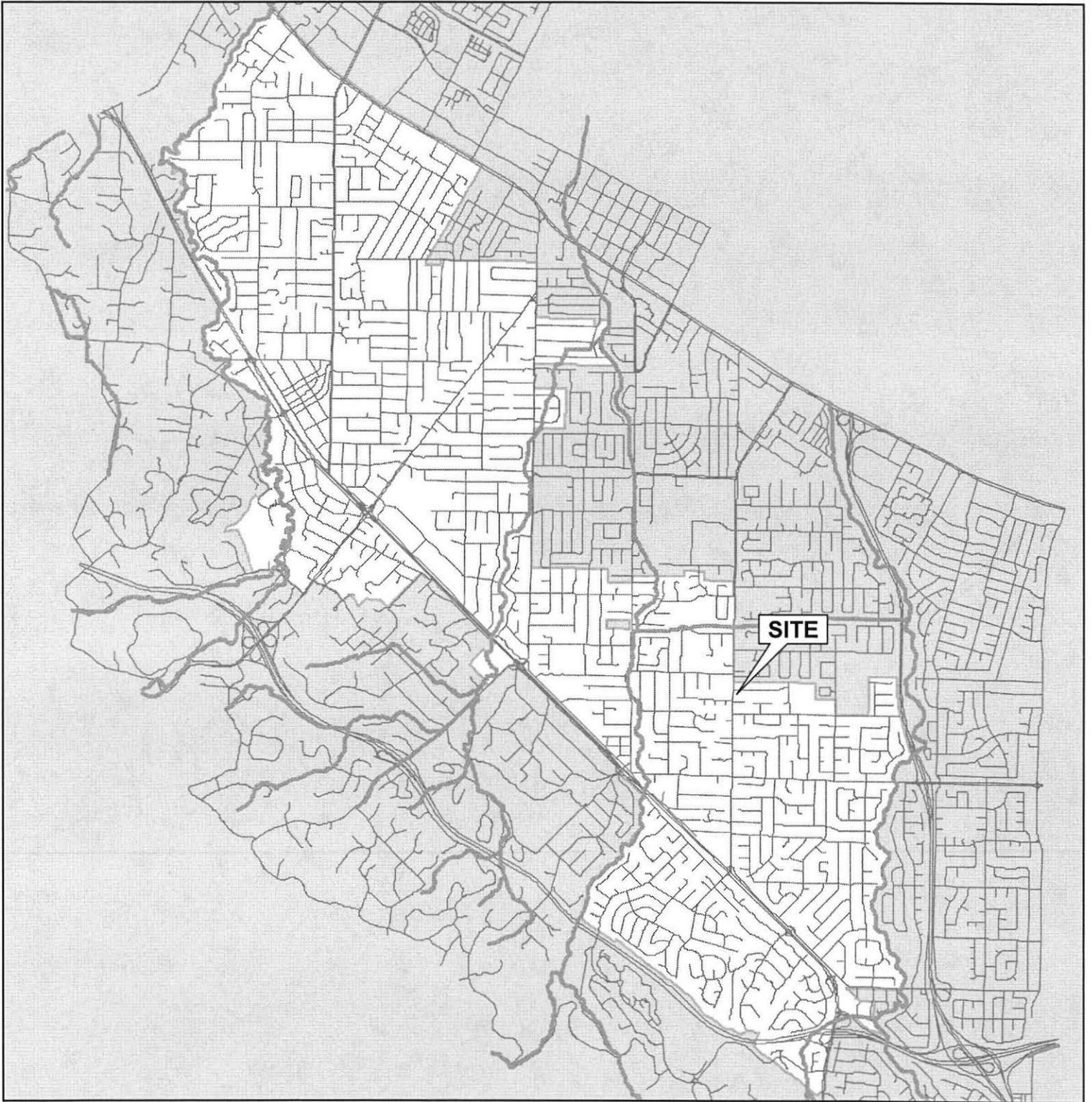
Please do not hesitate to reach out to me at 952-212-5582 (email dreouk@yahoo.com) or to my designer Ranel Cortez at 1-510-305-0139.

Thank you,



Daniil Reouk

AREA MAP



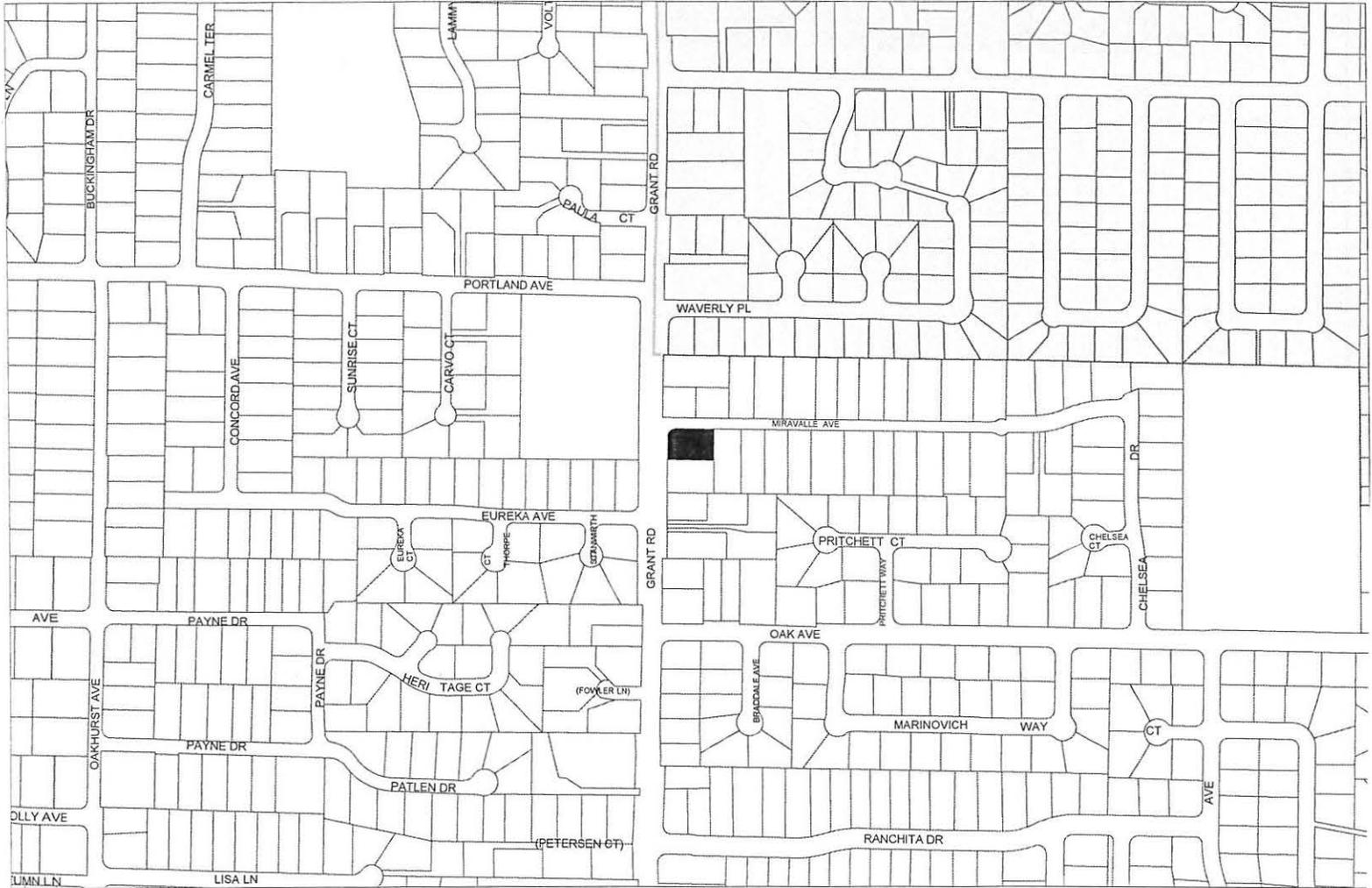
CITY OF LOS ALTOS

APPLICATION: 15-H-04
APPLICANT: D. Reouk
SITE ADDRESS: 1365 Grant Road

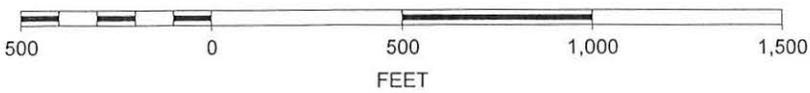


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



N



CITY OF LOS ALTOS

APPLICATION: 15-H-04
APPLICANT: D. Reouk
SITE ADDRESS: 1365 Grant Road

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I. INTRODUCTION

Proposed exterior building modifications to 1365 Grant Road, Los Altos—a historic resource pursuant to Section 12 of the Los Altos Municipal Code—triggered a review of proposed exterior work by the Los Altos Historical Commission. The review board is charged with assessing the conformance of the proposed work with *The Secretary of the Interior's Standards for Rehabilitation* and providing recommendations to the community development director, planning commission or the city council concerning the work. The Historical Commission's findings will be taken into account by one of these three divisions of city government in acting on the permit application.

City staff requested a review of the proposed work for conformance with *The Secretary of the Interior's Standards for Rehabilitation* by a professional meeting *The Secretary of the Interior's Professional Qualifications Standards*. This report was prepared by Jill Johnson who meets the *Professional Qualifications Standards* in historic architecture and architectural history.

The house at 1365 Grant Road is a one and one-half story, wood shingled Craftsman dwelling with a two-car wood shingle garage containing a small residential unit at the rear. The house and garage/in-law unit are located on a diagonal axis through the site, with the house set back over 60 feet from the Grant Road and the garage/in-law unit sited about 27 feet from the road. The buildings occupy a corner lot, shaded by two magnificent native oaks and Redwoods located on the subject property and neighboring lots, but sited close to property lines so they shade the subject property.

The proposed project is limited to the house only and includes interior modifications and selected exterior modifications, as shown on the drawings. This work will proceed in phases with the interior work at the second floor and related exterior work occurring first. In addition, the first phase will include some mechanical, electrical and plumbing systems upgrades and removal of the brick chimney. Subsequent phases include interior work at the first floor and related exterior work and other exterior work (unrelated to interior changes). Work to the garage/in-law unit has not been defined as of the present time and is not shown on the drawings.



View of 1365 Grant Road. The house is located to the right of center and the garage/in-law unit is located below center. (Google Maps.) A graphic site plan is included in the architectural drawings.

Because the first phase of interior work impacts the exterior of the house, the owner is submitting now for review of all exterior work that affects the second floor interior remodeling. After commission approval is received, the owner will prepare a Mills Act application for all proposed exterior work—inclusive of the work in this application plus additional work—and their contractors will begin construction at the second floor interior while the application is prepared. Additional work not shown in the current application will include further window work and work to the garage/in-law unit.

II. SUMMARY EXTERIOR DESCRIPTION

The house at 1365 Grant Road is a one and one-half-story, wood-frame dwelling on a brick foundation. It is a good local example of a Craftsman dwelling, clad with uncoated wood shingles and river rock cladding. The house is characterized by a compact rectangular mass under cross gable roofs at the east and an essentially flat roof at the west.

The primary or east elevation is distinguished by a dominant central bay consisting of a shed-roofed bay window with five one-over-one light wood windows, ganged one-over-one light wood windows at the upper floor and tongue-and-groove soffits and exposed purlins. At the south side of the elevation, a brick exterior stair rises a half story to a multi-light wood door under a bracketed canopy. To the north, the roof line is extended to cover the side entrance porch.

The entrance porch described above wraps around the northeast corner to the north elevation. The original front door is located at this elevation, behind a wood screen door. The gridded concrete porch floor continues past the porch posts to merge with a patio at the west. The fenestration of this elevation is irregular in placement, size and type of windows—a function of original and early interior light and ventilation requirements and replacement windows which differ in style with the original windows. This varied fenestration continues across the west and south elevations.

Alterations

It appears an addition was built at the rear of the house at an early date, probably before the mid-1940s. At this time, it appears the brick exterior stairs were most likely added as well as the existing multi-light door and canopy. In all likelihood, the original interior staircase was removed for the construction of the addition and the existing staircase was created at that time. All features related to this change, including the mud room, would be considered early, historic features with varying degrees of significance.

The concrete and steel staircase with wrought iron railings at the west elevation and the door at the second floor stair landing were added at the end of the third or the beginning of the fourth quarter of the 20th century.

Several windows have been replaced with metal sash, in both sliding and single hung configurations.

(Although no work is proposed at present to the garage/in-law unit, an addition was built onto the rear of the garage at an early date.)

IV. SUMMARY OF SIGNIFICANCE

Pursuant to Section 12.44.060 of the Los Altos Municipal Code, 1365 Grant Road has been determined to be a historic resource. A historic resource is a property or structure that has been determined to be over 50 years old, retains its physical integrity, has historical, architectural, cultural, and/or aesthetic value, and is

listed on the historic resources inventory. The Historic Resources Inventory of the City of Los Altos (2011, as amended) is the city's official inventory of historic resources, as adopted and amended from time to time by resolution of the historical commission and/or the city council. A property or structure must be designated as a historic landmark, a historic resource or located within a historic district in order to be listed. The Historic Resources Inventory form (DPR 523) for 1365 Grant Road is included as an appendix to this report.

This form establishes the house was built in 1915 in an area that was largely devoted to orchards, although the exact nature of the property's association with the area's agricultural past is unknown at present. The house is cited for its architectural significance—as a good example of a Craftsman house with a high degree of historic integrity of workmanship, design and materials. It was assigned California Register Status Code 5S1, which indicates that it is an “individual property that is listed or designated locally.”

III. CHARACTER-GIVING FEATURES THAT SHOULD BE PRESERVED

The Los Altos Municipal Code defines character-defining features as the defining elements which, individually or in combination, identify a historic property, building or landscape. The code cites prominent architectural features, materials and craftsmanship among the elements that typically merit preservation.

The following is a list of character-giving features of the house at 1365 Grant Road that should be preserved:

- Substantial set-back of the house from Grant Road and intervening deep front yard
- Diagonal axis through lot created by the axial relationship of the house to the garage/in-law unit
- Native oak at Grant Road
- Compact two-story house mass with crossed roof gables at the east
- Projecting features at each of the four elevations including a shed-roofed bay window at the east, entrance porch at the north, mud room at the west and projecting eastern bay at the south
- Covered side entrance porch with arched openings and substantial pillars
- River rock cladding set in light brown mortar at the entrance porch and wrapping across the front elevation to the east bay of the south elevation; angled red brick cap above stone cladding
- Wood shingled exterior walls with decorative shingling at the porch arches, above door and window openings, the base of the shingling at the porch posts and selected locations. The original shingles appear to be redwood, although cedar replacement shingles are apparent. Shingles are not coated.
- Brick exterior stair with wrought iron railing rising to a multi-light wood door; a bracketed porch canopy protects the door. (This appears to be an early alteration; the door opening may have been a window opening at the interior stair landing.)
- Projecting wood purlins and tongue-and-groove soffits at the gable ends. Same soffit cladding and exposed rafter tails at the eaves.
- Heavy wood front door, possibly varnished or oiled, with six lights possibly over panels. (The lower portion of the door was hidden from view by the screen door.)
- Early and original wood window sash at street elevations consisting of:
 - One-over-one double-hung sash, typically ganged
 - Four-light casement sash, ganged
 - Six-light casement sash, paired

(While chimneys are typically a feature that should be preserved, the chimney is not readily visible from Grant Road and appears to be a minor feature in the hierarchy of the building's significant features. It is, however, visible from Miravalle Avenue, a side street.)

VII. DESIGN REVIEW

The Los Altos Municipal Code defines integrity the authenticity of the character-defining features from which resources derive their significance. Integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling and association. When definitions for these terms are absent, the National Register definitions are typically employed. National Register Bulletin No. 15 defines the seven qualities a property must retain, in various combinations, to possess integrity; these terms are defined in a footnote to this report.¹

The basis for the design review is to determine if the proposed project does or does not adversely affect the physical integrity and historic significance of the subject property. The following is an illustrated discussion of the proposed work

¹ **Location** is the place where the historic property was constructed or the place where the historic event occurred. Location is important to an understanding of why the property was created or why a historic event occurred, critical to imparting a sense of a historic property's time and place.

Design is the combination of elements that create a property's form, plan, space, structure, and style of a property.

Setting refers to the physical environment of a historic property, in contrast to location which refers to the specific place a property was built or an event occurred. Setting refers to the character of the place during the property's period(s) of significance. Setting often takes into account the physical conditions under which a property was built and the functions it was intended to serve. The relationship of the historic resource to its surroundings, whether natural or manmade, constitute its setting and include such elements as topographic features, vegetation, manmade site features and relationships between buildings, site features and open space.

Materials are the physical elements used to create a historic resource and reveal the information about design intent and period materials and technologies.

Workmanship refers to evidence of craftsmanship indicative of period technological practices and aesthetic principles.

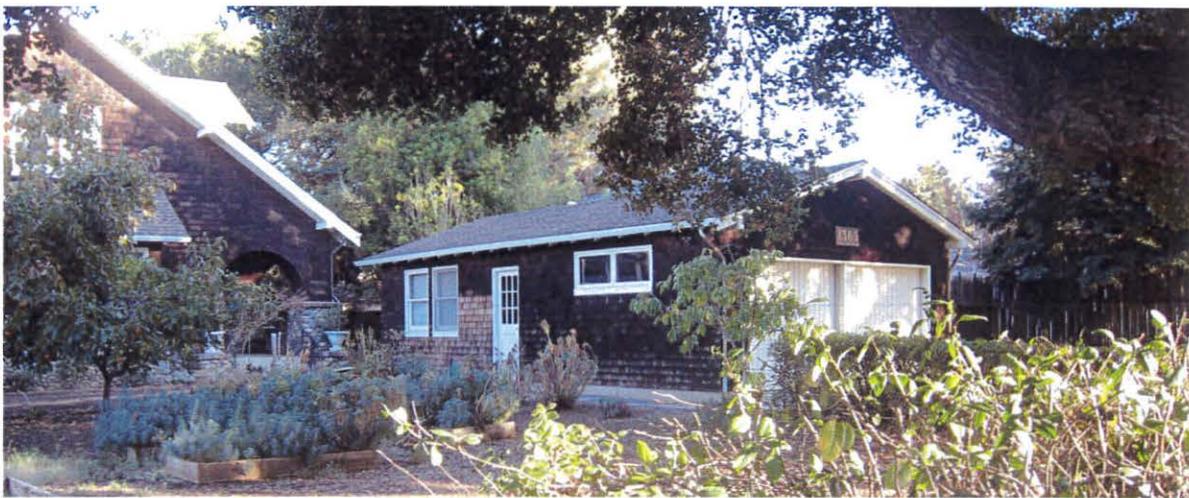
Feeling is a property's expression of the esthetic or historic sense of a particular period in time. Feeling is a critical concentration of physical features that collectively convey the property's historic character.

Association is the intellectual link between an important historic event or person and a historic property. A property retains integrity of association if it is the place where a historically significant event or activity occurred and it remains sufficiently intact to convey that relationship.

EAST/FRONT ELEVATION, FACING GRANT ROAD



View of the east exterior wall of the house facing northwest. The garage/in-law unit is at the right.



View of the garage/in-law unit looking west from Grant Road.



View of the garage/in-law unit looking west from Grant Road.



View of the east/front elevation of the house. Work to the first floor windows is not included in this phase. Work to the second floor windows is discussed below.



View of the house at the left and the garage/in-law unit at the right.



View of the house at the left and the garage/in-law unit at the right. Note the decorative shingles over the porch arch.



View of the brick exterior stair at the south side of the east elevation.



Cracks in the stone masonry will remain, but failing mortar in the brick masonry (a very limited amount) and gray Portland cement based mortar may be removed (without damaging the brick) and the brick may be repointed with a mortar that will be softer than the existing and match the existing in color.



View of the second floor windows at the east elevation. These windows are wood one-over-one light, double hung sash in good condition. The windows will remain, but they will be re-glazed with laminated glass without a tint.



Interior view of the same windows.

NORTH/SIDE ELEVATION, FACING GARDEN



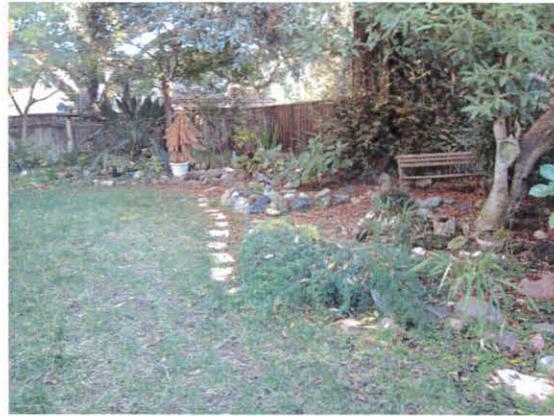
View of the original wood front door and wood screen door.



View from the porch into the side garden.



View of the existing patio proposed for removal and replacement with a larger concrete patio. Given that the patio is screened from public view by the side porch, the new patio will not be visible from Grant Road.



Photograph of the east garden, near the patio.



View of the three windows proposed for replacement with bi-fold doors. The decorative shingles above the windows will be retained.



View of the easternmost windows at the second floor. These windows are not original nor are they considered historic. The windows will be replaced with double glazed wood casement sash with applied exterior and interior grids to suggest four lights per leaf. Please see window cut sheets incorporated into the drawings. The drawings show a new window to the right of the above window; it will be similar to the new sash proposed for the above opening, but double hung.



View of the existing second floor windows adjacent to the east porch. The windows will be replaced with double glazed wood four-over-four light sash with applied exterior and interior grids to suggest four lights per sash. Please see window cut sheets incorporated into the drawings for section details.



The above window is proposed for removal. It faces the east side garden and is not visible from a public right-of-way.



Image showing warped casement sash in the western grouping of casement windows at this elevation.



The above windows—the westernmost windows in this wall—will be replaced with double-glazed, wood casement sash with interior and exterior grids to suggest the same light configuration as the existing.

WEST/REAR ELEVATION



View of the west or rear yard.



View of the west or rear elevation. Although this elevation is visible from Miravalle Avenue, the owner is proposing to replace all of the second floor windows with double-glazed, wood casement sash with interior and exterior grids to suggest the light configuration of the existing. The 12-light sash shown above is a fixed (inoperable) window; it is proposed for replacement with operable casement windows. The exterior staircase at the right will remain.

SOUTH/SIDE ELEVATION, FACING MIRAVALLE AVENUE



View of the south exterior wall of the house facing northeast.



View of the south exterior wall of the house facing northwest. The chimney is proposed for removal. Because of its location at the crossing of the east gable roof forms, it is visible from Miravalle Avenue, but not readily visible from Grant Road.



View of the south and east exterior walls of the house facing northwest. The garage/in-law unit is at the right. The chimney, discussed immediately above, is proposed for removal.



View of the window openings in the west exterior wall.



This is one of four windows proposed for removal from the first floor during phase 1. (The other three windows are at the north elevation: they are proposed to be replaced with doors.) This window illuminates the laundry room and is largely concealed behind the exterior staircase.



These are the westernmost casement sash in the south wall. They will be retained and possibly re-glazed with laminated glass with no tint.



The windows at the left are non-historic sash which will be replaced with double-glazed, wood casement sash with interior and exterior grids to suggest the same light configuration as the adjacent historic windows. The small window at the right is the third and final small window proposed for removal.



The gable end windows will be re-glazed with laminated glass with no tint.

WOOD SHINGLES



Detail view of north porch shingles which appear to be sawn redwood. These shingles are probably original to the building.



View of wood shingle deterioration due to the loss of lignin, probably caused by ultra-violet light.



View of wood shingle damage at the north porch.



View of wood shingle damage at the north porch.



View of wood shingle damage at the south side of the west wall, between the first and second story windows. Damaged shingles will be replaced with cedar shingles. Less than 10% of the shingles need replacement. Transparent shingles stains will be tested to determine if staining will blend the new with the old; if successful, the new shingles will be stained to blend new shingles with the adjacent old shingles.

VI. CONCLUSION

The above review was conducted to determine if the proposed project does or does not adversely affect the physical integrity and historic significance of the subject property. The following is a summary of the consultant’s findings:

FEATURE/WORK	INTEGRITY/CONDITION	AFFECT ON HISTORIC INTEGRITY AND SIGNIFICANCE
Shingle Repair: Replacement of Damaged Shingles with Cedar Shingles to Match Existing	Most of the shingles are in fair to good condition. An estimated 10% (maximum) are so deteriorated they no longer function to shed water. Damaged shingles will be replaced with new cedar shingles to match the existing. Decorative shingles (those with ornamental butts) will be cut to match the existing. The new shingles may be stained with transparent stain(s) to blend the shingle patches with the surrounding wall surface.	No affect on historic integrity or significance.
Window Re-glazing with Laminated Glass	In two or three locations, the existing float glass will be replaced with clear, laminated	No affect on historic integrity or significance.

	glass to preserve the original/early wood sash and reduce noise at street-facing elevations.	
Window Removal and Replacement with Shingle Wall Surface and Patio Doors	Three small windows, largely closet windows, will be removed and replaced with shingled wall surfaces. One of these windows is at the north elevation and cannot be seen from the street. The remaining two windows are at the south or Miravalle Avenue elevation. Three first floor double hung windows at the patio are proposed to be replaced with doors. Typically greater latitude is afforded to changes that affect elevations that do not face or are visible from a public right-of-way; therefore the removal/replacement of windows at the north elevation has no affect on the building's integrity or significance. The two windows at the south elevation, along with the small window at the north elevation, are the least significant windows in the house; they illuminate service areas. As such, the owner wishes to remove them to accommodate proposed plan changes.	Although two of the small windows proposed for removal are at a street-facing elevation, in the hierarchy of window significance they are at the bottom. The consultant feels the removal of two of the least significant windows from a street elevation has no affect on the historic integrity or significance of the property. The removal of four windows from an elevation that is not visible from a street has no affect on the historic integrity or significance of the property.
Non-Historic Window Removal and Replacement with Compatible Wood Sash		No affect on historic integrity or significance.
Historic Window Removal at North Elevation (not Visible from a Street) and Replacement with Compatible Wood Sash	Some of these windows appear to be in good condition; but at least one is warped and does not close properly.	No affect on historic integrity or significance.
Historic Window Removal at West Elevation (Visible from Miravalle Avenue) and Replacement with Compatible Wood Sash	Most of these windows appear to be in good condition; one window is a large fixed (inoperable) sash. These windows are at second floor of the rear elevation and visible only from a side street.	Except for the fixed sash, the windows are proposed to be replaced with Marvin (or similar) wood windows that match the historic windows in configuration and approximate the dimensions of the historic wood window components. Given these windows are in the rear elevation and given the owner originally wished to use extruded aluminum windows (which differed in

		profile from the historic wood windows), the consultant feels this window replacement has no affect on the historic integrity or significance of the property.
Addition of a Small Window at North Elevation (not Visible from a Street), Using Compatible Wood Sash		No affect on historic integrity or significance.
Paint Colors		The wood door and window frames, doors and sash and roof trim will be painted either: 1) white or 2) two light colors i.e., the frames may be painted one color and the doors and sash another).
Chimney Removal	Condition unknown. As a short brick chimney located at the crossing of the gable roof forms, the chimney is not a dominant exterior feature. It is readily visible only from a side street.	Given the chimney is not one of the most salient exterior features and is only readily visible from Miravalle Avenue, the consultant feels the chimney removal has no affect on the historic integrity or significance of the property.
Patio Window and Patio Slab and Stair Removal and Replacement	Good condition. These elements are not visible from a public right-of-way.	No affect on historic integrity or significance.
Mechanical, Electrical, Plumbing Upgrades	Condition unknown.	A HVAC unit will be installed on a concrete pad near the exterior stair at the south elevation. Although this is a street-facing elevation, existing services enter the building at this location. No affect on historic integrity or significance.

VII. REFERENCES

The Repair of Historic Wooden Windows.
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

The Repair and Replacement of Historic Wooden Shingle Roofs.
<http://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>

Repointing Mortar Joints in Historic Masonry Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
<http://www.nps.gov/tps/standards/rehabilitation.htm>

The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings.

<http://www.nps.gov/tps/standards/rehabilitation/guidelines/index.htm>

VIII. APPENDICES

City of Los Altos. Planning Services. Historic Resources Inventory. DPR 523 Form for 1365 Grant Road (HRI No. 33).

Resume for Jill Johnson, historic preservation consultant.

(Submitted separately and included by reference: Cortez, Ranel. *Reouk Residence*. Eight Sheets, November 16, 2015.)

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1365 Grant Road

P1. Other Identifier: HRI #: 33

*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 1365 Grant Road City Los Altos Zip 94024

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)
197 19 104

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

1365 Grant Road is a one and one-half story shingled Craftsman farmhouse with an applied (decorative) stone base (likely applied over the original brick base). The house is generally rectangular in form and features a large front-facing gable with brackets, and smaller gabled dormers at the side elevations. A squared, shed-roof bay projects from the front facade and contains five one-over-one double-hung wood windows. The arched corner entry porch is located to the facade right and elaborated with decorative shingle work. All exterior wall surfaces are clad in unpainted wood shingles. A second entry porch with a projecting gable roof and multi-pane glazed wood entry door is located at the facade left. A set of brick entry stairs with a metal railing lead to this entrance; it is not known if this was part of the original design. A two-story addition attaches to the rear elevation of the original residence and has a c.1960 staircase leading to the second level; metal sliding sash and vinyl sash windows have been added on this elevation. A one-story, rectangular-plan, gable roofed garage sits southwest of the main house.

*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 _____

July 2011

*P6. Date Constructed/Age and

Source: Historic Prehistoric

Both

1915

(Los Altos Planning Dept)

*P7. Owner and Address:

Virginia M. & Don M. Holt Trustee

1365 Grant Road Los Altos, CA

94024

*P8. Recorded by:

Circa: Historic Property Development

582 Market Street, Suite 1800

San Francisco, CA 94104

*P9. Date Recorded: _____

July 2011

*P10. Survey Type:

Intensive

*P11. Report Citation: _____

*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. 5S1

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*Resource Name or # (Assigned by recorder) 1365 Grant Road

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

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

Built 1915. Repair shingle siding, 1979; garage, 1986; partial re-roof, 1986; reshingle front of residence, 1988; add bathroom behind garage, 1995.

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

*B8. Related Features:

Detached garage.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture/Agriculture Area Los Altos

Period of Significance 1915-1961 (50 year mark) Property Type Residence Applicable Criteria NR/CR/Local

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

This Craftsman Bungalow home is an excellent example of the style...This home was located originally in an orchard area and [may have] been associated with [orchards or other] agriculture originally. The original occupants are unknown. (G. Laffey).

Character Defining Features: one-and-a-half-story form; shingle cladding; front-facing gable with brackets; gabled dormers at side elevations; squared, shed-roof bay at front facade with five one-over-one double-hung wood windows; arched corner entry porch elaborated with decorative shingle work. All exterior wall surfaces are clad in unpainted wood shingles.

Evaluation: 1365 Grant Road is a good example of a Craftsman style farmhouse and retains a good degree of integrity of workmanship, design and materials. Therefore, it is listed on the Los Altos Historic Resources Inventory as a Historic Resource and is assigned the California Register Status Code 5S1: "Individual property that is listed or designated locally."

Note: This finding is based on architectural merit alone and further research for association with historically significant events and/or people should be conducted.

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

*B12. References:

Los Altos Historical Commission: Los Altos HRI (9.28.1997); McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2002; DPR series forms by G. Laffey (1997); Sanborn Maps; Los Altos HRI (February 2011).

B13. Remarks:

Vicinity map provided by the City of Los Altos and amended by Circa: Historic Property Development.

*B14. Evaluator: Circa: Historic Property Development

*Date of Evaluation: July 2011

(This space reserved for official comments.)



JILL JOHNSON
HISTORIC PRESERVATION SERVICES

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510.848.9006 | jill_r_johnson@sbcglobal.net

Jill Johnson has over 33 years of experience preparing historical documentation, planning studies, construction documents, condition assessments and maintenance recommendations. Drawing upon her background in architectural history, she brings insight about historic construction techniques and cultural history from this discipline to bear about on her planning and design projects. She meets *The Secretary of the Interior's Professional Qualification Standards* in historic architecture, architecture and architectural history.

PROFESSIONAL EXPERIENCE

Jill Johnson, Historic Preservation Services, Berkeley, California, 2005-Present: Principal
Architectural Resources Group, San Francisco, California, 1995-2005: Associate/Project Manager
Gensler & Associates Architects, San Francisco, California, 1994-1995: Job Captain
Page & Turnbull, Inc., San Francisco, California, 1988-1994: Job Captain
University of Oregon, Eugene, Oregon, 1988: Instructor, Summer Architecture Academy
Historic American Buildings Survey, National Park Service, Summer 1985
Historian, Illinois & Michigan Canal Survey
Historic Preservation Program, Missouri Department of Natural Resources, 1980-84: Architectural
Historian, Technical Preservation Services Section and Survey and Registration Section
Landmarks Association of St. Louis, Inc., 1977-79: Researcher, City landmark and National
Register nominations

EDUCATION

Master of Architecture, University of Oregon, 1988
Real Estate Law, Washington University, St. Louis, Missouri, 1979
Bachelor of Arts, Washington University, St. Louis, Missouri, 1976

PUBLICATIONS (SELECTED)

"Seismic Damage Repairs to the Sheraton Palace Hotel following the Loma Prieta Earthquake,"
David R. Bonneville and Jill Johnson. Reproduced for the Annual Meeting of the Earthquake
Engineering Research Institute, 1995.
*An Inventory of Historic Structures Within the Illinois and Michigan Canal National Heritage
Corridor*. Volume III: Lemont. Unpublished Document in the Library of Congress, 1985.

PRESENTATIONS (SELECTED)

*Developing Recommendations for Historic Interiors that are Compatible with Art and Object
Conservation Recommendations: a Case Study*. Western Association for Art Conservation
Annual Meeting, Portland, OR, September 19, 2010.
Measuring Buildings and Measured Drawings. Introduction to Historic Preservation in California
(CP 290C, Department of City and Regional Planning), University of California, Berkeley, April
16, 2007.
Field Work and Measured Drawings. Introduction to Historic Preservation and Adaptive Reuse in
the Built Environment (EDES 420, College of Architecture and Environmental Design),
California Polytechnic State University, San Luis Obispo, November 4, 2005.
Historic Structure Reports. East Bay Chapter of the AIA, September 28, 2005.
Kopelson, Evan, and Johnson, Jill, "Conservation Issues at the Scorpion Ranch House, Santa Cruz
Island, and the Vail & Vickers Ranch House, Santa Rosa Island: Wood, Metal and Coatings,"
California Islands Symposium, Ventura, 2003.
Preserving Rural Landscapes from Sprawl, Moderator, California Preservation Foundation
Conference, Berkeley, CA, 1998.

JILL JOHNSON

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Bonneville, David, and Johnson, Jill, "Seismic Damage Repairs to the Sheraton Palace Hotel following the Loma Prieta Earthquake," *The Seismic Retrofit of Historic Buildings Conference*, San Francisco, 1991.

PROJECT EXPERIENCE (SELECTED)

DESIGN | CONSTRUCTION DOCUMENTS | CONSTRUCTION ADMINISTRATION

John Marsh House, California State Parks, Brentwood, CA: Stabilization Construction Documents and Construction Administration (Two Phases)
St. Joseph's Senior and Affordable Housing, Oakland, CA: Masonry Survey and Construction Documents
Mt. Diablo State Park, Contra Costa County, CA: Diablo Stoves Conservation
Pt. Sur State Historic Park, Big Sur, CA: Masonry Survey and Construction Documents
Mission San Jose, Phase III Restoration, Fremont, CA: Design for Reconstruction of Destroyed Portion of Residential and Administrative Adobe Wing
Vail & Vickers Ranch House, Scorpion Ranch House and Smugglers Ranch House, Channel Islands National Park: Seismic Strengthening and Rehabilitation
South San Francisco City Hall, City of South San Francisco, CA: Seismic Strengthening
Garnier Building, Los Encinos State Historic Park, Los Angeles, CA: Earthquake Repairs
Sepulveda Adobe, Malibu Creek State Park, Los Angeles, CA: Earthquake Repairs
Forest Home Farms, City of San Ramon, CA: Exterior Rehabilitation of David Glass House and Tank House
Children's Hospital Oakland Research Institute, Oakland, CA: Construction Documents and Construction Administration for Exterior Repairs
Sheraton Palace Hotel, San Francisco, CA: Stone and Terra Cotta Elements and Garden Court; Seismic Upgrade and Rehabilitation Project

CONDITION ASSESSMENTS

Petaluma Historical Library and Museum, Petaluma, CA: Condition Assessment and Recommendations
Astoria Column, Astoria, OR: Condition Assessment and Recommendations
Officers' Row and Band Master's House, Camp Reynolds, Angel Island State Park, Marin County, CA: Roofing Evaluation and Recommendations
Officers' Row, Camp Reynolds, Angel Island State Park, Marin County, CA: Condition Assessments, Interior Finish Analyses and Recommendations
House of Happy Walls, Jack London State Historic Park, Glen Ellen, CA: Second Floor Deck Assessment
Carrington Ranch House, Sonoma Coast State Beach, Bodega Bay, CA: Condition Assessment and Recommendations
Triton Museum of Art, Santa Clara, CA: Condition Assessment and Recommendations
Southern Oregon Historical Society, Medford, OR: Condition Assessment and Recommendations
Benicia Capitol State Historic Park, Benicia, CA: Condition Assessment and Recommendations
Kenney Cottage, Berkeley, CA: Building Assessment, Recommendations and Cost Estimate
Swedenborgian Church, San Francisco, CA: Existing Condition Study and Recommendations
Children's Hospital Oakland Research Institute, Oakland, CA: Roof Investigation and Recommendations

HISTORIC STRUCTURE REPORTS

Hilgard Hall, University of California, Berkeley, CA: Historic Structure Report (with Knapp Architects)
House of Happy Walls, Jack London State Historic Park, Glen Ellen, CA: Historic Structure Report
Empire Clubhouse, Empire Mine State Historic Park, Grass Valley, CA: Historic Structure Report

JILL JOHNSON

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William Randolph Hearst Greek Theatre, University of California, Berkeley, CA: Historic Structure Report (with Knapp Architects)
Durant Hall, University of California, Berkeley, CA: Historic Structure Report (with Knapp Architects)
John Marsh House, California State Parks, Brentwood, CA: Historic Structure Report (2002) and Amendment (2011)
Scorpion Ranch House, Channel Islands National Park, CA: Historic Structures Report
Smugglers Ranch House, Channel Islands National Park, CA: Historic Structures Report
Vail & Vickers Ranch House, Channel Islands National Park, CA: Historic Structures Report

MASTER PLANS

Forest Home Farms, City of San Ramon, CA: Master Plan
Sanchez Adobe Historical Site, Pacifica, CA: Master Plan

STATE PARK GENERAL PLANS

Marsh Creek State Park General Plan, Brentwood, CA

PEER REVIEWS

Fox Theater Rehabilitation, Oakland, CA

MAINTENANCE MANUALS

Petaluma Historical Library and Museum, Petaluma, CA: Maintenance Manual
Presidio of San Francisco (Phase Two) and Presidio of Monterey, CA: Maintenance Manuals

FEDERAL TAX INCENTIVES | CEQA | SECTION 106 CONSULTING

Buildings 1-3, USGS, Menlo Park, CA: Determination of Eligibility for the National Register
Battery Townsley, Golden Gate National Recreation Area, Marin County, CA: Section 106 Review and Report
General Plan Update and M2 Area Plan Update, City of Menlo Park, CA: Report Prepared as Part of Environmental Review Process
Housing Element and General Plan Updates and Zoning Ordinance Amendments, City of Menlo Park, CA: Report Prepared as Part of Environmental Review Process
Haviland Hall, University of California, Berkeley: Recommendations
Terraces of Lafayette, Lafayette: Report Prepared as Part of Environmental Review Process
227 16th Avenue, 25 16th Avenue, 25-35 Dolores Street, 111 Townsend Street and 231 Franklin Street, San Francisco, CA: Historic Resource Evaluations
4050 Horton Street, Emeryville: Report Prepared as Part of Environmental Review Process
Camp 1 Dining Hall, Mendocino Woodlands, Mendocino, CA: Section 106 Report and Public Consultation
Highland Hospital, Oakland, CA: Environmental Impact Report
El Nido, San Ramon, CA: CEQA Consultation
Dana Adobe, Nipomo, CA: CEQA Evaluation and Report
Children's Hospital Research Institute, Oakland, CA: Historic Preservation Design Consultant, Historic Preservation Certification Application
San Francisco Opera House, San Francisco, CA: State Historic Preservation Office Representative for Section 106 Review
FEMA Technical Assistance Contractor, Nisqually Earthquake, Olympia, WA: Provided technical assistance regarding earthquake damaged historic buildings.

NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES

St. Joseph's Home for the Aged, Oakland, CA

JILL JOHNSON

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Pier One, San Francisco, CA
Forest Home Farms, San Ramon, CA

HABS | HALS

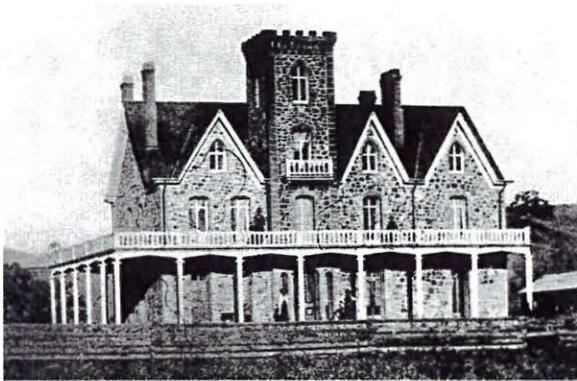
John Marsh House, California State Parks, Brentwood, CA: HABS
Kenney Cottage, Berkeley, CA: HABS
Mission Santa Cruz, Santa Cruz, CA: HALS

HISTORIC AND PHOTOGRAPHIC RESEARCH

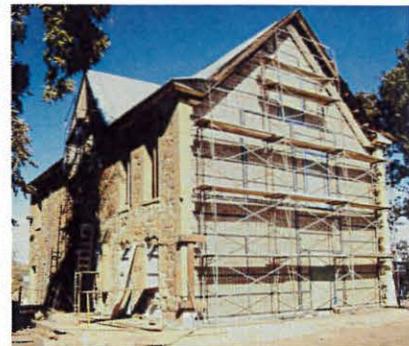
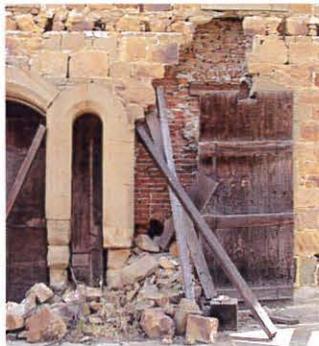
50 United Nations Plaza, San Francisco, CA: Research for Historical Exhibit

ANTIQUe FURNITURE, FURNISHINGS AND FINE ART CONSULTING

Enid Dillon Estate, San Francisco, CA



View of the house between 1856-1868 (left). View of the house c. 2005 (right).



View of a portion of the west wall before and after reconstruction in 2004 as part of the Emergency Stabilization Projects (left). View of the south wall, after selective demolition to remove piles of building materials and debris (center right). (The south wall collapsed in 1977.) View of the south wall with stucco cladding, 2010 (right). The stucco will be replaced by stone, attached to newly-installed steel stud framing, in the future.

JOHN MARSH HOUSE, MARSH CREEK STATE PARK, BRENTWOOD CALIFORNIA STATE PARKS / JOHN MARSH HISTORIC TRUST

Completed in 1856, the massive sandstone and brick Gothic villa style house was built for John Marsh, one of the first Anglos to settle on the California frontier during the mid-1830s. Because of poor original roof details, poor quality sandstone, and almost 120 years of absentee ownership, the building fell into disrepair during the late 1880s, culminating in the collapse of the south wall in 1977 and subsequent localized collapses.

Before starting her own business, Jill Johnson served as project manager for the preparation of a conceptual design for stabilization of the house (1999); a Historic Structure Report, including Historic American Building Survey drawings (2002); and two phases of emergency repairs (2003-2005). She served as project architect for the partial stabilization of the building (2011) and was the primary author of a Historic Structure Report Amendment (2010). She is currently serving as project architect for completion of the building's stabilization.

JILL JOHNSON
HISTORIC PRESERVATION SERVICES

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View of the Carrington Ranch House (left) and Officers Row (right).



View of the Fisher-Hanlon House (left) and the Benicia State Capitol (right).

CONDITIONS ASSESSMENTS, CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

HISTORIC BUILDING CONDITION ASSESSMENT AND RECOMMENDATIONS FOR TREATMENT, CARRINGTON RANCH HOUSE AND TANK HOUSE, SONOMA COAST STATE BEACH

The purpose of this study was to document the condition of the c. 1862 house and later tank house, identify significant character-giving features of the buildings and develop scopes of work and cost estimates for the stabilization, rehabilitation and restoration of the buildings. The report includes a construction chronology and drawings of significant architectural and structural details.

ARCHITECTURAL ASSESSMENT OF THE HISTORIC BUILDINGS OF THE BENICIA CAPITOL STATE HISTORIC PARK

The recommendations contained in this report encompass maintenance work and capital improvements for five historic buildings at the Benicia Capitol State Historic Park, including the 1852 Old Capitol Building and the 1850s Fischer-Hanlon House.

DOCUMENTATION, EVALUATION, AND CONDITION ASSESSMENT OF INTERIORS AT CAMP REYNOLDS OFFICERS ROW, ANGEL ISLAND STATE PARK

This study concerns the single-family dwellings and duplexes that comprise Officers Row at Camp Reynolds, Angel Island State Park. The scope of work included an investigation of 21 rooms in six of the seven Officers Row dwellings, identification of the finishes and features for each period in the evolution of the 21 rooms, a determination of the relative significance of finishes and elements, recommendations to stabilize the interiors, recommendations for the long-term maintenance of the buildings, development of treatment strategies for restoration of the interiors and associated cost estimates for budgeting purposes, and preparation of guidelines and management objectives for the interiors as part of a leasing process. In a later project, Ms. Johnson undertook a condition assessment of the buildings' roofs and prepared roofing recommendations. The findings were published in *Roof Investigation and Recommendations, Officers Row and the Band Master's House, Camp Reynolds, Angel Island State Park*.

The above work was undertaken by Jill Johnson, Historic Preservation Services.

JILL JOHNSON
HISTORIC PRESERVATION SERVICES

2234 RUSSELL STREET, BERKELEY, CA 94705



View of St. Patrick's Seminary, evaluated for the Menlo Park environmental assessment.



View looking down the asphalt-clad rosary walk at the Corpus Christi Monastery, evaluated for the Menlo Park environmental assessment (left). The building at the right above is single wall construction house, probably dating to the 1850s or early 1860s, on the monastery grounds. This building, which dates to the founding of Menlo Park, was not documented prior to this environmental assessment.

ENVIRONMENTAL ASSESSMENTS FOR PROPERTIES IN SAN FRANCISCO, EMERYVILLE, LAFAYETTE AND MENLO PARK

Jill Johnson completed environmental review reports pursuant to the California Environmental Quality Act for 227 16th Avenue, 25 16th Avenue, 25-35 Dolores Street, 111 Townsend Street and 231 Franklin Street in San Francisco; 4050 Horton Street in Emeryville and the Terraces of Lafayette development in Lafayette. The environmental assessment prepared for the City of Menlo Park addressed properties throughout the City, informing updates to the City's housing element update and amendments to the zoning ordinance. The Menlo Park assessment concerned 14 scattered sites with existing structures, numerous infill sites throughout the downtown and potential second units on every single-family parcel in the City. She is currently working on an update to Menlo Park's general plan.

For the projects enumerated above, she conducted research, evaluated and identified potential architecturally and historically significant resources and documented her findings, interpreting the criteria of the California Register of Historical Resources and the Secretary of the Interior's *Standards for Rehabilitation*. These projects entailed completion of a variety of forms for the subject sites—typically with multiple buildings and multiple building types, including the City of San Francisco's Historic Resource Evaluations and DPR 523a and b forms.

Jill Johnson, Historic Preservation Services, served as a sub-consultant on the above projects.

JILL JOHNSON
HISTORIC PRESERVATION SERVICES

2234 RUSSELL STREET, BERKELEY, CA 94705



View of the 1926 the 1956 buildings above and the 1920s portion of the historic Highland Hospital campus below.

HIGHLAND HOSPITAL ACUTE CARE REPLACEMENT FACILITY ENVIRONMENTAL IMPACT REPORT, ALAMEDA COUNTY

The Alameda County Medical Center, also known as Highland Hospital, occupies the entire city block in Oakland, California, bounded by East 31st Street on the north, 14th Avenue on the east and south and Vallecito Place on the west. The original hospital complex of 14 detached structures linked by a network of three-story corridors was completed in 1926. The Clinic Building and Auditorium were built at the northwest corner of the site in 1956. The Acute Care Tower and a two-level parking garage were built in 1969 and the Koret Foundation Critical Care and Clinical Center with attached parking structure was built in 2004.

The historic hospital complex was built using a pavilion plan, commonly used in the United States before World War II. Based on early 20th century theories about the transmission of disease by miasma, or vapors, patients were dispersed in separate buildings to maximize exposure to fresh air and sunlight, thereby reducing the risk of air-borne disease. Post-war medical breakthroughs in the causes of disease disproved early miasma theories and allowed American hospital plans to become centralized, consolidating patients and functions in high-rise structures to enhance efficiency.

Not uncharacteristic of mainstream institutional architecture of the period, hospital architect Henry H. Meyers combined elements of Beaux-Arts classicism with Spanish Colonial Revival in designing the earliest remaining hospital buildings. Corlett & Anderson's 1950s Clinic Building and Auditorium typify mid-century, institutional modernism.

Jill Johnson served as the architectural historian for environmental impact report, consulting to a local architectural firm. She conducted architectural and historical research concerning the facility, surveyed the complex to determine the extent of remaining physical fabric and changes that have occurred over time, and prepared portions of the report narrative.

JILL JOHNSON
HISTORIC PRESERVATION SERVICES

2234 RUSSELL STREET, BERKELEY, CA 94705