



DATE: May 23, 2016

AGENDA ITEM #2

## AGENDA REPORT

**TO:** Historical Commission  
**FROM:** Sean Gallegos, Staff Liaison  
**SUBJECT:** 16-H-02 – 960 Berry Avenue

### RECOMMENDATION:

Recommend approval of minor exterior alterations and an addition to a Historic Resource property subject to the listed findings

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### PROJECT DESCRIPTION

The project is an application for alterations to a designated historic resource property at 960 Berry Avenue. The scope of work includes exterior alterations to the front, side, and rear of the structure, including demolition of non-historic additions along the right (east) side and rear (south) and an addition of 1,411 square feet at the first-story, 1,500 square-foot addition for a new basement, and a pergola across the front elevation.

### BACKGROUND

The Farmhouse style residence at 960 Berry Avenue, known as the Frank Bacon House, was constructed in 1890 during Los Altos' early agricultural period. The house was originally a barn that was converted to a residence circa 1905. The one-and-a-half-story wood frame farmhouse is compound in plan and sheathed with wood channel siding. A broadly pitched, cross-gabled roof and open eaves with wood knee brackets tops the house. Fenestration is varied and is not original to the structure, with the exception of the diamond shaped window next to the front door. The house has been modified with a 1950s addition occurring along the right (east) side and rear (south) of the house. Architectural features from the 1920s era, including fenestration, windows, and front balcony have been altered or removed. The structure maintains the feeling of an early twentieth century rural orchard house due to maintaining the barn mass, height and roof style, and the unaltered details, such as brackets under the eaves and lapped siding.

Although this resource is one of the oldest surviving 19th century farmhouses in Los Altos, its primary significance is its association with the actor and playwright, Frank Bacon. The house has been remodeled; however, it appears to retain integrity to the Bacons' period of ownership.

## DISCUSSION

Historical professional Bonnie Bamburg with Urban Programmers reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures, with the report included as Attachment C. As discussed previously, the historic character of the Farmhouse style building is found in its former barn mass, height and roof style, with details such as brackets under the eaves and lapped siding. The new addition does not remove historic materials or alter features or spaces that characterize the historic building. The proposed plan shows demolition of the 1950s addition along the right (east) side and rear (south) of the house and an addition of 1,411 square feet at the first-story and a 1,500 square feet for a basement. The 1950s addition and later alterations are not character defining or significant architectural features. The removal of the non-historic elements does not violate the Secretary of the Interior's standards for Rehabilitation.

The first story addition is a contemporary style that contrasts the Farmhouse style, but appears compatible with the style. The project differentiates the old and new structure due to the contemporary style of the addition and the exterior materials, including siding, windows and doors. The new siding material will be a narrow board that is different from the wide horizontal panel along the older sections of the house. The new dual glazed aluminum clad wood window style will also differ from style of the Farmhouse structure, but it does not create a false sense of a historical development. Although, the majority of the original windows in Farmhouse structure are not part of the original fabric, the windows in the Farmhouse section of the building are to be retained. If necessary, the windows will be repaired with in-kind materials and styles. Should it be necessary to replace any windows in the older section of the house, the windows shall match the material, type, and style.

As outlined in the report from Bonnie Bamburg, the proposed additions and 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.

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 Borlik, Applicant and Architect  
V. and A. Hansen, Owner

### Attachments

- A. Application
- B. Area Map and Vicinity Map
- C. Secretary of the Interior's Standards Review Report, Urban Programmers
- D. Historic Property Evaluation – 960 Berry Avenue

## FINDINGS

16-H-02 – 960 Berry 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 A

## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107179

<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: 960 BERRY

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

Assessor Parcel Number(s): 189-12-065 Site Area: 10,481

New Sq. Ft.: 1941.1 Altered/Rebuilt Sq. Ft.: \_\_\_\_\_ Existing Sq. Ft. to Remain: 2397.1

Total Existing Sq. Ft.: 2397.1 Total Proposed Sq. Ft. (including basement): 4338.2

Is the site fully accessible for City Staff inspection? YES!

Applicant's Name: STEVE BORLIK - YB ARCHITECTS.COM

Telephone No.: 650 688 1950 Email Address: steve@ybarchitects.com

Mailing Address: 480 LYTTON AVE #8

City/State/Zip Code: PALO ALTO, CA 94301

Property Owner's Name: VANI & ASK HANSEN

Telephone No.: 213 268 3568 Email Address: ask@joernhansen.com

Mailing Address: 960 BERRY

City/State/Zip Code: LOS ALTOS, CA 94024

Architect/Designer's Name: APPLICANT ABOVE

Telephone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

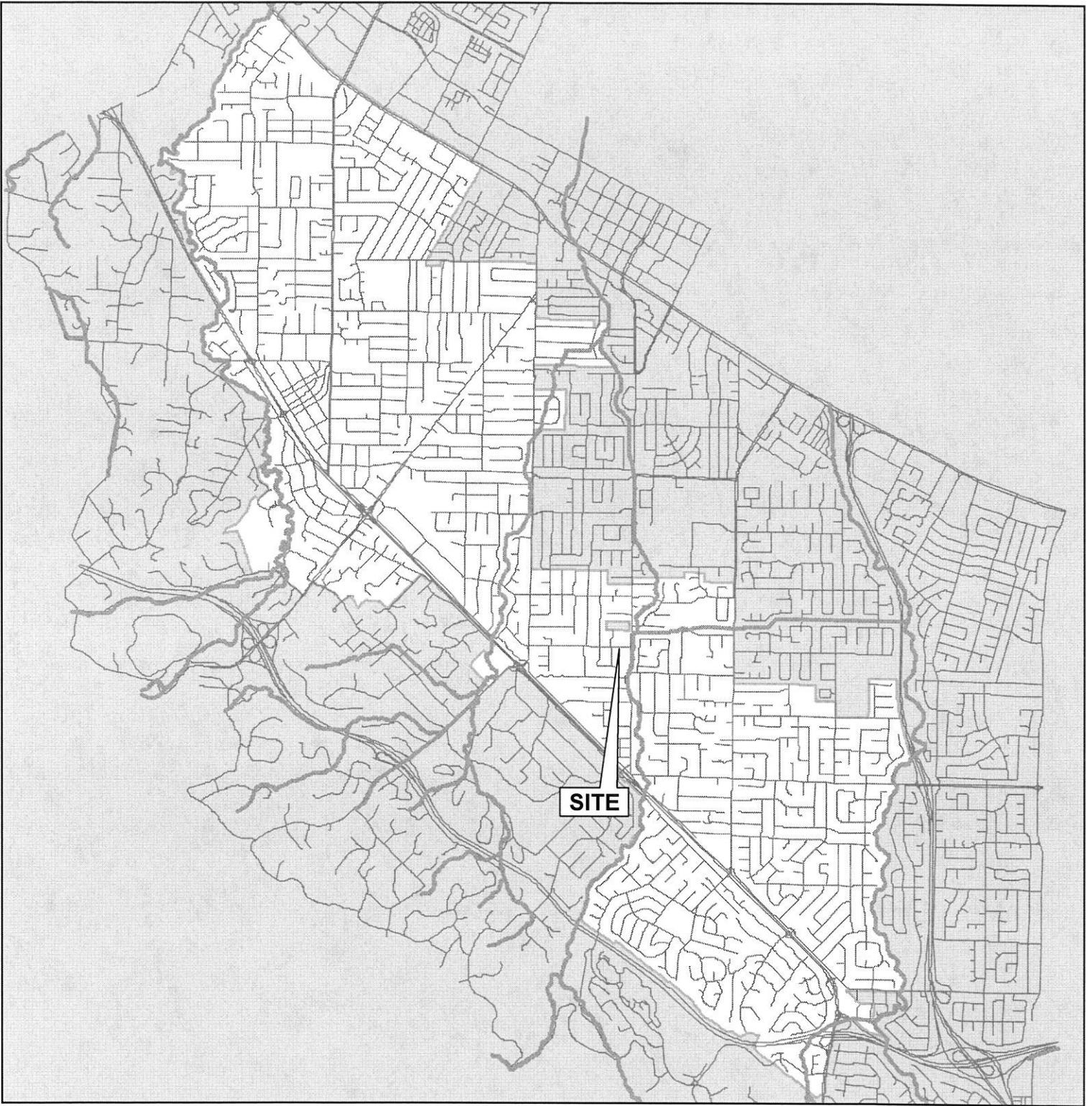
Mailing Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

\* 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. \*



# AREA MAP ATTACHMENT B



## CITY OF LOS ALTOS

**APPLICATION:** 16-H-02  
**APPLICANT:** S. Borlik/ V. and A. Hansen  
**SITE ADDRESS:** 960 Berry Avenue

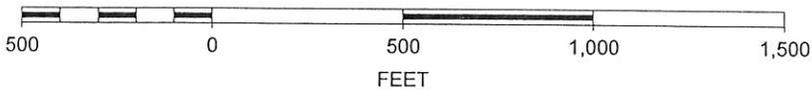


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

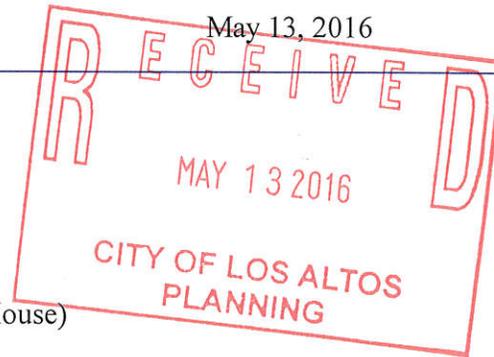
**APPLICATION:** 16-H-02  
**APPLICANT:** S. Borlik/ V. and A. Hansen  
**SITE ADDRESS:** 960 Berry Avenue

# ATTACHMENT C

URBAN PROGRAMMERS

May 13, 2016

Sean K. Gallegos, Assistant Planner  
City of Los Altos Planning Department  
1 North San Antonio Road  
Los Altos CA 94022



Re: 960 Berry Avenue, Los Altos (Fred Bacon House)

Dear Mr. Gallegos,

The Letter of Incompleteness 16-H-02 addressed to Steve Borlik was sent to Urban Programmers and we were asked to provide additional discussion as shown in sections of the letter; d.i, g.i and g. ii.

d.i Additionally the historic evaluation by Urban Programmers must discuss the revisions to the historic structure and explain if the modifications will be consistent with the Secretary of the Interior's Standards for Rehabilitation.

g.i Additionally the historic evaluation by Urban Programmers must discuss the revisions to the historic structure along the rear elevation and explain if the modifications will be consistent with the Secretary of the Interior's Standards for Rehabilitation.

g. ii Windows and Architectural Features.- The evaluation acknowledges the removal and replacement of the existing windows and features. However, the evaluation should discuss whether the windows or architectural features are historical. The report should discuss if any historic windows or features are to be maintained or refurbished or replaced with identical features, including materials (i.e. wood, etc).

**Data/Significance:** The property is listed in the Los Altos Inventory of Historic Resources. The period of significance is 1890-1922 and the theme, the association with important people, Cyril Berry and Frank Bacon. Frank Bacon was an actor and playwright. His success occurred while he owned the property known as "Baconia," although it appears he spent very little time in Los Altos. He moved to the property prior to 1910 with his wife, son, daughter and her husband and child and his Jeffrey and Emma Williams his aunt and uncle who managed the fruit ranch (U.S. Census- Fremont District Santa Clara County CA, 1910). From 1912 – 1916 he staired in shows in New York and during 1915-1916, he appeared in 4 motion picture films. His play "Lightnin" (he coauthored and staired in the lead role) was produced in New York in 1916, becoming a huge success and achieving the longest run of a play at that time 1918, Frank Bacon died while on tour with the play in Chicago on November 19, 1922. He was 58 years old and is buried in the Chicago area.

Bonnie Bamburg, owner  
10710 Ridgeview Avenue  
San Jose California  
95127  
USA

Phone: 408-254-7171  
Fax: 408-254-0969  
E-mail: bbamburg@USA.net

**d.i. Additionally, the historic evaluation by Urban Programmers must discuss the revisions to the historic structure and explain if the modifications will be consistent with the Secretary of the Interior's Standards for Rehabilitation.**

We interpret this request to reference the whole rehabilitation and the subsequent g.i. and g.ii to be specific to either the rear addition or to the existing historic features.

Based upon the plans shown above, Urban Programmers reviewed the revisions and overall plan for conformance with the Secretary of the Interior's Standards for Rehabilitation. As stated in our review of letter dated April 8, 2016, we find the rehabilitation plan conforms with the "Standards" and Guidelines.

*"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."<sup>1</sup>*

*The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.<sup>1</sup>*

*1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The Frank Bacon House will be a single family residence, the historic use during the period of significance (1890-1920s)

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The revised rehabilitation plan provided by Young and Borlik Architects, Inc. (May 5, 2016), show that the historic character of the building is retained. The historic character of the building is found in its former barn mass, height and roof style, with details such as brackets under the eaves and lapped siding. Most of the architectural features from the 1920s era, fenestration, windows, and front balcony structure have been altered or removed, including a corner section of the building's walls where an addition was constructed c. 1950.

The plans show removing the 1950s addition and replacing it with a single story addition located to the rear (south) and east side of the house. The new addition does not remove historic materials or alter features or spaces that characterize the historic building. The addition (garage) is set back from the front façade and does not alter or dominate the features of the historic house.

*3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The rehabilitation plan does not create a false sense of historical development. A pergola across the front of the building appears to be in the same location as the balcony structure of the 1920s

but is an open structure. One of the original columns remains and will be replicated to support the pergola.

4. *4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

There have been many alterations and an addition to the building. However, these have all been without architectural merit and have not acquired historic significance.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Those areas of historic features, exterior walls, roof brackets and cross gable roof style that show construction techniques and examples of craftsmanship in the historic building, are shown in the rehabilitation plans to be preserved.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Where it is necessary to repair features of the historic building (walls etc.) the repair or replacement is shown on the plans to be done using in-kind materials and styles. One column remains from the balcony shown in the 1924 photograph. This will be replicated and the pieces used for to support the new pergola.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Although the specification has not been written, There is no reason to use sandblasting or excessive chemical treatments to clean the building.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

It is unlikely that significant archeological resources will be found during the excavation. Should archeological materials be found State Law will be followed.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The rehabilitation plan propose two additions, a basement below grade, and a single story section at grade. Neither is shown to destroy historic materials that characterize the property. The

basement will not be seen from above grade. The single story addition is a contemporary style that appears compatible with the historic design of the Frank Bacon House. It is set to the rear and west side of the historic building. The addition will provide interior space for the garage and kitchen. At one story it does not dominate or intrude into the design of the historic building's prime façade (front). The exterior materials will differentiate the new construction from the historic building. The siding is a narrow board that is distinctly different from the wide horizontal of the older sections. The windows will be dual glazed aluminum clad wood that are different in appearance from the windows in the existing building. The addition is shown in the plans to be a contemporary design that will not be confused with the older building sections.

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The area where the new addition will be connected to the historic house is the same location where a 1950s addition removed the historic walls of the house. The new addition will not remove historic fabric. New framing will be necessary and the line of the historic wall that was removed appears to be the line for the new garage wall. The original walls do not appear to have been documented when they were removed in the 1950s. Without documentation returning the historic building to its original design would be impossible. Should it be desirable to remove the proposed new additions the wood frame walls could be returned to construct a 45 degree corner on the building

In Summary: The proposed rehabilitation plan to shore the historic building and create a basement, remove the 1950s addition and create a new addition and to add a pergola to the front porch area, following the plans of Young and Borlik Architects is in conformance with the Secretary of the Interior's Standards for Rehabilitation.

**g.i Additionally the historic evaluation by Urban Programmers must discuss the revisions to the historic structure along the rear elevation and explain if the modifications will be consistent with the Secretary of the Interior's Standards for Rehabilitation.**

The rear and west side of the main house were altered after the period of significance (1890-1920s) by removing the walls of the historic building and constructing an addition in the 1950s. Historic significance has not been attributed to the owners or occupants of the house after Fred Bacon. Therefore, the alterations in the 1950s, and after, are not found to be historically significant.<sup>1</sup> Plans were not available for the 1950s addition. However, it is clear that the exterior walls of the historic building were removed when the addition was constructed and the historic

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<sup>1</sup> An exception to this occurs where an addition or alteration has such high architectural merit that it represents a historic feature.

foundation was replaced with a slab-on-grade. The 1950s addition, and later alterations are not character defining or significant architectural features. They do not characterize the historic property or relate to the period of significance.

Constructing a basement while the second story of the building is shored will preserve the upper level of the historic building. Constructing a basement will provide additional living space without altering the height (elevation of the roofline), or mass of the historic building.

Removing non-historic elements does not violate the “Standards” The addition of a basement and added structural support for the historic building are consistent with the Secretary of the Interior’s Standards for Rehabilitation, Standards; 1, 2, and 3

The proposed addition to the rear of the building is a contemporary design that does not attempt to replicate the architectural features of the historic building. The rear and side addition, is set back from the front façade and extends into the rear. The addition will not remove historic fabric because it follows the line of the 1950s addition along the historic building, but extends further into the yard. At one-story in height the addition does not dominate and is compatible with the two-story height of the historic building. The addition appears to comply with the above standards and with Standard 9. Standard 10 is based upon the precept that the new addition will attach to the original materials of the historic building. In the case of the Frank Bacon House, the original materials were removed in the 1950s (see attached drawing Exhibit A). The proposed addition will not remove additional historic exterior walls or architectural features. Should the addition be removed, the wood frame house could be repaired to the original rectangular form, if the original design can be documented.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

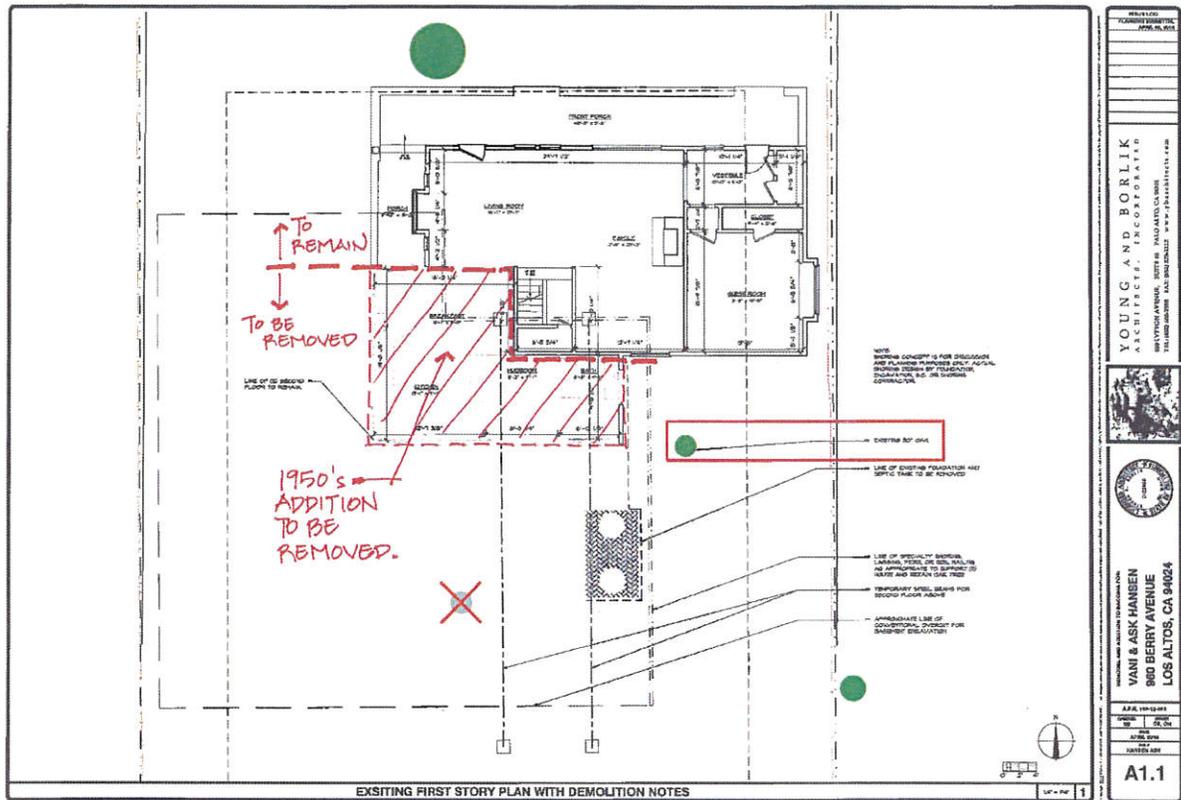
**g. ii Windows and Architectural Features.- The evaluation acknowledges the removal and replacement of the existing windows and features. However, the evaluation should discuss whether the windows or architectural features are historical. The report should discuss if any historic windows or features are to be maintained or refurbished or replaced with identical features, including materials (i.e. wood, etc. )**

The Frank Bacon House has undergone many alterations, including replacing windows and creating new window openings, that all appear to have happened after the period of significance. With the exception of the diamond shape window next to the front door, the windows do not appear to be original in location, size or type. On the primary façade, the front the windows are all of a later date. The picture window is from the 1950s, the pair of windows on the same wall do not appear in the 1924 photograph. These may have been where the picture window is located and were relocated in the 1950s, and not have more recent window systems installed. The second level had a door to the balcony that has been removed and replaced with a tripartite window c. 1990s. Although the windows are not original historic fabric, the windows in the older section of the building are to be retained and if necessary repaired with in-kind materials and styles. Should it be necessary to replace any of these windows the plans show that replacements will match the existing in material, type and style. The plans show the wood frames around the windows will be retained and repaired as necessary.

Other architectural features shown to be retained and repaired are the

- The form and mass of the original section (barn) of the 1-1/2 story house including the pitched and intersecting gable roof and brackets under the eaves.
- Brick chimney in the historic section of the house.
- Horizontal board lapped (channel) siding.
- Diamond Shape window next to the main entry door. (other windows appear to have been replaced)

EXHIBIT A – Drawing to show the extent of the 1950s addition to the Frank Bacon House



YOUNG AND BORLIK  
 ARCHITECTS, INCORPORATED  
 845 VICTORIA AVENUE, SUITE 100, PALMDALE, CALIFORNIA  
 TEL: 805.390.1111 WWW.YOUNGBORLIK.COM

VANI & ASK HANSEN  
 880 BERRY AVENUE  
 LOS ALTOS, CA 94024

A1.1

**Integrity:**

Integrity is the ability of a property to convey its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognized seven aspects or qualities that, in various combinations, define integrity. This definition has been accepted by most states and jurisdictions.

The National Register requires that a property will always possess several, and usually most, of the aspects. The California Register of Historic Resources requires some of the aspects must be present. The following defines the seven aspects and how they combine to produce integrity. Since there are a diverse range of resources, aspects have been edited to address a single property and buildings in a urban setting.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

The Frank Bacon House appears to be on the original site.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

The Fran Bacon House was originally a barn that was converted to a residence c.1905. The period of significance is 1890-1920s, the house design dates from c. 1905-1920s. Since the 1950s the design of the house has been altered quite a bit. The main features are the mass and height, scale and roof structure. Elements include the braces under the eaves and lapped horizontal board siding. The orientation of the house facing north and a long front porch. Many windows appear to have been modified with different size openings and most have been replaced with different systems. The front door is in the same location, however the front porch was originally wood and is now concrete.

## Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

Simple manmade features (paths or fences); and

Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its surroundings.

The setting of the Frank Bacon House has changed from an orchard location to a much smaller parcel. The parcel is described as a semi-rural setting.

## Materials

Materials are 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. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible.

The wood frame building with lapped horizontal board siding retains some original materials, particularly the frame and exterior walls. It does not retain the original windows or front balcony structure or wood porch.

## Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.

Much of the workmanship of the Frank Bacon House has been lost during multiple alterations and the removal of sections of the exterior wall where an addition was attached in the 1950s..

### Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century.

The house retains the feeling of an early twentieth century rural orchard house.

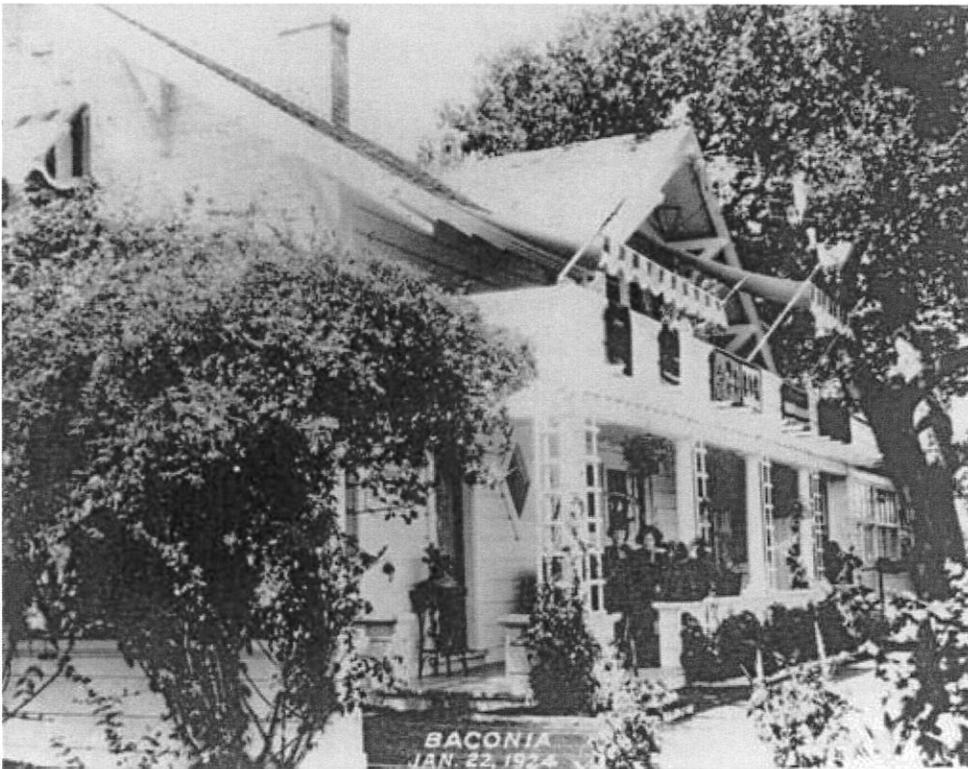
### Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register or the California Register of Historic Places.

The Frank Bacon House is associated with the actor and local newspaper owner as well as the building's first owner Cyril Berry, orchardist and businessman in early Los Altos. Both were important persons in the history of Los Altos. Although Bacon did not work at this location he is associated because he lived in the house.

**Summary of Integrity :** When the Frank Bacon House is compared with the seven aspects of integrity it is concluded that the property has diminished design, materials, workmanship and setting aspects of integrity but retains the integrity of location, feeling and associations with both Cyril Berry and Frank Bacon. The California Register of Historic Resources requires some of the aspects to be present the National Register requires most be present.

A rule of thumb for determining integrity asks if the historically important person associated with the building would recognize the building today. With so much of the building altered Frank Bacon may not initially recognize the building.



This image appears in Images of America - Early Los Altos and Los Altos Hills., Arcadia Publishers.

Conclusion of the review for conformance with the "Standards.": The proposed rehabilitation plans prepared by Young and Brolik Architects dated March 30, 2016 and revised May 5, 2016, appear to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Property and the Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

I appreciate the opportunity to comment on the proposed rehabilitation of the Frank Bacon House at 960 Berry Avenue. The building has undergone a number of changes the most dramatic was the change from a barn to a house. Subsequent changes have removed some of the early elements but have retained the mass and scale, cross gable roof and setting that are to be preserved with the proposed plan. The additions are consistent with the "Standards" and do not diminish the historic qualities of the building. Should there be other questions regarding the "Standards" I am available to discuss any issue with you.

Best regards,

Bonnie Bamburg

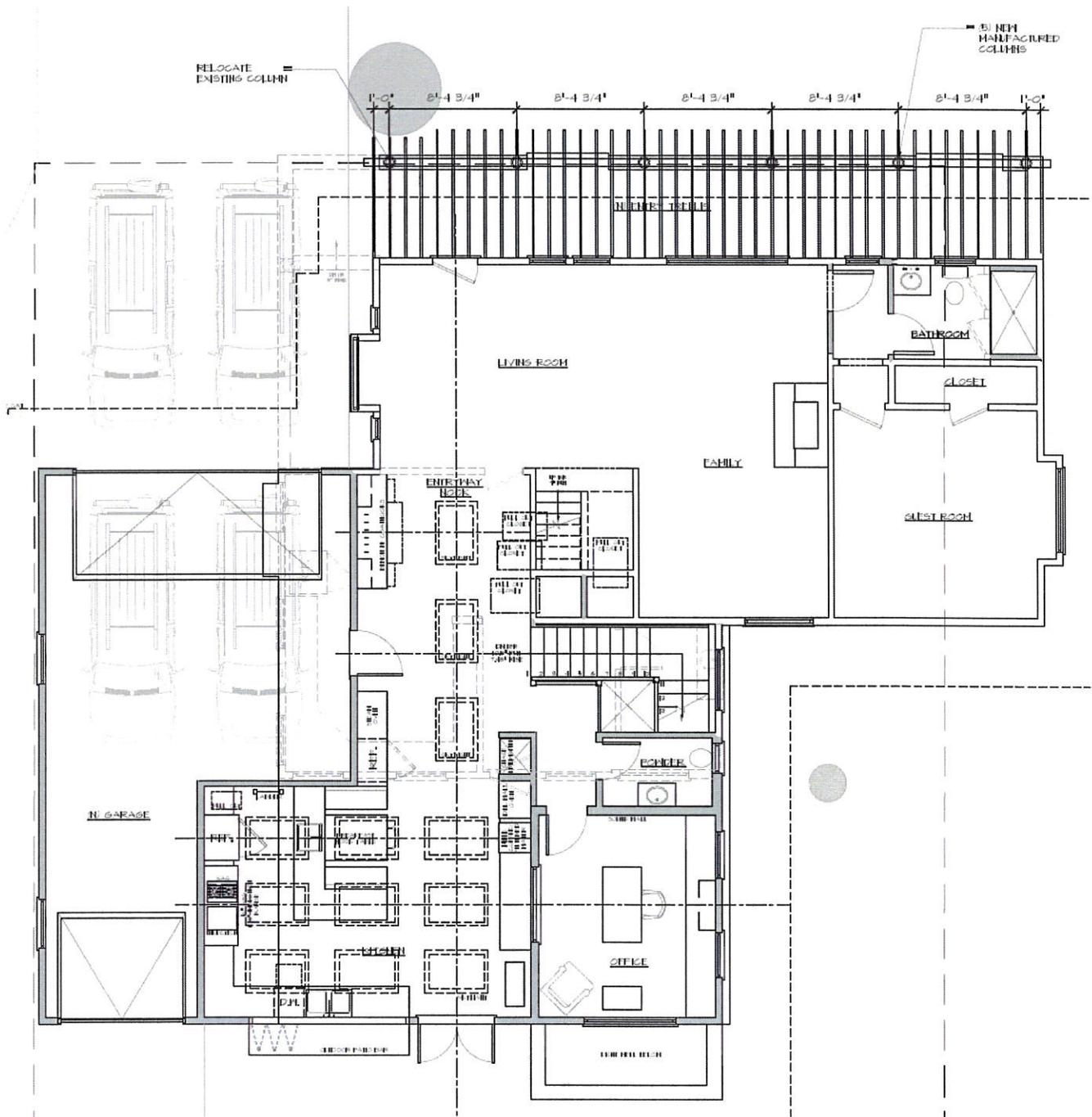


Figure 1 Proposed first floor plan: note the proposed addition is set back from the front façade and extends only onto the rear façade where the former addition was attached. The one-story additions is contemporary in design, respecting the historic elements of the Frank Bacon House. source Young and Borlik Architects Sheet A2 1.1





# ATTACHMENT D

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 3 \*Resource Name or #: (Assigned by recorder) 960 Berry Avenue

P1. Other Identifier: HRI #:5; Frank Bacon House, Baconia

\*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 960 Berry Avenue 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)  
189 12 065

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

This one-and-a-half-story wood frame home is compound in plan and sheathed with wood channel siding. Topped by a broadly-pitched, cross gabled roof, the house has open eaves with wood knee brackets. The farm house appears to have multiple early additions. The west elevation has a partial-width entry porch which provides access to an enclosed entry area. A single turned porch post supports the roof at its northwest corner. Fenestration is varied and includes original one-over-one double-hung wood windows with ogee lugs, vinyl and aluminum sliders, and fixed wood sash windows. The property is set far back from the street and surrounded by modern construction. It appears to be in fair 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

1890  
 (Los Altos Planning Dept)

\*P7. Owner and Address:  
Warren O. Carlson  
960 Berry Avenue 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:  
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. 5S1

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 960 Berry Avenue

B1. Historic Name: Frank Bacon House

B2. Common Name: Baconia

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

\*B5. Architectural Style: Vernacular farmhouse

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

Built c.1890. Several early additions/alterations appear to have been made pre-1930. Reroof, 1995 and 1998.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Association: People Area Los Altos

Period of Significance c.1890-1922 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.)

Originally the home of Ernest Berry, the son of Cyrus P. Berry, by 1905 it had become the summer home of actor Frank Bacon. Born in 1864 in Yuba City, Bacon came to San Jose in the 1880s where he became involved in amateur theater. After trying a number of occupations, including starting the Mtn. View Weekly newspaper in 1888, by the early 1900s he became a full time actor. He married actress Jenny Weidman and they stayed in their Los Altos home whenever they were not performing on the road. His most famous play was Lightnin' Bill which ran on Broadway from 1918 to 1921, the longest Broadway run at that time. After Frank's untimely death in 1922, his widow and children lived in Los Altos until the early 1930s. Although this resource is one of the oldest surviving 19th century farmhouses in Los Altos, its primary significance is its association with actor Frank Bacon. The house has been remodeled; however, it appears to retain integrity to the Bacons' period of ownership. Its historical setting has been compromised due to surrounding residential development (G. Laffey). (See Continuation Sheet.)

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.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 960 Berry Avenue

\*Recorded by: Circa: Historic Property Development

\*Date July 2011

Continuation

Update

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B10. Significance (cont.)

Character Defining Features: one-and-a-half-story form; wood channel siding; broadly-pitched, cross gabled roof; open eaves with wood knee brackets; multiple early additions; original one-over-one double-hung wood windows with ogee lugs, fixed wood sash windows.

Evaluation: 960 Berry Avenue is associated with actor Frank Bacon, and retains a fair degree of integrity of feeling, 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."

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