



DATE: April 28, 2014

AGENDA ITEM #5

AGENDA REPORT

TO: Historical Commission
FROM: Sierra Davis, Staff Liaison
SUBJECT: 14-H-02 – 275 Valley Street

RECOMMENDATION:

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

BACKGROUND

The house is two-story Period Revival home that was constructed in 1910. Character defining features include a square two-story form, drop lap siding, hipped roofs, and a slanted bay window on the front of the house. The property's existing historic evaluation is attached for reference.

DISCUSSION

The proposed project is a minor exterior alteration to the east elevation. The alteration includes the replacement of one window at the second story and the removal of exterior plumbing pipes. The existing more modern bathroom window at the second story will be removed and replaced with lap siding. A new window opening will be cut approximately three feet to the right of the existing window and replaced with an original window that was removed and saved from previous work on the house. The window is a one-over-one double hung window and includes the original "wavy" glass. The replacement window is a larger window; however, the window is integral to the architectural and historical significance. The project also includes removing plumbing pipes on the exterior of the structure which will then be concealed within the walls. Staff supports the exterior alteration because more modern windows and exterior plumbing will be removed and the house will retain the historical integrity.

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: Steve and Thea Merrill, Owners

Attachments

A. Project Plans

- B. Property Historic Resources Inventory Record
- C. Applicant Letter

FINDINGS

14-H-02 – 275 Valley Street

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 _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 275 Valley Street

P1. Other Identifier: HRI #:96; Galstaur Home, Spangler 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 275 Valley Street 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)
170 26 056

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

This two-story Period Revival home is square in plan and sheathed in wood drop lap siding. The roof form is hipped and is similar to the Colonial Revival style, but the slanted bay at the first floor level of the primary elevation and the arched corner entrance (now modified by infill) speak to other stylistic influences. This combination of styles is noted in the term "Period Revival." Simple wood modillions elaborate the boxed roof eaves. Two slanted bays project from the north elevation. Pairs of one-over-one double hung wood windows light the second story, and the first story has three-over-one wood double hungs. A one-story addition attaches to the south elevation. The property appears to be in good 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
July 2011

*P6. Date Constructed/Age and

Source: Historic Prehistoric

Both

1910

(Los Altos Planning Dept)

*P7. Owner and Address:

Steven K. & Cynthia Z. Merrill

275 Valley Street Los Altos, CA

94022

*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

Page 2 of 2 *Resource Name or # (Assigned by recorder) 275 Valley Street

B1. Historic Name: Brun Residence, Spangler Residence

B2. Common Name: 275 Valley Street

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

*B5. Architectural Style: _____

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

Built 1910. Fence, 1965; lanai & shop, 1969; interior remodel, 1970; family room addition, 1975; reroof garage, 1984; remodel 2nd story and install fence w/ lattice, 1996; install 2 flues into 2 fireplaces and reroof, 1996; fence, 2007.

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

*B8. Related Features: _____

B9a. Architect: Unknown b. Builder: Unknown

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

Period of Significance 1910-1961 (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.)

According to information provided by the current owners, Samuel Jaques Brun was the original owner and assumed builder of the subject property. Born in France in 1857, Brun immigrated to the United States in 1881. He served as faculty in Stanford's French department in the 1890s and published a book called "Tales of Languedoc from the South of France," in 1899 (this book is still in print today). He later worked as an attorney in San Francisco, according to the 1910 census, and was married to a writer, Hanna Brun. They had four children together, two of whom survived: Valley Percival Brun, born in 1889, and Otis Gorham Brun, born, 1894. According to the current owner, county records indicate that Samuel Brun transferred the subject property to his son Valley Percival Brun in 1916. Long time neighbors recall that Valley Street served as the original driveway to the residence.

Character Defining Features: two-story form; wood drop lap siding; hipped roof; slanted bays; simple wood modillions at the boxed roof eaves; one-over-one double hung wood windows and three-over-one wood double hungs; circular driveway with original pillars.

Evaluation: The subject property is a fair representative example of its style, and despite the addition and doorway infill retains a fair degree of integrity of location, design, feeling, 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. The property may also be significant for association with its original owners, though more research is needed to determine the nature of the association.

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

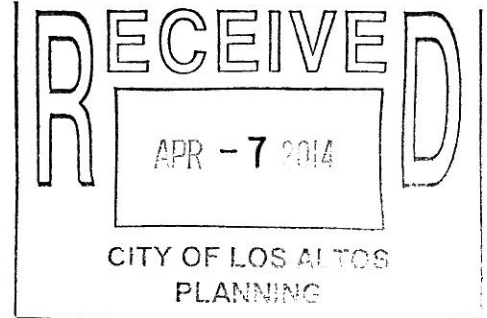
(This space reserved for official comments.)



ATTACHMENT C

Steve and Thea Merrill
275 Valley Street
Los Altos, CA 94022-3719
650-947-9988

April 7, 2014



Los Altos Historical Commission
One North San Antonio Road
Los Altos, CA 94022
Attn: Ms. Sierra Davis

Re: Application for Advisory Review, 275 Valley Street, HRI No. 77

Dear Ms. Davis and Commissioners Bishop, Ahmadjian-Baer, Welsh, Baker, Mabe, Marfatia, and Chapman,

We are submitting this application for Advisory Review of a project we propose to carry out at our residence at 275 Valley Street, which is listed as No. 77 on the Historical Resources Inventory. We submitted updated and corrected information about the property in January of 2012, in advance of the Updated Historic Property Evaluations that were made at that time.

We are organizing this brief application in line with the instructions provided under Article 3. Permits, Section 12.44.120, "Applications," as follows:

- A. **Statement of the proposed work:** Our proposed project is to remodel a full bath on the east-facing side of our home, on the second story. The only effects of the proposed project that will be visible on the exterior of the house are:
1. A narrow, modern Marvin window will be replaced by an original 1-over-1 double-hung window that had been removed at some earlier date. This original window is identical to the one in the downstairs half-bath, and retains its original wavy glass. It will be installed approximately 3' to the right of the Marvin window's current location, as shown in the architect's elevations attached here (see part C).
 2. We hope to take this opportunity, while the upstairs bathroom walls are open, to conceal the unsightly vent and waste pipes that are currently located on the exterior wall of the house. The effect of this change is shown in the photos and architect's elevations (part C). (Note: We hope eventually to tear down the 1970s single-story addition to the house built by the former owners and replace it with something architecturally appropriate to the age and character of the house. We would plan to conceal the remaining exterior waste pipe in the first-floor walls at that time, unless you advise us to do so now.)
- B. **Site Plan:** Please see attached sheet.
- C. **Detailed plans showing both existing and proposed exterior elevations, including a street elevation, photographs of windows and/or special features, materials and grading:** Please see attached sheet.

- D. Specifications describing materials to be used and processes that would affect the appearance or nature of the materials:** The original window to be installed in the bath will be stripped and repainted, and any necessary repairs made to the sash cords and weights. It will be trimmed and painted to match all the other existing windows in the house, with black sash and bone casing, cap, sill, and apron. Siding to match the existing ship-lap (drop) siding will be patched around the window and painted to match the existing blue-grey body color of the house. The plumbing lines to be installed inside the walls will be to current code.
- E. Notes indicating any deviation from the Secretary of the Interior's Standards for Historic Rehabilitation:** Not applicable.
- F. Such other information or documents as may be requested by the Community Development Director or the Historical Commission:** We will be more than happy to supply you with any other information or documents you might require. Like you, we care deeply about maintaining and enhancing the character and integrity of older homes like ours, and appreciate your expertise and involvement in the process.

Thank you so much,




Thea and Steve Merrill

ENCL: One sheet with site plan, photos, first- and second-floor interior plans, front elevation, and elevations of the area on the east side of the house that would be affected by the proposed project, prepared by architect Randolph B. Popp, AIA, 212 High Street, Palo Alto, CA 94301,