



DATE: September 26, 2016

AGENDA ITEM #2

## AGENDA REPORT

**TO:** Historical Commission  
**FROM:** Sean Gallegos, Staff Liaison  
**SUBJECT:** 16-H-04 – 1365 Grant Road

### RECOMMENDATION:

Approve a recommendation to the City Council to designate the property at 1365 Grant Road as a Historic Landmark and authorize the City Manager to execute a Mills Act agreement with the property owners

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### BACKGROUND

This residence was constructed during an early period of development (circa 1913) in Los Altos and is an excellent example of the Craftsman style in the community. Though the residence has diminished integrity of setting and feeling due to the surrounding newer development and aspects of its architectural integrity are diminished, it retains a high degree of integrity in its materials, design, location, and workmanship of the Craftsman style. The house is currently designated as a Historic Resource on the Los Altos Historic Resources Inventory (HRI).

On November 23, 2015, the Historical Commission approved exterior modifications to the two-story house. The work included a new structural foundation, replacement of second floor windows on the non-street facing façades, removal of an existing chimney, and rehabilitation of existing wood shingles, brick and stone siding where necessary. Since the significance of the property is related to the exterior features of the house, the historic resource evaluation evaluated and found that the exterior work is in compliance with the Secretary of the Interior's Standards for Rehabilitation.

### DISCUSSION

#### Landmark Designation

In order to designate a property as a Historic Landmark, the Commission must make a finding that the property has special historical, cultural, archeological, scientific, architectural or aesthetic interest or value as part of the heritage or history of the city, the county, the state or the nation.

As outlined in the historic resource evaluation report and updated historic property evaluation (DPR 523) prepared by historian Frederic Knapp of Knapp Architects, the property at 1365 Grant Avenue is an excellent candidate for designation as a Historic Landmark. The aspects of design, materials, workmanship, and association with the Craftsman Style are intact on the west side of the building,

but are slightly diminished by previous alterations. The east end of the building, visible at the north, south, and east facades, is an addition of a more rectilinear form with flatter roof and ganged corner windows reminiscent of the 1930s and 1940s, which contrasts with the gabled roof and low-lying forms of the Craftsman front at the west façade. Though aspects of integrity are slightly diminished, overall, the house continues to maintain a high degree of integrity due to the house reflecting the key characteristics, workmanship and materials of the Craftsman architecture. Therefore, the structure qualifies for Historic Landmark designation at the local level and is eligible for listing in the California Register of Historic Resources under Criterion 3: Design/Construction if pursued by the property owner.

Based on the findings in the evaluation, the house is an excellent example of Craftsman style. The property's historic evaluation report and updated property evaluation (DPR form) are included in Attachments C and D. Staff recommends that the Historical Commission recommend to the City Council that the property be designated as a Historic Landmark.

### **Mills Act**

The City of Los Altos currently has 11 Mills Act agreements for Historic properties located in the City. The Mills Act provides for a reduction in property taxes for qualified historic properties that enter into a preservation agreement with the City. The agreement allows the owner to enjoy a reduced property tax rate from the County Assessor in exchange for the preservation, and in some cases, restoration and rehabilitation, of the historic property. The County Assessor sets the property tax rate based on an appraisal of the market value of the land and improvements. A property under an agreement will receive a property tax reduction based on an appraisal of the rental value of the land and improvements. In accordance with Municipal Code Chapter 12.44.170, the City Council may approve Mills Act agreements as an incentive for preserving historic properties.

The standard term of a Mills Act agreement is for a ten-year period with an automatic renewal clause each year. It is important to note, both parties have the option to exercise their right to revoke the agreement should they desire to do so at a future date. The agreement also includes a requirement that all money saved on property taxes must be invested into the preservation, restoration and/or enhancement of the historic structure. A schedule of improvements to the structure and property has been included as Exhibit B in the draft agreement (Attachment E).

Staff has reviewed the request for a Mills Act (Historic Preservation) agreement and recommends the Historical Commission approve the recommendation to the City Council to authorize the City Manager to execute a Mills Act agreement for the historic property at 1365 Grant Road.

Cc: Daniil and Divya Reouk, Applicant/Owner

#### Attachments:

- A. Application and Owner Statement
- B. Site Map
- C. Area, Vicinity and Public Notification Maps
- D. Historic Resource Evaluation, Frederic Knapp
- E. Department of Parks and Recreation (DPR) Primary Record
- F. Draft Historic Preservation Agreement

# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107337

<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: MILLS ACT APPLICATION

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

Project Proposal/Use: PRIVATE HOME Current Use of Property: PRIVATE HOME

Assessor Parcel Number(s): 197-19-104 Site Area: 0.30 ACRES

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

Total Existing Sq. Ft.: 2,428 sq ft Total Proposed Sq. Ft. (including basement): \_\_\_\_\_

Applicant's Name: DANIIL REOUK

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

Mailing Address: 1365 GRANT ROAD, LOS ALTOS CA 94024

City/State/Zip Code: LOS ALTOS CA 94024

Property Owner's Name: DANIIL REOUK

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

Mailing Address: 1365 GRANT ROAD

City/State/Zip Code: LOS ALTOS CA 94024

Architect/Designer's Name: \_\_\_\_\_

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. \*\*\*

*(continued on back)*

16-H-04

## Statement.

Property at 1365 Grant Road, Los Altos CA is threatened by deterioration in three areas:

- Wood shingle in several areas is very brittle and need to be replaced in order to adequately protect house from the elements. It appears that shingles on the South and West sides are newer than shingles on the North and East sides of the house. Shingles on the North and East sides of the house need to be replaced very soon in order to adequately protect house from the elements
- Existing brick foundation is more than 100 years old. It has multiple cracks and is leaking water from the outside into the basement through mortar. It is unlikely to survive next large earthquake and needs to be replaced
- Utilities:
  - o Heating system in the house does not work and needs to be replaced
  - o One of the two existing bathrooms in the house is not operational. First floor ceiling has multiple leaks that show water damage, water heater in the basement is also leaking water. Plumbing in the entire house needs to be replaced as well
  - o Electrical system in the house is knob-and-tube and might not be safe, given that the house is built completely out of wood

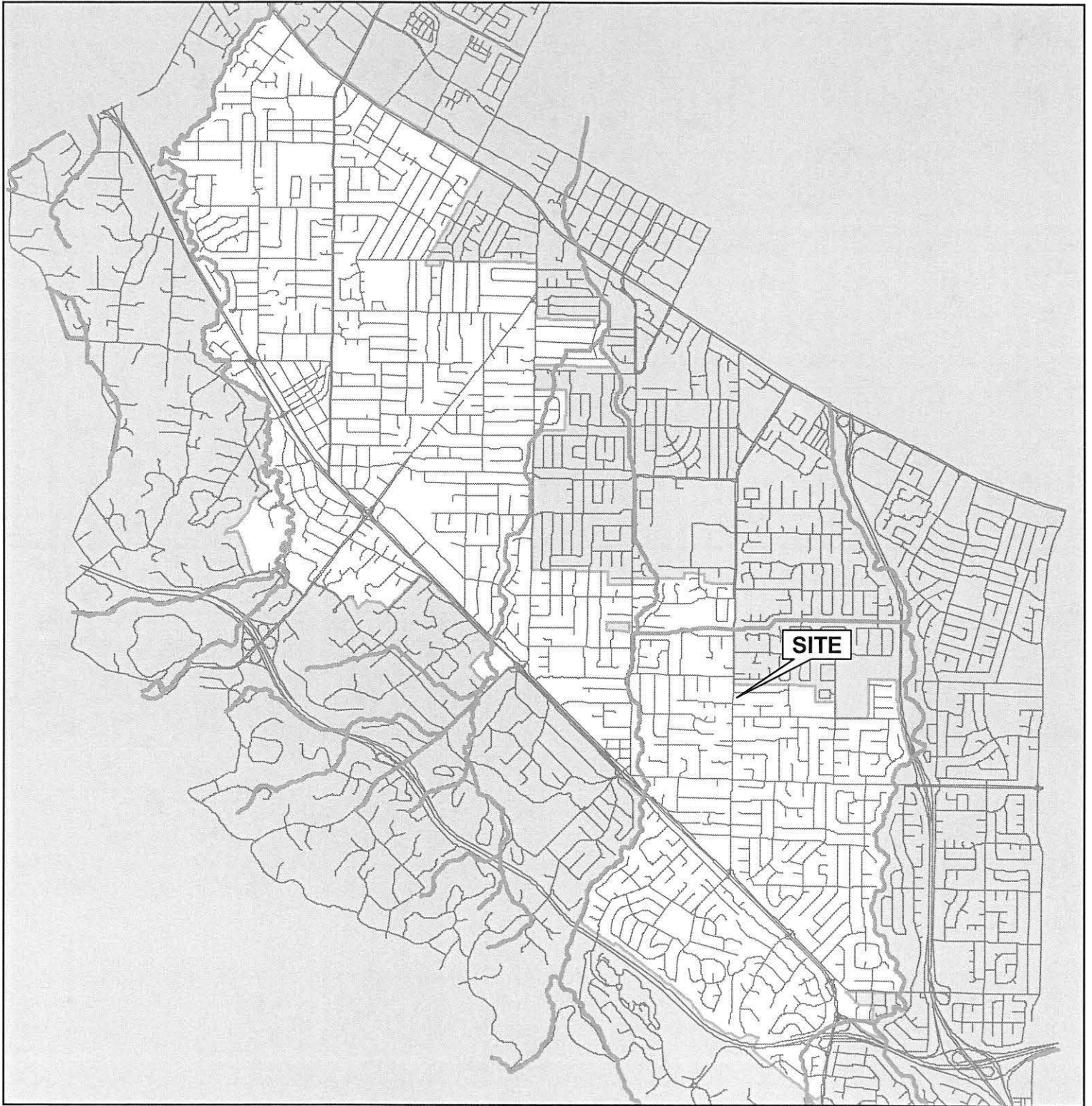
Per attached schedule, renovation will likely cost more than \$200,000 with most of the costs paid in 2016-2017. We have purchased the house with 20% downpayment, which has consumed all of our available resources. In order to finance proposed improvements to the house we will be taking additional \$100,000 equity line of credit from the bank, taking \$40,000 loan from my \$401k plan and financing the rest of it from 0% APR credit cards that we have recently applied for. Property tax reduction is necessary for us to execute currently scheduled renovation and continue performing on-going repairs and maintenance.



Daniil Reouk



# ATTACHMENT C AREA MAP



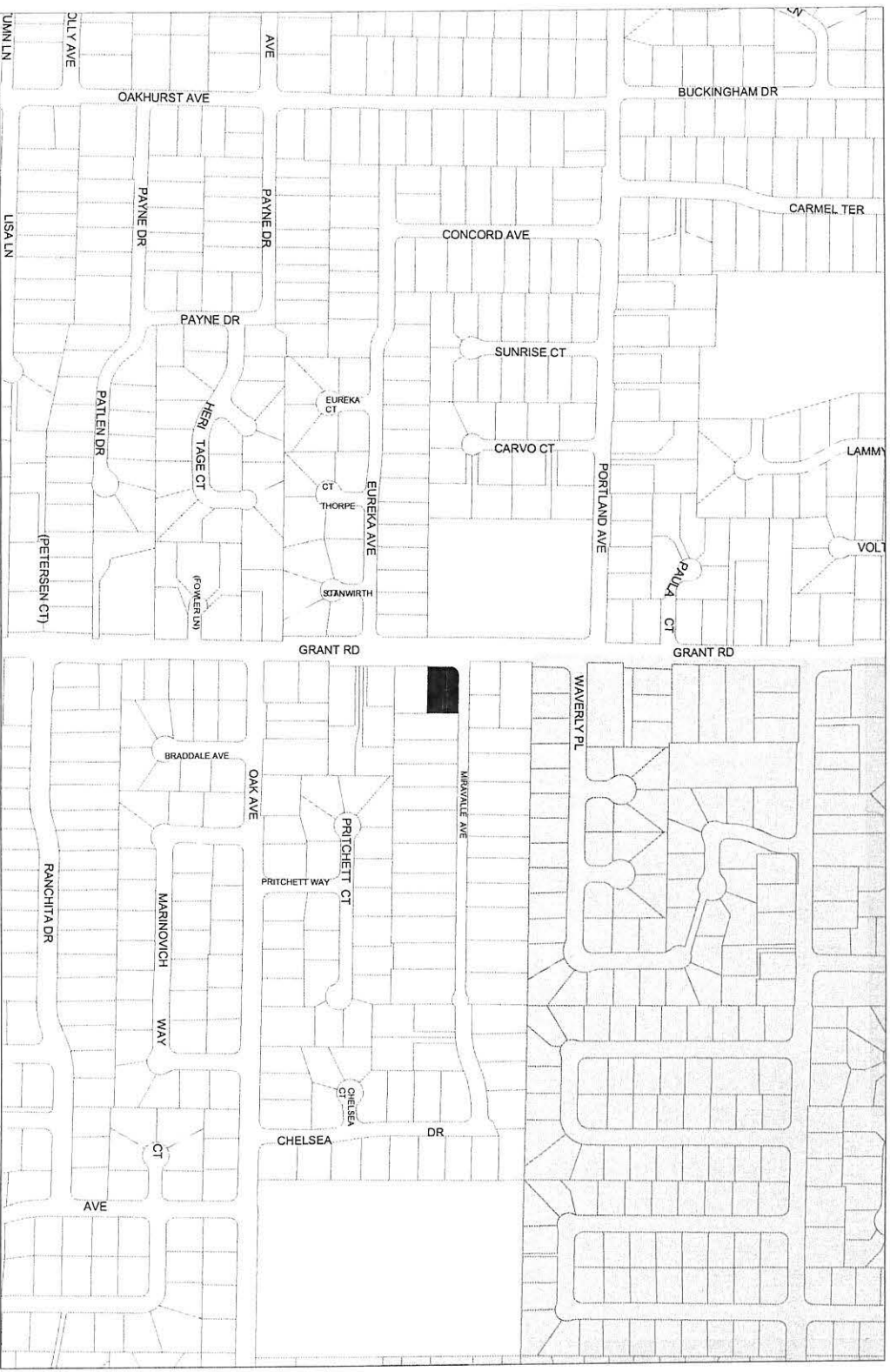
**CITY OF LOS ALTOS**

**APPLICATION:** 16-H-04  
**APPLICANT:** D. Reouk  
**SITE ADDRESS:** 1365 Grant Road

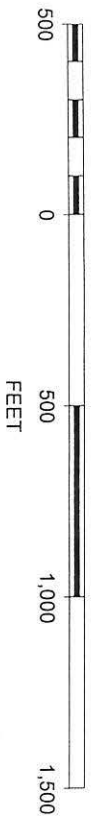


Not to Scale

# VICINITY MAP



SCALE 1 : 6,000



## CITY OF LOS ALTOS

APPLICATION: 16-H-04  
APPLICANT: D. Reouk  
SITE ADDRESS: 1365 Grant Road



# ATTACHMENT D

## HISTORIC RESOURCE EVALUATION 1365 Grant Road Los Altos, CA



July 21, 2016

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## PART 1: SIGNIFICANCE EVALUATION

### 1. Introduction

This Historic Resource Evaluation (HRE) for the property at 1365 Grant Road was prepared by Knapp Architects on behalf of the owners, Daniil & Divya Reouk, for the Los Altos Planning Department. The HRE evaluates the potential historical significance of a residential property as part of the application for application of the Mills Act. This evaluation is not for the purposes of the California Environmental Quality Act (CEQA). As determined per Section 12.44.060 of the Los Altos Municipal Code,<sup>1</sup> the property is considered a historic resource and is listed in the Historic Resources Inventory of the City of Los Altos.<sup>2</sup> The Santa Clara County Residential Unit Property Record notes a construction date of 1937 for the main house and 1986 for the detached garage. This HRE concludes that the building at 1365 Grant Road is eligible to the California Register of Historical Resources under Criterion 3 for architecture and its integrity is intact.

#### Basic Property Information

##### a. Location: Address, Cross Streets, and Neighborhood

The subject property is located at 1365 Grant Road at the southeast corner of Grant Road and Miravalle Avenue within the southeastern portion of the City of Los Altos in close proximity to the border with the City of Mountain View. The property is within the South Los Altos neighborhood roughly bounded by Grant Road at the west and southwest down to Homestead Road at the south, Interstate 85 at the east, and Bryant Avenue at the north to Truman Avenue, where the boundary jogs south and then, west again along Miravalle Avenue.<sup>3</sup>



**Image 1. The property at 1365 Grant Road view looking southeast from the corner of Grant Road and Miravalle Avenue.**

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<sup>1</sup> City of Los Altos. *Ordinance No. 2011-363 Amending Chapter 12.44 of Title 12 of the Los Altos Municipal Code Pertaining to Historic Preservation*. 4/25/2011. Weblink: [http://www.losaltosca.gov/sites/default/files/fileattachments/City%20Council/page/4291/2011-02-08\\_11-363.pdf](http://www.losaltosca.gov/sites/default/files/fileattachments/City%20Council/page/4291/2011-02-08_11-363.pdf). Accessed 7/1/2016.

<sup>2</sup> City of Los Altos. *The City of Los Altos Historic Resources Inventory*. October 2012. Weblink: [http://www.losaltosca.gov/sites/default/files/fileattachments/Historical%20Commission/page/3324/hri\\_full\\_doc.pdf](http://www.losaltosca.gov/sites/default/files/fileattachments/Historical%20Commission/page/3324/hri_full_doc.pdf). Accessed 7/1/2016.

<sup>3</sup> Google Maps. <https://www.google.com/maps/d/viewer?mid=120CBp177d9pcJpBSxqrUd2nbWK0&hl=en> Accessed 7/7/2016.

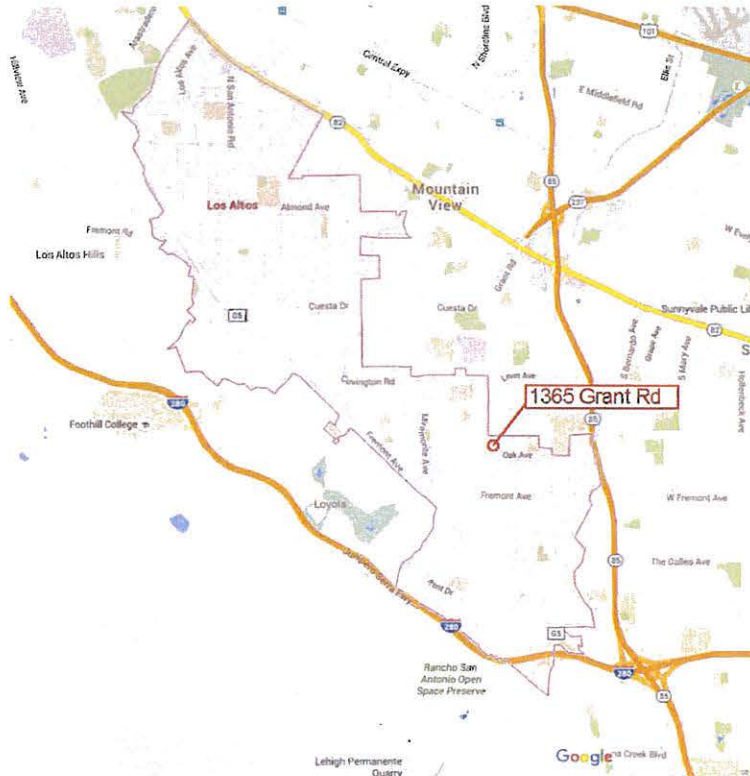


Image 2. Boundaries of the City of Los Altos containing the subject property. Map Data, Google, 2016.

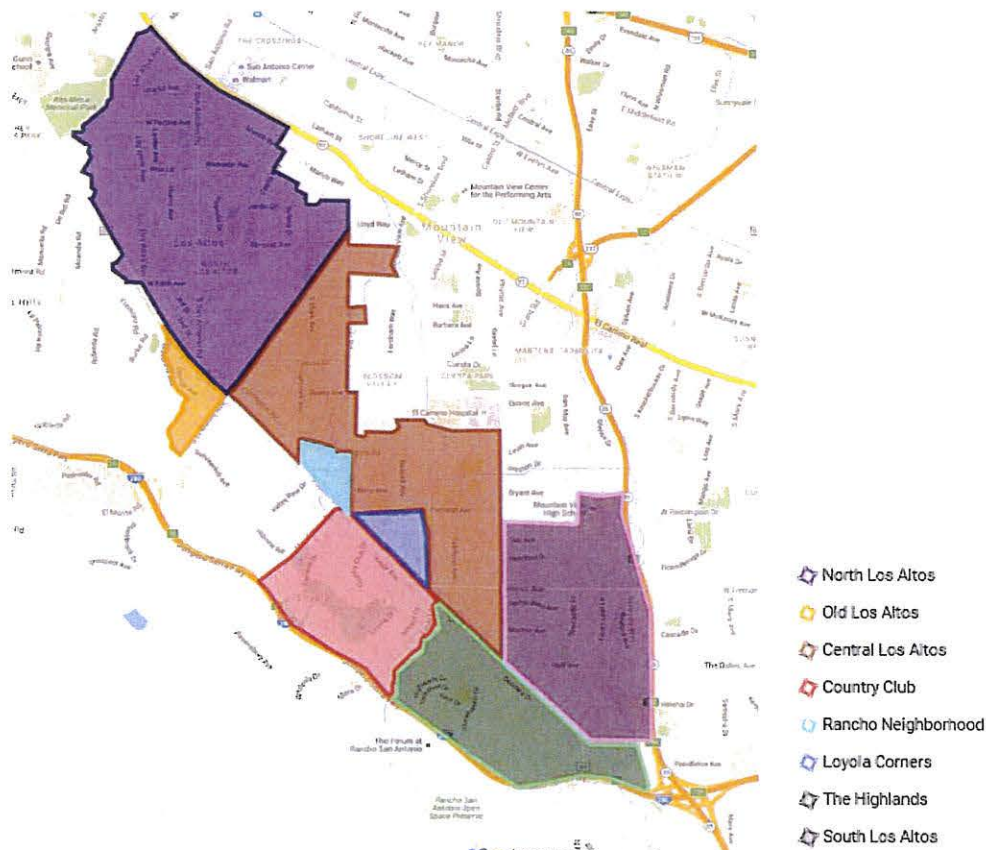


Image 3. Los Altos Neighborhood Boundaries, South Los Altos Hills Neighborhood contains the subject property. Map Data, Google, 2016.



b. Assessor Parcel Number and Lot Size

The Assessor's parcel number for the property is 197-19-104. Lot 104 is rectangular in plan and rounded at the corner of Grant Road and Miravalle Avenue on the Assessor's Parcel Map.<sup>4</sup> On Grant Road, the west edge of Lot 104, is 74.44 feet and, on Miravalle Avenue, the north edge of the property is 118.67 feet; the rounded corner is not dimensioned. The east property line extends 94.45 feet south, where the south property line extends 138.67 feet west back to Grant Avenue. Lot 104 is 13,066 square feet in area and has a net acreage of .29.<sup>5</sup> Lot 52 is directly east of Lot 50. On Belgrave Avenue, the west edge of Lot 52 is 421.3 feet east of the intersection with Stanyan Street and the frontage extends 25 feet east toward Shrader Street. The east property line extends 100 feet south, where the south property line extends 25 feet west to Stanyan Street. Lot 52 is 2,495 square feet in area. The footprint of the house is 1271 square feet (2428 square feet total with the second floor) and the garage is 680 square feet.

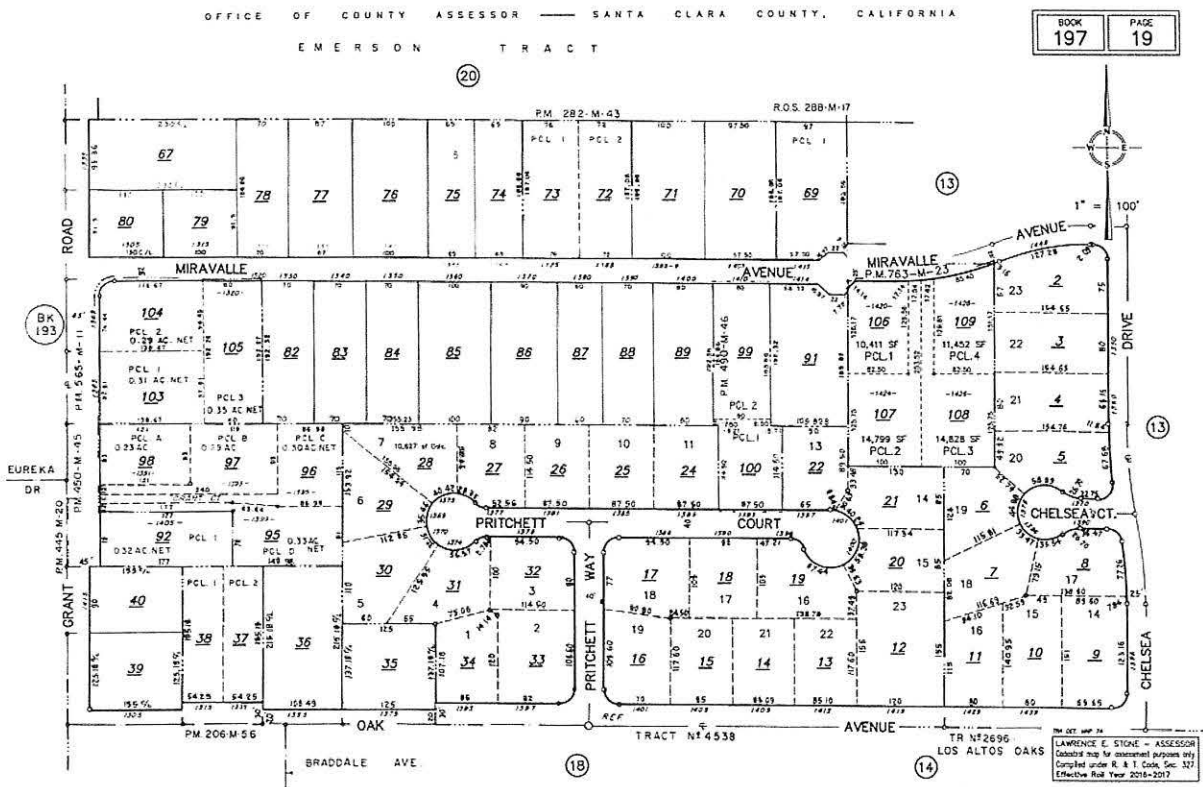


Image 4. Santa Clara County, Assessor's Parcel Map showing the subject lot 104 at the corner of Miravalle Avenue and Grant Road, top left side of image.

<sup>4</sup> Santa Clara County Assessor. Assessor's Parcel Map for Block 194, Book 197, Page 19. Weblink: <https://www.sccassessor.org/index.php/online-services/property-search/real-property>. Accessed 6/28/2016.

<sup>5</sup> Santa Clara County Assessor. Santa Clara County Residential Unit Property Record for 1365 Grant Road, last dated 10/31/1995.

c. Zoning District

The district is zoned R1-10 Single-Family.<sup>6</sup> For height and bulk, this area is limited to two stories or 27 feet in height from the natural grade.<sup>7</sup>

d. Current Historic Status

As determined per Section 12.44.060 of the Los Altos Municipal Code,<sup>8</sup> the property is considered a historic resource and is listed in the 2012 Historic Resources Inventory of the City of Los Altos.<sup>9</sup> As such, it is considered eligible to the California Register of Historic Resources. The related Department of Parks and Recreation (DPR) Form 523A prepared in July 2011 describes the house as the significant feature of the property.<sup>10</sup>

## 2. Building and Property Description/Site History

a. Exterior Architectural Description

i. Site, Exterior Description, Construction Method

The subject parcel is located on the southeast corner of Grant Road and Miravalle Avenue. Both streets are residential although Grant Road also serves as a larger thoroughfare within at the edge of the South Los Altos neighborhood. The property is located on a relatively flat site. The residences along the subject block are set back from the street with a rear yard, typically. The subject property is atypical in that, as a corner lot, the house is set substantially back from Grant Road and is closer to Miravalle Avenue. The detached garage is closer to Grant Road although it still has a setback. There is one concrete driveway from Grant Road at the west leading to the garage, from which a decomposed gravel path with concrete pavers extends along the north side of the garage to the west side of the house. There is one concrete driveway from Miravalle Avenue, which extends to the northwest corner of the house. The front yard of the house faces Grant Road between the house and the garage and the two concrete driveways. The house also has a side yard at the east, which wraps around to the rear yard at the south.

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<sup>6</sup> City of Los Altos. *City of Los Altos Zoning Map*. AECOM, 12/5/2011. Weblink: [http://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/429/updatedzoningmaplarge\\_000.pdf](http://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/429/updatedzoningmaplarge_000.pdf). Accessed 7/1/2016.

<sup>7</sup> City of Los Altos. *Code of Ordinances: Title 14 – Zoning*. Chapter 14.06.090 – Height of Structures (R1-10). Website: [https://www.municode.com/library/ca/los\\_altos/codes/code\\_of\\_ordinances?nodeId=TIT14ZO\\_CH14.06R1SIMIDI\\_14.06.010R1DI](https://www.municode.com/library/ca/los_altos/codes/code_of_ordinances?nodeId=TIT14ZO_CH14.06R1SIMIDI_14.06.010R1DI). Accessed 7/1/2016.

<sup>8</sup> City of Los Altos. *Ordinance No. 2011-363 Amending Chapter 12.44 of Title 12 of the Los Altos Municipal Code Pertaining to Historic Preservation*. 4/25/2011. Weblink: [http://www.losaltosca.gov/sites/default/files/fileattachments/City%20Council/page/4291/2011-02-08\\_11-363.pdf](http://www.losaltosca.gov/sites/default/files/fileattachments/City%20Council/page/4291/2011-02-08_11-363.pdf). Accessed 7/1/2016.

<sup>9</sup> City of Los Altos. *The City of Los Altos Historic Resources Inventory*. October 2012. Weblink: [http://www.losaltosca.gov/sites/default/files/fileattachments/Historical%20Commission/page/3324/hri\\_full\\_doc.pdf](http://www.losaltosca.gov/sites/default/files/fileattachments/Historical%20Commission/page/3324/hri_full_doc.pdf). Accessed 7/1/2016.

<sup>10</sup> Los Altos History Museum. *Department of Parks and Recreation 523A & B Form for 1365 Grant Road, Los Altos, CA*. San Francisco: Circa: Historic Property Development, July 2011.

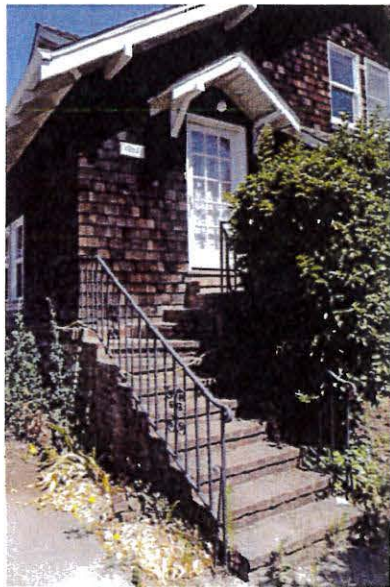
The house is roughly rectangular in form and is set toward the northeast corner of the lot. The house is 44 feet wide from east to west along Miravalle Avenue and its depth is 30 feet north to south. The two-story house is constructed of wood framing finished in unpainted wood shingles over original brick foundations with concrete foundations at later additions; it sits over an excavated crawl space. The main gable roof, lower shed roofs and projecting bay roofs are finished in asphaltic shingles.

The detached garage is rectangular and located at the southwest corner of the lot. The garage is 20 feet wide from north to south along Grant Road and its depth is 34 feet east to west.



Image 5-7. Current map of the subject property at the corner of Grant Road and Miravalle. Imagery and Map data, Google, 2016. The bottom image enlargement shows the composite roof configuration of the house, cross gables at the west melded with an almost flat roof at the east. The garage at the south has a simpler gable roof.





**Images 8-11. Main (west) façade (top) with details of brick stair at the north side (bottom left), projecting rectangular bay (bottom center), and archway at entry porch at the south side of the façade (bottom right).**

The main (west) façade of the subject building faces Grant Road. The façade has a gable end and has a deep projecting eave with painted end rafters supported by projecting purlins with board sheathing exposed at the eave soffit. The upper façade is finished in unpainted wood shingles weathered to a dark brown. The lower façade has a high base finished with a brick sill course over a wall finished in river rock. The façade has three bays. The first bay at the south



has three concrete steps leading up to an entry porch. The porch has an arched opening supported on substantial piers finished with a brick course and river rock; the arch has decoratively cut shingle courses, which transition from the regular courses at the wall and then compressing to follow the arched shape at the porch entry. The second bay has paired upper story double-hung wood windows under the peak of the gable. Under these windows, there is a lower projecting rectangular bay window with three double-hung wood windows at the west side and one each at the north and south sides of the bay. The bay window has a shed roof with painted exposed rafters tails and wood board soffit. The third bay has a red brick stair with decorative metal railings leading up to a 15-light glazed wood door, capped with a small pitched roof with decorative wood brackets, purlins, eave board and roof similar to the main gable roof.



Image 12. North façade, view from Miravalle Avenue. The east end of the façade at the left appears to be more rectangular in massing than the west side with its gable roofs reflecting the Craftsman style.



Image 13-14. Details of the North façade including the concrete plank stair with metal railings (left) and the corner of the stair projection with brick foundation, wood shingles and applied river rock base with brick sill course.



The north façade faces Miravalle Avenue. Composite roof forms are visible on this façade. The west end of the façade has an upper story gable end, which sits atop the sloping side of a larger gable roof that sits on the lower story. The east side of the eave terminates at a slightly pitched roof facing east. A central brick chimney is visible just above the roof. The eaves have painted soffit boards, purlins and rafter tails. The façade is finished in unpainted wood shingles weathered to a dark brown. From the west façade, the high base finished with a brick sill course over a wall finished in river rock partially wraps around west end of the north facade. The façade has three bays. The first bay at the west encloses an interior stair. This bay has a lower story that projects from the body of the façade with paired double-hung vinyl windows offset to the east. Above this, the upper story gable has centered, paired four-light fixed original wood windows and a very small single-light fixed wood window at the east end of the gable. The second bay has paired double-hung vinyl windows at the lower story and a sliding aluminum window at the upper story. The third bay has two lower double-hung vinyl windows, each of slightly different width and height. From the east end of the façade, a concrete plank stair with metal railings runs from grade to the second story to a wood door with solid lower panel and glazed upper panel and metal screen door. There are paired six-light casement wood windows east of the upper story door.



Image 15-16. East façade (left) and projecting alcove detail (right).

The east façade faces the side yard. This façade has a slightly pitched roof with painted eave soffit, eave board, and purlins. The façade is finished in unpainted wood shingles weathered to a dark brown. The façade has three bays. The first bay at the north has a single, double-hung vinyl window at the lower story and paired six-light casement wood windows at the upper story. The second bay has a projecting vestibule at the lower story with a door opening to an inset flat



wood door with single glazed light. The vestibule interior is finished in vertical bead board with wood shelves at the south side and two-panel wood closet door at the north. The upper story of the second bay has paired six-light casement wood windows. The third bay at the south end of the facade has two lower double-hung vinyl windows and tripled six-light casement wood windows at the upper story.

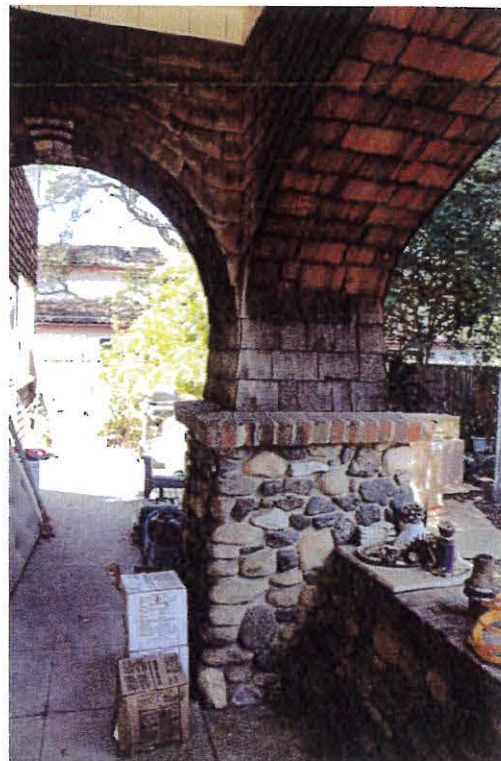
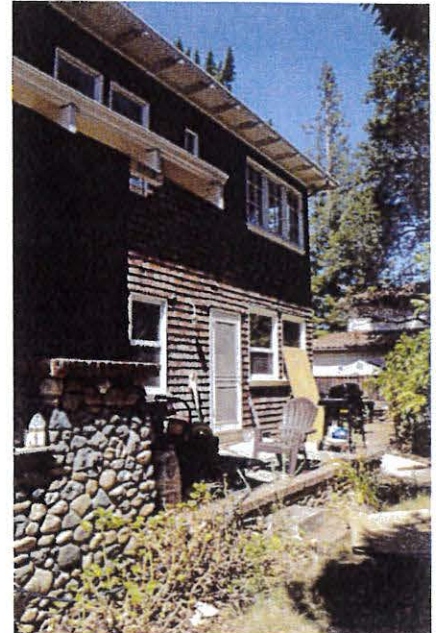


Image 17-21. South façade, the east end shown in the upper images and the west end at the bottom left image with a detail of the heavy pier and shingled arch of the covered entry at the bottom right.

The south façade faces the rear yard. This façade has a composite roof form similar and opposite hand to the north facade. The west end of the façade has an upper story gable end, which sits atop the sloping side of the larger gable roof over the lower story porch. The east portion of the south façade terminates in the eave of the gently-sloped roof that faces east. The eaves have painted soffit boards, purlins and rafter tails. The façade is finished in unpainted wood shingles weathered to a dark brown. From the west façade, the high base finished with a brick sill course over a wall finished in river rock wraps the porch at the west end of the south facade. The south façade has three bays. The first bay at the east end has two lower story double-hung vinyl windows and a three panel wood door with one glazed light. The upper story of the first bay has tripled six-light casement wood windows and a very small single-light fixed wood window. The second bay has tripled double-hung vinyl windows at the lower story and paired double-hung vinyl windows at the upper story. The first and second bays have an elevated patio with river rock base, brick border, a concrete step at the east end, and scored concrete paving. The third bay has a porch with arched opening on the south, east and west sides. The arches are supported on substantial piers and a low wall between the piers on the south side finished with a brick sill course and river rock base. The arches have decoratively cut shingle courses as described for the west façade. The porch floor is scored concrete paving. The upper story at the third bay has a sliding aluminum window centered under the small gable end.

The one-story garage has a low-pitched gable roof finished in asphaltic shingles. The projecting roof eaves have painted soffit boards, purlins and rafter tails. Walls are clad in unpainted wood shingles weathered to a dark brown and with decorative profiles at the doors and windows, similar to the house. The garage sits on a concrete foundation. The main west façade faces Grant Avenue. It is composed of a gable end over a garage opening with wood frame and trim and a central wood post. The two barn type sliding wood garage doors are composed of vertical boards. The north façade has a central wood panel door with nine-light glazed upper panel flanked by paired fixed wood windows at the upper wall at the west side of the façade and paired double-hung wood windows at the east. The east façade has a gable end the same as the west façade with centered 10-light French doors and a small addition at the south end of the façade with a lower gable roof extending from the main wall. The south façade is the same as the north façade but the only openings are the paired fixed wood windows at the west side of the façade.

## ii. Architectural style and Primary Materials

The exterior articulation of the house resembles both Shingle and Craftsman styles although the construction date of 1913 is clearly within the time period of Craftsman, 1905 to the 1920s whereas the Shingle Style dated from the 1880s to 1900.<sup>11</sup> The primary exterior building materials are asphaltic roof shingles; painted roof wood soffit boards, purlins, rafters, and fascia boards at eaves; wood wall shingles; wood doors; wood and vinyl windows; painted wood trim and plaster course bands; brick, river rock, and concrete at the base of the house.

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<sup>11</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2006, p. 290, 454.



b. Interior Architectural Description

The interior of the house at 1365 Grant Road has two levels and an excavated crawl space. The primary finishes are painted plaster walls, wood base, and wood trim at doors and windows. The first floor is entered from the south entry porch, which faces the rear yard. The first space is a large living room with fireplace at the east wall. The living room has a door to the dining room at the east wall and a door to the stairs to the second floor at the north wall. The dining room accesses the kitchen at the north side of the building, both rooms are centered within the house. A small corridor between these rooms leads to a bedroom across from a bathroom and a laundry area at the east end of the building leading out to the alcove at the side yard. The upper story is entered via the first floor interior stair at the northwest corner or at the exterior stair at the northeast corner of the house. At the top of the interior stair, a small hallway leads to the master bedroom on the west side of the house with its two closets. A second bedroom is centered at the south side of the house with one closet. Adjacent to this room is a third bedroom at the southeast corner with one closet. A fourth room is located at the northeast corner of the second floor. A central bathroom occurs at the north side of the second floor surrounded by a small hall linking each room and the two end stairs.

The interior of the garage is composed of three spaces, a garage at the west end, a workout room at the east end, and a small bathroom projecting from the east end of the building. The garage has exposed wood trusses and wall framing and concrete floors. The workout room and bathroom have gypsum board walls and ceilings.

c. Site History

i. Development of the Site

The subject property at 1365 Grant Road does not appear on early Sanborn Maps for either Los Altos or Mountain View, which focused on core areas of each town. The property was part of unincorporated Santa Clara County until December 1974, when it was annexed to the City of Los Altos.<sup>12</sup>

In terms of site development, the original parcel was larger prior to 1986 as will be described in the Context section of this report. Permit records indicate that there may have been other buildings on the larger site besides the extant subject house and garage. A 1947 Santa Clara County building permit granted an application to build a single story house, which appears to be different from the subject house, although there is some confusion in the location description "Next lot south of 221 Miravalle" with the street description "Grant Road, Los Altos, 65' south of Miravalle." Oral history indicates that 221 Miravalle Avenue was a previous address for the lot east of the subject lot, both being part of the original larger parcel prior to 1986. A house was built 65 feet south of Miravalle on this eastern lot.<sup>13</sup> The 1948 and 1952 County permits indicate some alterations including a bedroom addition, new foundation, plumbing and electrical work at

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<sup>12</sup> City of Los Altos Building Division. *Annexation Map*.

<sup>13</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 7/8/2016. Ronald grew up at 221 Miravalle Avenue, east of the property at 1365 Grant Road, until about age 13 years. He then, moved to 1385 Grant Road, south of the subject lot until he was 26-27 years old. He remembers the house, garage, and tank house at the southeast corner of the larger parcel.

the one story dwelling. In 1986, just before the detached garage was built and coinciding with the split of lot 81 to three smaller lots 103, 104, and 105, the Santa Clara County Residential Unit Property Record notes the demolition of a “30x40 house and 2 Car Gar.”

The building permit records for the subject property at 1365 Grant Road are limited. Various permitted alterations from 1979 onward are documented by the City of Los Altos Building Division, both corroborated and augmented by notations on the Santa Clara County Residential Unit Property Record at the Assessor and Planning and Development Offices. The documented development of the property is listed in the following table.

**Property Development for 1365 Grant Road**

Filing Date (Yr-Mo-Day)	Document	Work Listed	Status	Parties Noted
1913	Santa Clara County Residential Unit Property Record	2-story house	Completed	Owner: Holt Family
194[7]-08-19	Santa Clara County Planning & Development Permit #B5821	Add to 1 story, 1 family dwelling bedroom and new fnd, Cor. Grant Rd & Miravalle, Los Altos	Completed rough framing, plumbing, wiring, gas	Granted to: D.Holt for self
19[48]-12-28	Santa Clara County Planning & Development Permit #B10698	Alter 1 story, 1 family dwelling	Completed rough plumbing and gas	Granted to: Anderson Bros for D. Holt
19[5]2-12-2	Santa Clara County Planning & Development Permit #B30989	Build 1 Story, 1 Family residence next lot south of 221 Miravalle, Grant Road, Los Altos, 65' south of Miravalle	Unknown	Owner: D. Holt Contractor: Scott Construction Co.
1979-09-28	City of Los Altos Building Division Permit #16665	Repair shingle siding	Expired	Builder: Donald Holt, 1385 Grant Rd.
1979-10-15	City of Los Altos Building Division Permit #16714	Re-Roof – Med. Shakes, with 30# felt	Finaled	Builder: Robert E. Gatien
1985-01-28	City of Los Altos Building Division Permit #25017	Sewer Connection	Finaled	Installer: C&T Const. Owner: Donald Holt, 1385 Grant
1986-07	Santa Clara County Residential Unit	Demo. 30x40 House & 2-Car Gar.	Completed	Owner: Holt Family

Filing Date (Yr-Mo-Day)	Document	Work Listed	Status	Parties Noted
	Property Record			
1986-09-05	City of Los Altos Building Division Permit #21076	Garage	Finalized	Owner/Builder: Donald Holt
1986-12-01	City of Los Altos Building Division Permit #30004	Partial Re-Roof	Finalized	Contractor: Pioneer Roofing Owner: Donald Holt
1987-01-12	City of Los Altos Building Division Permit #19516	New Panel & (4) Receptacles	Finalized	Owner/Installer: Donald Holt, 1385 Grant Rd
1988-02-02	City of Los Altos Building Division Permit #31057	Re-shingle on front side of house. Material – cedar shakes	Finalized	Owner/Contractor: Donald Holt
1992-01-27	Santa Clara County Residential Unit Property Record	Replace Outside Stairs	Completed	Owner: Holt Family
1995-12-18	City of Los Altos Building Division Permit #53877	Water Heater	Expired	Copy of document not provided
1995-10-31	City of Los Altos Building Division Permit #53516	Bathroom Addition to Room Behind Garage	Expired	Copy of document not provided
2003-10-03	City of Los Altos Building Division Permit #70224	Water Heater	Finalized	Copy of document not provided
2016-06-22	City of Los Altos Building Division Permit #65117557	Temporary Power Pole	In Progress	Copy of document not provided
Unknown	City of Los Altos Building Division Permit #65116346	Addition & Interior Remodel	In Approval Process	Copy of document not provided



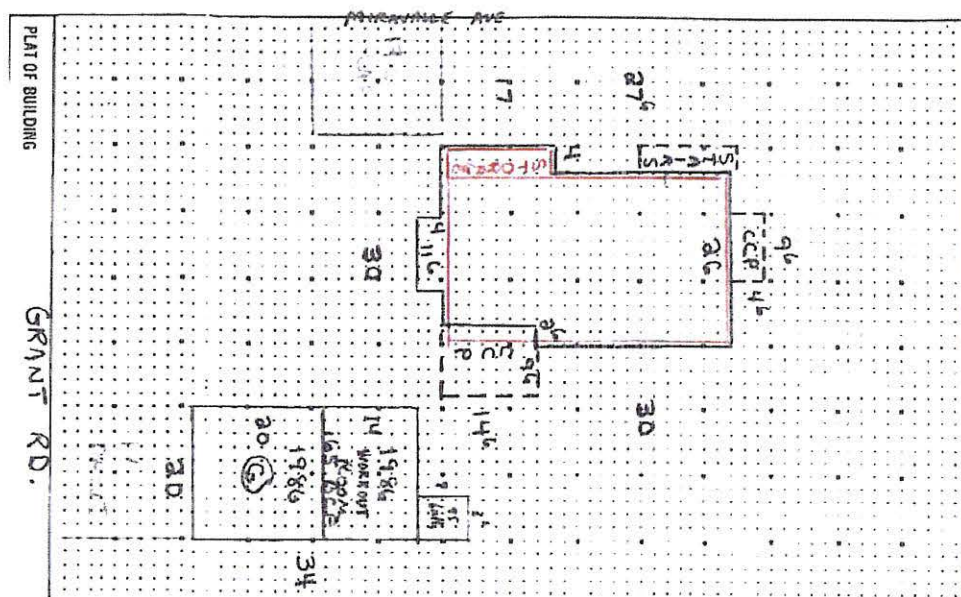


Image 22 – Santa Clara County Residential Unit Property Record for 1365 Grant Road, Plat of Building.

The Santa Clara County Residential Unit Property Record is the only documentation that provides a construction date of 1913 and the Holt family as the owners who “will live on the first floor... the second floor will be a rental.”<sup>14</sup> From the permit record, the primary alterations to the house appear to be re-roofing and re-shingling the exterior. Oral history notes that the reshingling of the west end of the building was done to match the original detailing that it replaced.<sup>15</sup> Observations of the house indicate other alterations but no original or early photographs of the house were found, so it is difficult to confirm the observed alterations. Although the brick sill course and river rock base on the west façade, which wrap the corners, appear applied and discontinuous, oral history indicates that these base materials existed in the 1940s and may have been original. These materials were constructed in front of the low brick foundation and wood framing above it.<sup>16</sup> Oral history notes that the brick entry stair with decorative metal railings at the north end of the west façade was constructed in the 1940s or 1950s and the small gable was constructed in 1988.<sup>17</sup> The door may have replaced a window to access the interior stair. The exterior concrete plank stair with metal railings at the north façade

<sup>14</sup> Santa Clara County Assessor. *Santa Clara County Residential Unit Property Record for 1365 Grant Road*, last dated 10/31/1995. The date of the initial record is not clear.

<sup>15</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 7/8/2016. Ronald did the reshingling of the western end of the house 1988. Ronald recalled that his father, Donald, was explicit that the details of the shingles match that of the original shingles at the west end. The east end of the building has similar detailing, reshingled by Donald in 1979.

<sup>16</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 7/8/2016. Ronald noted that he remembered the brick sill course and river rock base existed when he was a child in the late 1940s. He did not think that his family would have added this expensive base in the early years after the original construction.

<sup>17</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 7/8/2016. Ronald noted that the stair was constructed when the house was converted to a duplex in the 1940s or 1950s. He constructed the gable hood in 1988 when he reshingled the west end of the house.



at the northeast corner of the house replaced another deteriorated stair in 1992.<sup>18</sup> <sup>19</sup> The east side of the house with its low pitch roof, rectangular massing, and ganged windows set close to the corners of the building are reminiscent of 1930s and 1940s International Style detailing.<sup>20</sup> This appears to correlate with oral history from the original owner's grandson, Ronald E. Holt. He noted that the original second floor of the house was said to have had only one bedroom and the rest of the upper floor was originally a terrace, which was enclosed in the 1940s.<sup>21</sup> The property record plat of the building and permit descriptions indicate the construction of the detached garage in 1986, which was constructed by Ronald Holt himself,<sup>22</sup> with its bathroom addition in 1995.



**Image 23 – View of the house along Miravalle Avenue at the corner of Grant Road.**

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<sup>18</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 7/8/2016.

<sup>19</sup> Santa Clara County Assessor. *Santa Clara County Residential Unit Property Record for 1365 Grant Road*, last dated 10/31/1995. A permit to replace outside stairs was issued 1/27/1992.

<sup>20</sup> Whiffin, Marcus. *American Architecture Since 1780: A Guide to Styles*. Cambridge, MA: The MIT Press, 1993, p. 247.

<sup>21</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Email to Daniil Reouk, Circa 2015-16.

<sup>22</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Email to Daniil Reouk, Circa 2015-16.





**Image 24-28. Alterations to the house: brick stair (top left); applied river rock finish and brick sill course (top center); the concrete plank stair and metal railing (top right); stair entry door; and east end of the building has a low-pitched roof and corner windows reminiscent of 1930s and 1940s architecture.**

### 3. Context

#### a. Santa Clara County, Mountain View and the City of Los Altos

In the days of the Spanish colonization, Los Altos was part of the La Purissima Conception Rancho and Rancho San Antonio and much of the Santa Clara Valley was used for cattle grazing. After the adoption of the State constitution in 1849 and establishment of Santa Clara County in 1851, the Fremont Township included what is today the City of Los Altos. In the 1860s and 1870s, valley lands were used for wheat and grain. Mountain View developed initially as a station stop along a stage coach route along San Francisco-San Jose Stage Road, now El Camino Real. The Southern Pacific Railroad was run just a short distance from the Mountain View Station in 1864 and what is now downtown Mountain View was established in 1865 along Castro Street. This active core encouraged agricultural development in the surrounding areas including grain fields and orchards.<sup>23</sup>



Image 29 – 1876 County Map colored by Townships showing the Fremont Township, which included Mountain View and what would be later known as Los Altos. The subject property is contained within the area labeled “Map No. Four.”

<sup>23</sup> City of Los Altos. *Historic Resources Inventory*. April 2011, p. II-4. Weblink: [http://www.losaltosca.gov/sites/default/files/fileattachments/Historical%20Commission/page/3324/hri\\_full\\_doc.pdf](http://www.losaltosca.gov/sites/default/files/fileattachments/Historical%20Commission/page/3324/hri_full_doc.pdf). Accessed 7/1/2016.





Image 30 – 1876 County Map No. Four showing the southern portion of the Fremont Township. The subject property is contained within the area just to the left of the label “Collins” on the Emerson Tract.

A number of important ranches were established in the Mountain View area, including the Emerson Tract. Just after Santa Clara County was established, Silas B. Emerson purchased 900 acres south of Mountain View with portions started with grain and then fruit orchards, which were a lucrative commodity.<sup>24</sup> As shown on an 1876 map, Emerson’s holdings ran along the spine of Grant Road.<sup>25</sup>

<sup>24</sup> Mountain View History Center. *Sunshine, Fruit and Flowers*. San Jose, CA: San Jose Mercury Publishing and Printing Co., 1896, p. 222.

<sup>25</sup> Mountain View History Center. *Historical Atlas Map of Santa Clara County, California*. San Francisco: Thompson & West, 1876, p. 33.

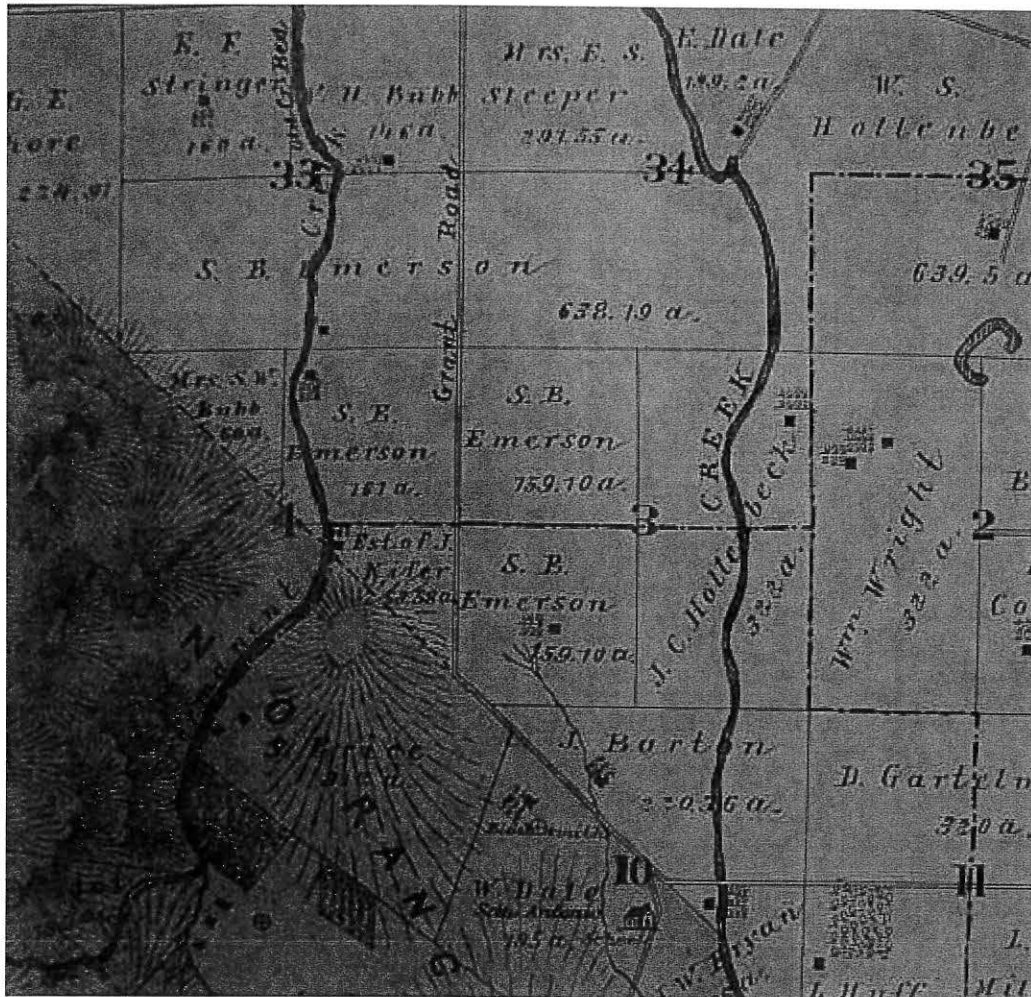


Image 31 – 1876 County Map No. Four detail showing the Emerson Tract along Grant Road within which the subject property occurs.

Emerson's land was divided among heirs and eventually subdivided into lots, which include the property at 1365 Grant Road on Lot 5 of the Emerson Tract subdivision map.<sup>26</sup> Although the town of Los Altos was officially subdivided by Paul Shoup and the Altos Land Company in 1907,<sup>27</sup> the subject property was still part of Santa Clara County, adjacent to the boundaries of both Los Altos and Mountain View. An additional map, found as a tracing at the Los Altos History Museum, shows the owner of the Emerson Tract subdivided Lot 5 as J.G. Hull.<sup>28</sup> Ronald Holt noted that there were only 2 other houses on Grant Road at the time the subject house was

<sup>26</sup> Santa Clara County Clerk-Recorder. *Map of the Subdivision of the Emerson Tract*. Book G of Maps, Page 45, February 10, 1893.

<sup>27</sup> City of Los Altos. *Historic Resources Inventory*. April 2011, p. II-4. Weblink: [http://www.losaltosca.gov/sites/default/files/fileattachments/Historical%20Commission/page/3324/hri\\_full\\_doc.pdf](http://www.losaltosca.gov/sites/default/files/fileattachments/Historical%20Commission/page/3324/hri_full_doc.pdf). Accessed 7/1/2016.

<sup>28</sup> Los Altos History Museum. [Tracing of] *A Resub of Lot 3 Peter Sewall 96.13.7a Dixon Tract*, undated. This map appears to follow the Emerson Tract subdivision map from 1893 and appears to predate the construction of the house on the subject property in 1913, when it was owned by the Holts.

built in 1913 and that it was built as a farmhouse on an apricot farm, which extended the length of Miravalle Avenue back to Highway 85.<sup>29</sup> The number of houses on Grant Road in 1913 could not be verified but Ronald thought that one house was still extant on Grant and the other one was moved. The apricot farm may refer to that of the earlier Emerson Ranch before it was subdivided and sold to multiple owners. Until the 1960s, obvious rows of orchard trees are visible on historic aerial photographs<sup>30</sup> and Ronald said he was told that apricots were still farmed after his family acquired an initial 20 acres.<sup>31</sup>

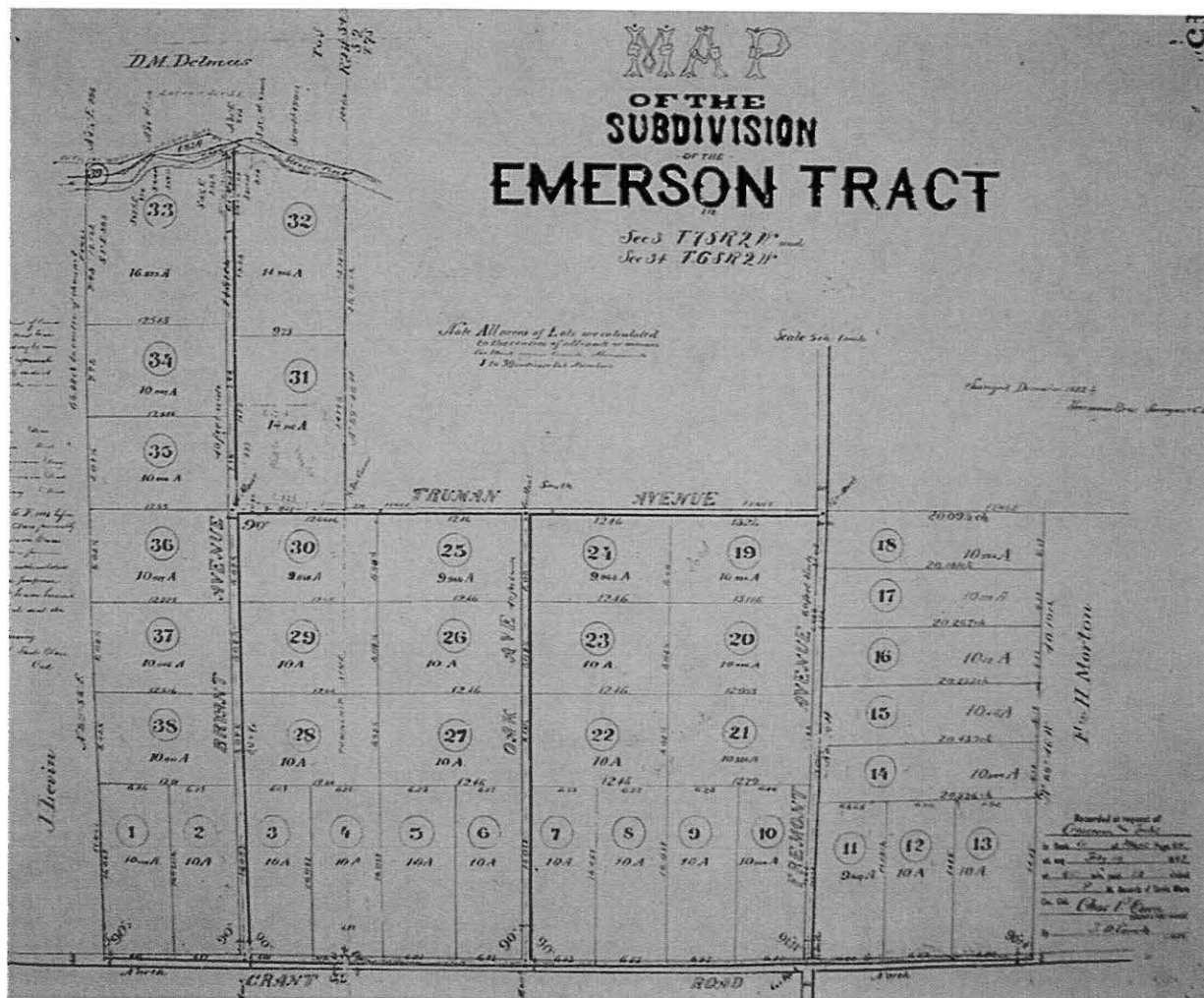


Image 32. Emerson Tract with subdivided lots, dated 1893. Lot 5 at the lower left would become the location of the subject property along Grant Road, which is shown at the bottom of the page where north is to the left.

<sup>29</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Email to Daniil Reouk, Circa 2015-16.

<sup>30</sup> NETR Online. *Historic Aerials: Mountain View, CA*. Website: <http://www.historicaerials.com/>, Accessed 7/8/2016.

<sup>31</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 7/8/2016.



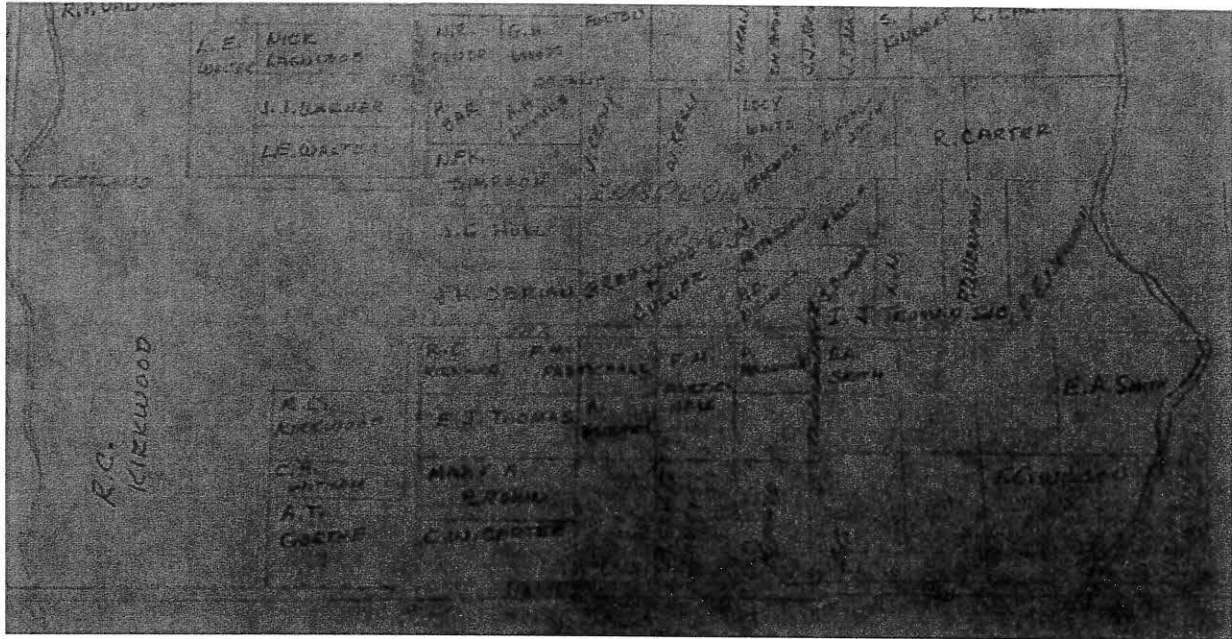


Figure 33. A tracing of an early map after the 1893 Emerson Tract subdivision and before 1913 when the subject house was constructed on the area noted as J.G. Hull's property on this map (center of image).

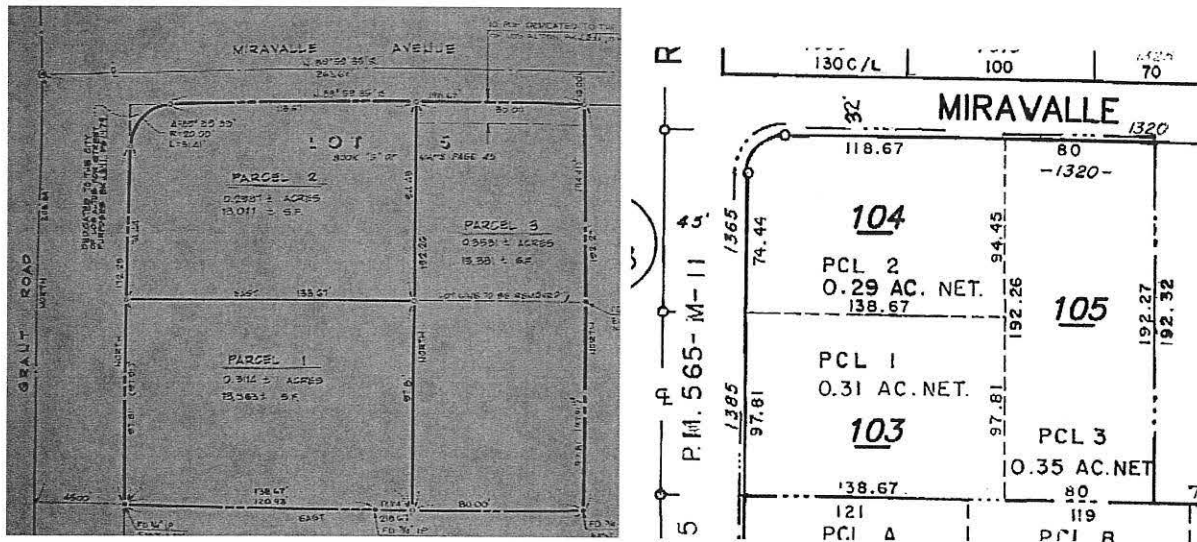


Image 34-35. Lot 5 of the Emerson Tract was subdivided in 1986 with the subject lot labeled Parcel 2 at the corner of Grant Road and Miravalle Avenue (left) as reflected in the current Assessor's Parcel Map with the subject lot labeled 104 (right).

In December 1974, the property at 1365 Grant Road was annexed to the City of Los Altos.<sup>32</sup> In 1986, the original larger original parcel 81, which was part of Lot 5 owned by J. G. Hull after Emerson, was divided into three lots 103 (1320 Miravalle Avenue), 104 (subject property at 1365 Grant Road), and 105 (1385 Grant Road).<sup>33</sup>

<sup>32</sup> City of Los Altos Building Division. *Annexation Map*.

<sup>33</sup> Santa Clara County Assessor. *Parcel Map 565, M-11*. Mountain View, CA: Sandis & Associates, Inc., 9/17/1986.

#### 4. Owner/Occupant History

##### a. Owners

In order to determine significant associations between important persons within the context of history and the property at 1365 Grant Road, the chain of ownership was explored. Since the subject property was part of unincorporated Santa Clara County before being annexed to Los Altos in 1974, there is a gap in the records for the property. The deed records at the Santa Clara County Clerk-Recorder's Office extend back to 1984, before this the record is more difficult to track back to the original owners without specific dates. The Santa Clara County Residential Unit Property Record and correspondence with the original owner's grandson, Ronald Holt, have filled some of the gaps in the ownership of the property as documented in the following table. According to Ronald Holt, his grandfather built the house at 1365 Grant Road and his father built the garage on the same property. The Holt family owned the house from that time (1913) until the current owners, Daniil and Divya Reouk, bought the property in 2015.

##### Ownership History for 1365 Grant Road (Assessor's Parcel Number 197-19-104)

Date (Yr-Mo-Day)	Grantor	Grantee	Reference/Notes
1913	N/A	Holt Family is noted as the owner of the property.	Santa Clara County Residential Unit Property Record
1986-09-11	Holt, Donald M. Holt, Virginia M.	City of Los Altos EADE/ Easement Deed/ Grant Easement Agreement	Santa Clara County Clerk-Recorder Database 89540797 J841/1477
1988-09-20	Holt, Donald M. Holt, Virginia M.	Holt, Donald Muirle TR Holt, Virginia M. TR Holt Family TRT by TR	Santa Clara County Clerk-Recorder Database 9842734 K687/1833 Grant Deed Transfer to Irrevocable Trust
2015-05-20	Trustee Britt, Jessica Holt, Donald M. Irrevocable Bypass Trust Holt Family Trust	Holt, Ronald E. 50% Hendee, Donna Lee 50%	Santa Clara County Clerk-Recorder Database 22959077 Grant Deed from Deceased Trustor to Beneficiaries: Parent to Child Transfer
2015-09-21	Holt, Ellen Holt, Ellen M.	Holt, Ronald E.	Santa Clara County Clerk-Recorder Database 23085893 Grant Deed Interspousal Transfer
2015-09-21	Holt, Ronald E. Hendee, Donna Lee	Reouk, Daniil V. Reouk, Divya, A.	Santa Clara County Clerk-Recorder Database 23085894 Grant Deed

b. Biographical Information on Owners

Although Ronald Holt<sup>34</sup> did not know the name of his grandfather, he knew his grandmother as Violet. Newspapers documented the marriage of and births of children to Oliver H. Holt and his wife Mildreda V. Holt. Oliver Holt married Mildreda V. Hult in 1918.<sup>35</sup> A son, Donald, was born to Mr. and Mrs. Oliver Holt (nee Mildred Hult), on November 2, 1919.<sup>36</sup> Another son is noted as being born on September 10, 1921 to Mr. and Mrs. [O.] H. Holt at their home on Grant Road, presumably Warren, as corroborated by the 1930 Census.<sup>37 38</sup> Two daughters are also noted as Noreen Holt Herbert and Dorris-Joan Holt.<sup>39</sup> A newspaper announcement noted that Mr. and Mrs. Oliver Holt bought a lot on Bush Street near Church in September of 1920 and built a small garage where they were to live temporarily.<sup>40</sup> The couple was listed in 1926 and 1930 directories as living at 546 Bush,<sup>41</sup> presumably in a completed house. In 1920, Oliver P. [H.] Holt was awarded a Southern Pacific Company contract with substantial salary to transport mail to and from the trains.<sup>42</sup> O.A.[H.] Holt sold his transfer trucks and business including mail carrying contract to J.H. Lancaster, former assistant in the local S.P. depot.<sup>43</sup> On the 1930 census, Oliver Holt was 36 and noted as "M.P. Projector" for the "Theatre" industry and veteran of the military while living in Pacific Grove, California and no occupation was listed for his wife.<sup>44</sup> In 1940, Donald Holt was 20 years old and was a tank driver on a dairy route while living on Grant Road with his mother, Mildreda who was widowed by then, in Fremont Township, Santa Clara County.<sup>45</sup> Donald Muirle Holt married Virginia McClaine in 1945 at the Grant Road home of Mrs.

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<sup>34</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 6/30/2016.

<sup>35</sup> Mountain View History Center. Card Catalog: Holt. Mountain View Register Leader, September 13, 1918, p.2, column 3.

<sup>36</sup> Mountain View History Center. Card Catalog: Holt. Mountain View Register Leader, November 7, 1919, p.2.

<sup>37</sup> Mountain View History Center. Card Catalog: Holt. Mountain View Register Leader, September 16, 1921, p.1, column 6.

<sup>38</sup> Ancestry.com. *1930 United States Federal Census* [database on-line] Provo, UT, USA: Ancestry.com Operations Inc., 2002. Original Data: United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. T626,2,667 rolls.

<sup>39</sup> Mountain View History Center. Card Catalog: Holt. Mountain View Register Leader, September 13, 1945, p.8, column 3.

<sup>40</sup> Mountain View History Center. Card Catalog: Holt. Mountain View Register Leader, September 3, 1920, p.8, column 4.

<sup>41</sup> Mountain View History Center. Card Catalog: Holt. 1926 and 1932 Directory.

<sup>42</sup> Mountain View History Center. Card Catalog: Holt. Mountain View Register Leader, July 16, 1920, p.1, column 1.

<sup>43</sup> Mountain View History Center. Card Catalog: Holt. Mountain View Register Leader, September 3, 1920, p.8, column 4.

<sup>44</sup> Ancestry.com. *1930 United States Federal Census* [database on-line] Provo, UT, USA: Ancestry.com Operations Inc., 2002. Original Data: United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. T626,2,667 rolls.

<sup>45</sup> Ancestry.com. *1940 United States Federal Census* [database on-line] Provo, UT, USA: Ancestry.com Operations Inc., 2012. Original Data: United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*. Washington, D.C.: National Archives and Records Administration, 1940. T627,4,643 rolls.



M. Holt. At the time, Donald was enlisted in the U.S. Coast Guard following his employment at the Mountain View Post Office, and lived at 546 Bush Street.<sup>46</sup> Donald was discharged from the U.S. Coast Guard in 1946 and returned to being a mail carrier, living at the Bush Street address. Mrs. Mildred[a] Holt died in 1947.<sup>47</sup> Oral history indicates that Donald Holt was involved in the concrete work for the arched bridges south of Big Sur, California.<sup>48</sup> Donald and Virginia Holt had three children, Ronald, Donna Lee on April 23, 1946,<sup>49</sup> and Donald Millard on May 8, 1947.<sup>50</sup> The subject property was put into a trust in 1988. Donald Muirle Holt died of a stroke on October, 16, 2006, survived by his wife and their three children.<sup>51</sup> The property was granted to Ronald E. Holt and his sister Donna Lee (Holt) Hendee in 2015 by the trust, just before the sale of the property to the current owners, the Reouks.

c. Occupants

The phone directories for the region included San Jose and Santa Clara County including Los Altos, Mountain View, Sunnyvale.<sup>52</sup> <sup>53</sup> Since many of the directories were not reverse or had no listings for the subject address, there are only a few occupants noted for the residence at 1365 Grant Road. Oral history indicates that Donald Holt allowed primarily long-term tenants to rent the house.<sup>54</sup> In 1978, Coveney, Robin and Levy, Rony were listed at 1365 Grant Road and, in 1981, Ross, Wm C. was listed at the subject address. No additional information was found for these people at the Mountain View History Center.

Except for early references to a house on Grant Road, it is not clear whether the Holt family occupied the house at 1365 Grant from 1913 to the present. Ronald Holt had heard that his father Donald Holt grew up in the house and that it was rented after his grandmother [Mildreda] Violet Holt died around 1947-1948 until 1985. Donald Holt is listed at 221 Miravalle Avenue in 1952, 1955 and 1956 and then at 3893 Grant Road, Mountain View in 1962. Then, Donald Holt appears to have lived at 3893 Grant Road from 1962 to 1974. Then, curiously coinciding with the annexation of the property to Los Altos in 1974, Donald Holt is listed under 1385 Grant Road, Los Altos, which is the property just south of the subject lot, within the boundaries of the larger original lot. It may be that the address changed during the annexation or that the Holts moved. Ronald E. Holt, Donald's son recalls that he grew up at the 1385 Grant Road address and not at 1365 Grant Road, which was primarily rented. Donald Holt lived at 1385 Grant Road at least until 1977, after which their address was not listed in the directories. In the late 1960s

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<sup>46</sup> Ibid. Mountain View Register Leader, September 13, 1945, p.8.

<sup>47</sup> Ibid. Mountain View Register Leader, March 7, 1947, p.1, column 4.

<sup>48</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 7/8/2016.

<sup>49</sup> Mountain View History Center. Card Catalog: Holt. Mountain View Register Leader, May 9, 1946, p.3, column 3.

<sup>50</sup> Mountain View History Center. Card Catalog: Holt. Mountain View Register Leader, May 21, 1947, p.6, column 1.

<sup>51</sup> Mountain View History Center. Card Catalog: Holt. No source indicated on the card.

<sup>52</sup> Mountain View History Center. Phone Directories. 1942-1994.

<sup>53</sup> Los Altos History Museum. Phone Directories. 1955-1991.

<sup>54</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 7/8/2016. Ronald recalled two families that rented the house long-term. The Gardners rented the downstairs from the 1950s to 1960s and another family, possibly named Bell, rented the upstairs but he was not sure of the dates.

Donna Lee Holt lived in the house for a year or so<sup>55</sup> and then, in 1985, Ronald Holt said that his parents, Donald and Virginia Holt, moved back into the house at 1365 Grant Road.<sup>56</sup>

## 5. Architect

Research at Santa Clara County Planning and Development, Los Altos Building Services, Los Altos History Room, and the Mountain View History Museum did not identify an architect or builder. Oral history does not indicate that a specific architect of note designed the house.<sup>57</sup>

## 6. California Register Significance Evaluation

### a. California Register Criteria

The subject property was evaluated to identify its significance under the Criteria of the California Register of Historical Resources. The significance criteria allow listing of the following:

*Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*

*Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.*

*Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.*

The following section examines the significance of the subject property for listing in the California Register under those criteria.

### b. Individual Significance Analysis

#### Criterion 1

The development of the existing property followed the development of agriculture and orchards by ranchers in the last half of the 19<sup>th</sup> century. The land owned by Silas B. Emerson was subdivided in 1893 and sold off to multiple property owners. By 1913, the house on the subject property was constructed and owned by the Holt family. It was part of a larger parcel, which was subdivided into three parcels in 1986 by the Holts. The post-ranch period development focused on the downtown areas of Los Altos and Mountain View and the subject property, being an unincorporated part of Santa Clara County until 1974, was not considered a part of either town although it was connected with Mountain View in recorded newspaper notices and phone

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<sup>55</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 7/8/2016. Ronald recalled that Donna Lee lived downstairs.

<sup>56</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 6/30/2016.

<sup>57</sup> Holt, Ronald (Grandson of Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 7/8/2016. Ronald did not recall that an architect of note was mentioned. He speculated that as a modest family at the time, the Holts probably did not hire an architect and may have had a friend design the house.

directories. The subject property was derived from an earlier tract amongst the large agricultural ranches of the late 19<sup>th</sup> century and was not part of the subsequent development of the central areas of Mountain View or Los Altos. Thus, the subject property does not have a significant association with any event or trend important to local, state, or national history and is not eligible for listing in the California Register under Criterion 1.

#### Criterion 2

The Holt family were long-standing owners of the property but the occupations and activities of the primary owners Oliver H. Holt (theatre projectionist and mail carrier) and his son, Donald Muirle Holt (mail carrier, military veteran, involved in construction), do not appear to be important to local, state, or national history as required for Criterion 2. Similarly, the occupants that were found by research to reside at 1365 Grant Road do not appear to be important to local, state, or national history.

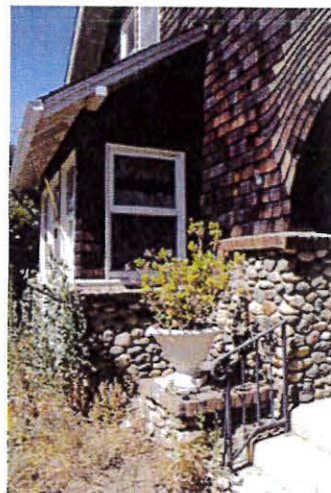
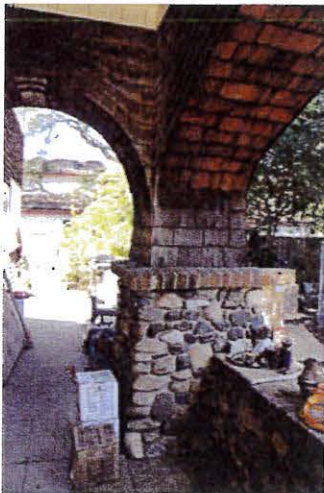
#### Criterion 3

Although the original architect is unknown, the house at 1365 Grant Road has notable exterior architectural features and methods of construction, which represent high artistic values. Specifically, the west end of the house reflects the Craftsman style of the early 20<sup>th</sup> century, at the time of original construction, 1913, which is also the period of significance.

The character-defining features of the west end of the house include the gable roof with projecting eaves with soffit boards, exposed purlins, rafters and eave boards; wood shingles with decorative profiles at windows, doors, and archways; brick sill course and river rock at the base; front-facing gable at Grant Road and cross gables at the north and south at the west end of the building; the entry porch facing both Grant Road and the rear yard, although not highly visible today was visible within the larger original lot; rectangular projecting window bays at the west and north façades; remaining original wood windows and trim; and remaining original wood paneled door and trim at the main entry porch. Although the central chimney may have been more readily visible when the second story terrace and the original larger parcel existed, it is no longer highly visible and is considered a secondary feature in the overall composition. Although the original larger parcel, which would have exposed the south façade and its decorative porch to view, has been lost, the primary setback at the front yard facing Grant Road and the secondary setback at Miravalle Avenue are still considered significant.

Although it is not clear when the east upper story terrace was enclosed, it was likely constructed in the late 1940s or early 1950s based on the oral history of the property and has been part of the building for the bulk of its history. Even though the primary character-defining features occur at the west end of the building, the east end has similar decorative details in its shingling, exposed rafter tails and soffit boards at the eaves. Particular to the east side of the building are the multiple-light upper story windows ganged and set closer to the corners of the building. Although the east side of the building itself has been altered so that it does not represent the Craftsman style of the original west side of the building, the common features that create a cohesive composition are character-defining.





**Image 36-41. Various character-defining features including eaves with soffit boards, exposed purlins, rafters and eave boards; decorative wood shingles; brick sill course and river rock base; gables; entry porch; rectangular projecting window bays; original wood windows and trim; and remaining original wood paneled doors and trim.**

### Integrity

To determine if a building is eligible for listing on the California Register, the building must be determined significant under at least one of the four California Register criteria and retain sufficient physical integrity to convey this significance. Integrity is the evaluation of the survival of physical features from the defined period of significance. The integrity of a building is evaluated under seven aspects: location, design, setting, materials, workmanship, feeling and association. These categories are defined as follows:

*Location: integrity of location refers to whether a property remains where it was originally constructed.*

*Design: integrity of design refers to whether a property has maintained its original configuration of elements and style that characterize its plan, massing, and structure.*

*Setting: Integrity of setting refers to the physical environment surrounding a property that informs the character of the place.*

*Material: integrity of materials refers to the physical components of a property, their arrangement or pattern, and their authentic expression of a particular time period.*

*Workmanship: integrity of workmanship refers to whether the physical elements of a structure express the original craftsmanship, technology and aesthetic principles of a particular people, place or culture at a particular period.*

*Feeling: integrity of feeling refers to the properties ability to convey the historical sense of a particular time period.*

*Association: integrity of association refers to the property's significance defined by a connection to a particular important event, person or design.*

The location of the house at 1365 Grant Road has remained the same although its setting is different and thus, the aspect of feeling altered. Prior to 1986, the original lot was larger providing a larger yard area around the house and allowing the entry porch to read from the south as well as from Grant Road at the west. The approach to the entry may have been different in the case of a larger parcel. Also, the demolition of a previous residence and garage and addition of the detached garage have changed the configuration of buildings.

The aspects of design, materials, workmanship, and association with the Craftsman Style are intact on the west side of the building but somewhat diminished by alterations, even though some alterations are compatible with the original style. The east end of the building, visible at the north, south, and east facades, appears to have been an addition of a more rectilinear form with flatter roof and ganged corner windows reminiscent of the 1930s and 40s and inconsistent with the gabled roof and low-lying forms of the Craftsman front at the west façade. The 1992 concrete plank stair at the north façade at the east end of the building is incompatible. The brick entry stair with decorative metal railings sheltered by a small gable projection at the north end of the west façade is somewhat compatible in materials but is inconsistent with the overall composition of the west façade. The brick stair rises above the river rock and brick sill course of the building. In addition, the doorway and gable appears to crowd the west façade and distract from the main entry of the residence through the south porch. The detached garage constructed in 1986, although compatible, is not historic. Though aspects of integrity are somewhat diminished, overall, the house retains integrity to convey its historic significance as an example of the Craftsman style.

## **7. Secretary of the Interior's Standards for Rehabilitation Analysis**

### **a. Project Description**

The description of the proposed remodeling project for the existing two-story house is based upon drawings titled *Reouk Residence: Exterior & Interior Remodel* as provided by the owner, Daniil Reouk, prepared by Registered Engineer John Langeloh, PE, Designer/Drafter Ranel Cortez, and Historic Preservation Architect Jill Johnson, dated 1/22/2016, revised 4/7/2016. Interior work includes remodeling of the first and second floors, new structural foundations and



conditioned basement, installation of new automatic sprinkler system, and new mechanical, electrical, and plumbing systems. Exterior work includes a new patio extension at the south, replacement of particular second floor windows at non-street facing façades, removal of an existing chimney, and rehabilitation of existing shingles and brick and stone where necessary. Since the significance of the property is related to the exterior features of the house at 1365 Grant Road, the description of the project and analysis is focused on the proposed exterior work and its compliance with the Secretary of the Interior's Standards for Rehabilitation.

The west façade will remain largely intact and will incur limited in-kind patching and repair of shingles, brickwork, and stonework.

The west end of the north façade will remain largely intact with in-kind patching and repair of shingles, brickwork and stonework. Along with in-kind patching and repair of shingles, a few changes will occur at the center and east side of the north façade. A non-compatible aluminum sliding window at the upper story center of the facade will be replaced with a pair of compatible casement windows with six lights each similar to the existing windows at the east side of the façade. A new exterior stair to the basement will be added at the central part of the façade. The new metal guard railing, similar to the non-historic stair railing to the east, will be visible above grade at the lower story. The existing electrical and gas panels at the wall beyond will be relocated. An air-conditioning unit on a concrete pad will be added at grade at the east end of the façade under the non-historic stair to the second story. Just above the A/C unit, a new small electrical panel will be installed at the wall next to an existing window. A new gas meter will be installed just to the west of the new A/C unit. The building will be set on new concrete foundations and approximately 6 to 12 inches will be visible at the base of the eastern portion of the building; the new concrete foundation will be concealed behind the stonework at the western portion of the building. The existing chimney at the center of the house, somewhat visible at the north façade from Miravalle Avenue, will be demolished and the roof patched.

The east façade will have in-kind patching and repair of shingles where needed. The upper story windows will be replaced with new windows to match the appearance of the existing six-light sash. The visible portion of the new foundation will have two new hopper vents flanking the central alcove entry.

The west end of the south façade will remain largely intact with in-kind patching and repair of shingles, brickwork, and stonework. The non-historic sliding aluminum window at the upper story gable at the west end will be replaced with a new casement window. Along with in-kind patching and repair of shingles, a few changes will occur at the center and east side of the south façade. At upper story, east end, windows will be replaced with new windows to match the appearance of the existing six-light sash. At the upper story, center, a small window will be removed and covered with shingles and existing paired double-hung single-light windows will be replaced with four-over-four divided light double-hung windows. A new smaller two-over-two light double-hung window will be added just west of this pair. At the lower story, center, the existing tripled double-hung windows will be replaced with foldable exterior doors that open to a new larger concrete patio that will replace the existing concrete patio with brick border and stone facing.



b. Analysis

Since the significance of the property is related to the exterior features of the house at 1365 Grant Road, the analysis is focused on the proposed exterior work and its compliance with the Secretary of the Interior's Standards for Rehabilitation:

- 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.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall 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.*
- 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.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall 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.*

The property will be used as a residence as it was used historically. The west façade along Grant Road and the north façade along Miravalle will remain largely intact. The replacement of a non-historic window; relocation of utility meters, and addition of a new basement stair and guard at the center and east end of the east façade avoid affecting the character-defining features of the west end of the building. The removal of the central chimney, minimally visible at the north façade, does not affect the overall character of the building. The replacement sash of upper story windows at the south and east façades will not be highly visible from the street and, even so, the new units are compatible. The new foundation does not affect the characteristic river

rock base of the west end of the building. The replacement of the three windows and existing patio at the south façade lower story with a folding doorway opening onto a larger concrete patio will not be visible from the street and does not affect the west end of the building and its character-defining features. The proposed project does not add conjectural features. Where non-historic features will be replaced, a new compatible feature will be installed. The east end of the building, modified with the enclosure of an upper story terrace in the late 1940s or early 1950s, will remain. The character-defining features and constructions techniques will be preserved and repaired in-kind, including the decorative shingles and brick and river rock base. New foundations will not affect the river rock base at the west end of the building and will keep the wood framing and shingles above grade at the east end to better preserve the building in an overall perspective. Although the material of the window replacements will not be in-kind, the units will have the same visual qualities as the original windows and, in some cases, where non-historic aluminum sliding windows are being replaced, the new casement windows will be more visually compatible with the historic windows at other locations. No treatments that would damage historic materials have been identified on the drawings. Archaeology is not part of this report. It is not known when the existing south patio was constructed although it does have a brick border and stone facing at the base, consistent with the west end of the building. Even so, this feature is primarily part of the landscape and not a prominent architectural feature like the adjacent covered porch. Thus, the replacement of the patio does not affect the character of the building and could be removed in the future without affecting the essential form of the building.

## **8. Conclusion**

The residential building at 1365 Grant Road, Los Altos, was constructed in 1913 at the east side of Grant Road at the corner of Miravalle Avenue. It is a two-story residence over an excavated basement. It is constructed of wood framing finished in shingles with a decorative brick and river rock base at the west end. The building sits on brick foundation walls. The house has a deep set back from Grant Road and is roughly centered at the east end of the lot. There is a concrete driveway from the northwest corner of the house to Miravalle Avenue. The adjacent garage is close to and centered along the south property line with a concrete driveway extending west to Grant Road. The building was owned by the Holt family from 1913 until 2015. The primary owners were Oliver H. Holt, who worked as theatre projectionist and mail carrier and his son Donald Muirle Holt, who was a mail carrier, military veteran, and involved in construction. The property was put into a trust under Donald Muirle Holt and his wife Virginia until it was granted to their children for a brief period before being sold to the current owners, Daniil & Divya Reouk in 2015.

The property at 1365 Grant Road appears eligible to the California Register of Historical Resources under Criterion 3 for the design of the house, which exhibits notable exterior architectural features and methods of construction, which represent high artistic values. Specifically, the west end of the house reflects the Craftsman style of the early 20<sup>th</sup> century with its character-defining features, which correlate with details at the east side of the house, which has been altered. The period of significance is 1913, the original date of construction. The property is listed in the City of Los Altos Historic Resources Inventory. Since the property is more than 50 years old, is historically significant for architecture, and retains integrity, it is eligible for designation as a City of Los Altos historic landmark.

The exterior work involved in the proposed project for the house including a new patio extension at the south, replacement of particular second floor windows at non-street facing façades, removal of an existing chimney, and rehabilitation of existing shingles and brick and stone where necessary, appears to comply with the Secretary's Standards for Rehabilitation.



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**10. Appendices**

- a. Building Permit Applications
- b. Santa Clara County (Assessor's) Residential Unit Property Record
- c. Drawings, *Reouk Residence: Exterior & Interior Remodel* (11x17, not to scale)
- d. Consultant Qualifications

Knapp Architects  
July 21, 2016

Historic Resource Evaluation  
1365 Grant Road, Los Altos, CA

## **Appendix A: Building Permit Applications**



**SANTA CLARA COUNTY**  
**Building Inspection Department**

Columbia 1896 or Columbia 4260,

**BUILDING PERMIT**

Location MIRAVALLE Ave St.  
Los Altos

Tract..... Lot..... Block.....

Zone A-1 Setbacks - ft.  
 Front 15  
 Side (20) (15)  
 Rear 20

Date 12-28 1948

is hereby granted Anderson Bros.

to erect/alter/add to/move 1 story 1 family dwelling  
 and/or.....

for D. Holt owner  
 in accordance with application.

Valuation 400 - \$ 2 fee

RECEIPT for Two Dollars  
 as inspection fee is hereby acknowledged.

W. H. Smith Inspector

**Electrical, Plumbing and Gas Permits Are Required  
 In Addition to This Permit**

**No. B 10698**

**INSPECTION RECORD**

	DATE	INSPECTOR
FOUNDATION FORMS	<u>12/24</u>	<u>W. H. Smith</u>
<b>Pour No Concrete Until Above Has Been Signed</b>		
ROUGH FRAME		
ROUGH PLUMBING	<u>1-3-49</u>	<u>W. H. Smith</u>
BOND BEAM (CONC. BLOCK)		
<b>Do Not Wire Until Above Has Been Signed</b>		
ROUGH WIRING		
<b>Cover No Walls Until Above Has Been Signed</b>		
GAS PRESSURE TEST	<u>1-25-49</u>	<u>W. H. Smith</u>
CHIMNEY		
STUCCO WIRE AND LATH		
ELECTRIC FIXTURES		
PLUMBING FIXTURES		
FINAL INSPECTION		
REMARKS		

**SANTA CLARA COUNTY**

**Building Inspection Department**

Columbia 1896 or Columbia 4260,

**BUILDING PERMIT**

Location

*Cor Grant Rd. P*  
*Mineral Wells Altos*

St. *5*

Tract

Lot

Block

PLG. ....  
WRG. ....  
GAS ....  
FIX. ....

Setbacks - ft.

Front *35*  
Side *15*  
Rear *25*

Date *8-19-1947*

is hereby granted *D. Holt*

to erect/alter/add to/move *1* story *1* family dwelling

*bedrm & new front*

for *self* owner

in accordance with application.

Valuation *10000* = \$ *4* fee

RECEIPT for *Four* 00/100 Dollars

as inspection fee is hereby acknowledged.

*C. P. Shiner* Inspector

**Electrical, Plumbing and Gas Permits Required**

**INSPECTION RECORD**

	DATE	INSPECTOR
LOCATION, EXCAVATION FORMS, MATERIAL	<i>1-8-48</i>	<i>Rotholz</i>
<b>Pour No Concrete Until Above Has Been Signed</b>		
ROUGH FRAME	<i>7/26/48</i>	<i>Anderson</i>
ROUGH PLUMBING	<i>6/24/48</i>	<i>Kempner</i>
<b>Do Not Wire Until Above Has Been Signed</b>		
ROUGH WIRING	<i>8/15/48</i>	<i>Goulet</i>
<b>Cover No Walls Until Above Has Been Signed</b>		
GAS PRESSURE TEST		
STUCCO WIRE		
OUTSIDE PLASTER		
CHIMNEY		
LATH, CORNER STRIPPING	<i>7/17/48</i>	<i>Shiner</i>
INSIDE PLASTER		
ELECT., PLUMB, FIXTURES	<i>8/13/48</i>	<i>Goulet</i>
JOB COMPLETE		

SANTA CLARA COUNTY  
 Building Inspection Department  
 CYpress 4-2277 — CYpress 5-1050  
**BUILDING PERMIT**

No. **B 30989** Lot **LOT SOUTH** Block \_\_\_\_\_ Tract \_\_\_\_\_  
 Location **NEXT TO 221 MIRAVALLE**  
 Street **GRANT RD, LOS ALTOS**  
**65' SOUTH OF MIRAVALLE**

Setbacks ft.  
 Front **118'**  
 Side **(50') 124'**  
 Rear **50'**  
 Zone **R-1D**  
 Date **12-2** 19**52**

Is hereby granted in accordance with application to  
 Build  Remodel  Add to  Move 
 } 1 Story 1 Family Residence and \_\_\_\_\_  
 No. \_\_\_\_\_  
 or \_\_\_\_\_  
 Other Type Structure \_\_\_\_\_  
 Occupancy **Single Dwelling**  
 Owner **D. HOLT**  
 Contractor **SOUTH CONSTRUCTION CO.**  
 Valuation **2900** = \$ **5** fee  
 RECEIPT for **EIGHT** x Dollars  
 as inspection fee is hereby acknowledged.

Santa Clara County Building Inspection Department  
 By **[Signature]**

ELECTRICAL, PLUMBING AND GAS PERMITS  
 ARE REQUIRED IN ADDITION TO THIS PERMIT

**No. B 30989**

**INSPECTION RECORD**

	DATE	INSPECTOR
TEMPORARY POLE		
FOUNDATION FORMS		
<b>Pour No Concrete Until Above Has Been Signed</b>		
BOND BEAM (CONC. BLK.)		
ROUGH PLEG. } PARTIAL		
} COMPLETE		
GAS PRESSURE		
ROUGH FRAME (INCLUDES FLUES, ROOF & SIDING)		
<b>Do Not Wire Until Above Has Been Signed</b>		
ROUGH WIRING		
<b>Cover No Walls Until Above Has Been Signed</b>		
STUCCO WIRE & LATH		
BUILDING COMPLETE		
PLUMBING FIXTURES		
GAS APPLIANCES		
ELECTRICAL FIXTURES		

No Utilities Will Be Cleared Until  
 (Building Complete) Has Been Approved





## BUILDING PERMIT RECORD SEARCH

DATE REQUEST RECEIVED: JUNE 28, 2016 FEE PAID: \$25.00

SITE ADDRESS: ***1365 GRANT ROAD***

ACCESSOR PARCEL NUMBER **197 - 19 - 104**

OWNER'S NAME: DANIL REOUK

REQUESTED BY: RUCHIRA NAGESWARAN - KNAPP ARCHITECTS  
650-743-0337

ANY PERMIT BEGINNING WITH NUMBERS OVER 50000 HAVE BEEN GENERATED FROM OUR COMPUTERIZED SYSTEM AND COPIES CANNOT BE REPRODUCED.

<u>PERMIT NO.:</u>	<u>DATE ISSUED:</u>	<u>DESCRIPTION:</u>	<u>STATUS:</u>
16665	09/28/79	Repair Shingle Siding	Expired
16714	10/15/79	Re-Roof	Finaled
21076	09/05/86	Garage	Finaled
25017	??	Sewer Connection	Finaled
30004	12/01/86	Partial Re-Roof	Finaled
19516	01/12/87	New Panel & (4) Receptacles	Finaled
31057	02/02/88	Re-shingle Front Side of Residence	Finaled
53877	12/18/95	Water Heater	Expired
53516	10/31/95	Bathroom Addition to Room Behind Garage	Expired
70224	10/03/03	Water Heater	Finaled
65117557	06/22/16	Temporary Power Pole	In Progress
65116346		Addition & Interior Remodel	In Approval Process

LOCATION		STREET NO.		LOT NO.	DATE	FEE	A 16665	
<i>Grant Road</i>		<i>1365</i>			<i>9/28/79</i>	<i>5.50</i>		
TRACT					SIZE OF LOT		ZONING	
USE ZONE	SET BACK	SIDE LINE	REAR LINE	NEAREST BLDG.	WIDTH	DEPTH	HEIGHT	LOT AREA
<i>R-10</i>								
DESCRIPTION OF BUILDING				TO BE USED AS		ESTIMATED COST		
				<i>Siding</i>		<i>\$319.00</i>		
TYPE OF CONSTRUCTION			NEW LIVING UNITS	O.C. BRP.	HOW HEATED			

BUILDER: *Donald Nelt* OWNER: *P* NEW

*1385 Grant Rd* ADNL.

*San Altos 967-9457* ALTN.

REP.

NOTES: *\* Repair shingle siding*

BLDG. PERMIT FEE \$ *5.00*

TAX \$ *1.50*

PLAN CHECK FEES *0*

TOTAL FEE ENTERED ABOVE \$ *5.50*

DATE	FORMS	FORMS	JOIST	GIRDERS	FRAME	PLUMBING		POWER	GAS		VENTS	SHOWER PAN	SEWER
						ROUGH	FINAL		ROUGH	FINAL			
	ELECTRICAL		FIREPLACE		FURNACE		PLUMB		CERTIFICATE OF COMPLETION				
	ROUGH	FINAL							BUILDING INSPECTOR BY				
									SEWER PERMIT NO.		SEWER CONTRCTR.		
									FURNACE CONTRCTR.				
									MISC. CONTRCTR.				

BUILDING RECORD

LOCATION <b>GRANT ROAD</b>				STREET NO. <b>1415</b>	LOT NO.	DATE <b>10/15/79</b>	FEE <b>\$ 10.00</b>	<b>A 16714</b>				
TRACT						SIZE OF LOT	ZONING					
USE ZONE <b>R1=10</b>	SET BACK <b>NO CHANGE</b>	SIDELINE	REAR LINE	NEAREST BLDG.	DESCRIPTION OF BUILDING			WIDTH	DEPTH	HEIGHT	STORIES <b>III</b>	FIRE ZONE
TYPE OF CONSTRUCTION <b>Med. Shakes</b>			NEW LIVING UNITS	OCC. GRP.	HOW HEATED	TO BE USED AS <b>Reroof</b>		ESTIMATED COST <b>\$1,104</b>				
BUILDER: <b>Mr. Robert E. GAtien</b>						OWNER: <b>Same</b>			NEW <input type="checkbox"/>			
<b>1415 Grant Road</b>									ADNL. <input type="checkbox"/>			
<b>Los Altos, CA. 94022 965-3187</b>									ALTN. <input type="checkbox"/>			
									REP. <input type="checkbox"/>			

NOTES:

w/ 30# felt

BLDG. PERMIT FEE \$ 10.00  
TAX \$ 0  
PLAN CHECK FEE \$ 0  
TOTAL FEE ENTERED ABOVE \$ 10.00

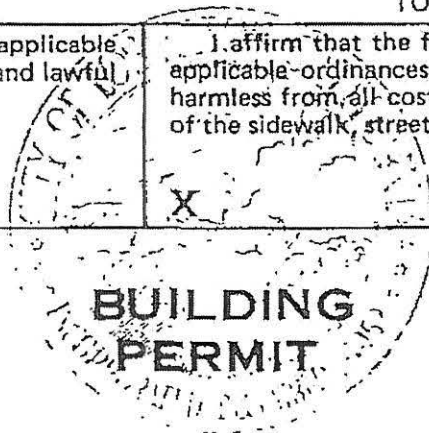
-This permit is issued subject to compliance with all applicable City of Los Altos ordinances, all pertinent State Laws, and lawful orders of the Building Inspector.

BUILDING INSPECTOR

I affirm that the facts stated by me hereon are true. I agree to be bound by all applicable ordinances of the City of Los Altos and to hold the City of Los Altos harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street, or sub-sidewalk space.

# CITY OF LOS ALTOS

OFFICE OF THE BUILDING INSPECTOR  
CITY HALL, LOS ALTOS, CALIF.  
948-1491



Inspections are required as work progresses. Request inspections as scheduled on Inspection Record.

**TREASURER'S COPY**



CITY OF LOS ALTOS PLUMBING AND/OR HEATING PERMIT DATE B&D 25017

LOCATION STREET Grant Rd. STREET NO. 1365 LOT NO. Do Not Cover Any Work Until It Has Been Inspected And Approved.

PLUMBING INSTALLATION												PERMIT B	
WATER CLOSET	BATH TUBS	BASINS	SHOWERS	WASH TRAYS	DISHING MACHINES	CARBIDE DISPOSAL	DISH WASHER	SINK	WATER HEATER	WATER SYSTEM	SEWER	PLUMBING FEES	
											6.00	\$ 6.00	

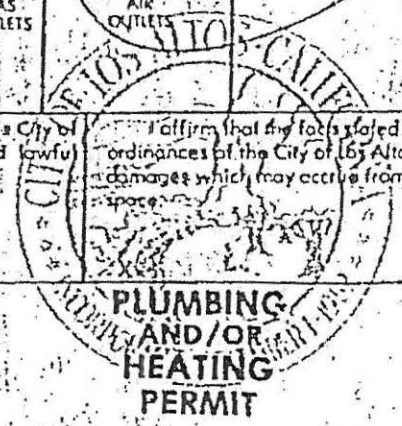
INSTALLER: C & T. Condit. 353700  
 1370 Concord Ave. 1/28/85  
 Los Altos 968-5801 Sewer connected A.S.  
 OWNER: P. Holt  
 385 Grant Rd.

GAS FITTING INSTALLATION						PERMIT D		FEES	
GAS RANGES	GAS CENT FURNACE	GAS WALL HEATER	GAS FLUES	GAS OUTLETS	AIR OUTLETS			GAS FEE	PERMIT
								\$	\$ 10.00
								TOTAL FEES	\$ 16.00

This permit is issued subject to compliance with all applicable City of Los Altos ordinances, all pertinent State laws, and lawful orders of the Building Inspector.

I affirm that the facts stated by me hereon are true. I agree to be bound by all applicable ordinances of the City of Los Altos and to hold the City of Los Altos harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street, or sub-sidewalk space.

By: *A.S.*  
 BUILDING INSPECTOR



CITY OF LOS ALTOS  
 OFFICE OF THE BUILDING INSPECTOR  
 ONE NORTH SAN ANTONIO ROAD  
 CITY HALL, LOS ALTOS, CALIF.  
 PHONE: 948 1491

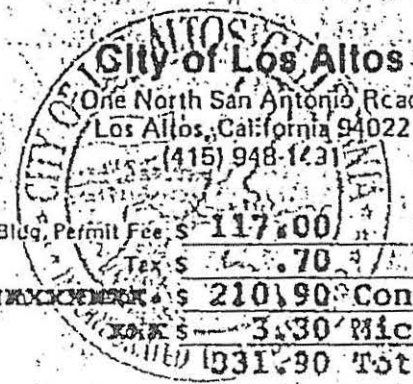
Inspections are required as work progresses. Request inspections are scheduled on Inspection Record.

TREASURER'S COPY

**BUILDING RECORD**

**BUILDING PERMIT No. A 21076**

Street	House #	Lot #	Date
Grant Rd	1385		9/5/86
To Be Used As	Zoning	Stories	
Garage	R1-10		
Vol Const.	Occ. Grp.	Fire Zone	Est. Cost
	V N-2		10,000.00
Notes:			



Owner	Holt	Address	1385 Grant Rd	City	Los Altos	Phone
Architect & License #		Address		City		Phone
Contractor & License #	Don Holt	Address		City		Phone
Engineer & License #	Owner/Builder	Address		City		Phone

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class \_\_\_\_\_ License Number \_\_\_\_\_ Date \_\_\_\_\_  
 Contractor \_\_\_\_\_

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors

	FORMS	FORMS	JOIST	BINDERS	FRAME	PLUMBING ROUGH	PLUMBING FINAL	POWER POLE	G/S ROUGH	G/S FINAL	VENTS	SHOWER FAN	SEWER
DATE	9/22/86				10/22/86								
INSP.	P.P.				P.P.								
	ELECTRICAL ROUGH	ELECTRICAL FINAL	FIREPLACE	FURNACE	FLUES	STUCCO							
DATE	10/22/86	11/23/87											
INSP.	P.P.	P.P.											
	B PLUMBING CONTRACTOR.							B			FURNACE CONTRACTOR.		
SUB PERMITS	C 18406 ELECTRICAL CONTRACTOR. (Owner)										MISC. CONTRACTOR.		

CERTIFICATE OF COMPLETION 8/6/87

BUILDING INSPECTOR BY Vance Phillips

SEWER PERMIT NO. SEWER CONTRACTOR.

9/22/86 Slab OK P.P.  
 12/3/86 Roof Prog. OK D.D.  
 12/16/86 Final Roof OK Fred





**CITY OF LOS ALTOS**  
 DIVISION OF BUILDING INSPECTION  
 11 N. SAN ANTONIO RD.  
 LOS ALTOS, CA 94022 (415) 948-1491

APPROVED  
 DATE 1-2-86  
 BY [Signature]  
 PERMIT ISSUED  
 DATE 1-2-86  
 BY [Signature]

BUILDING ADDRESS: 13651 Grant Road  
 APT/UNIT NO.:  
 MAILING ADDRESS: 623 Minor Avenue  
 CITY: San Jose STATE: CA TELEPHONE: 294-4071  
 OWNER: Donald Holt MAILING ADDRESS: SAME CITY: STATE: TELEPHONE: 967-9457

APPLICANT: Pioneer Roofing  
 GENERAL CONTRACTOR: TELEPHONE:  
 MAILING ADDRESS:  
 ARCHITECT OR ENGINEER: TELEPHONE:

TYPE OF CONST.: OCC. GROUP: USE ZONE: ASSESSORS PARCEL NO.: FLOOD ZONE (YES OR NO):  
 DESCRIPTION OF WORK: Partial Re-roof

NEW: ADDITION: ALTERATIONS: REPAIRS:  
 SQ. FT. SIZE: NO. OF BEDROOMS: NO. OF STORIES: GARAGE SIZE: GARAGE ATT. DET.  
 LOT SIZE: LOT AREA: HEIGHT: LIVING UNITS:  
 TOTAL AREA OCCUPIED: LOT AREA: VARIANCE NEEDED: YES NO

PLUMBING CONTRACTOR: WORK COMP. #: TELEPHONE:  
 MAILING ADDRESS: CITY LICENSE #: STATE LICENSE #  
 ELECTRICAL CONTRACTOR: WORK COMP. #: TELEPHONE:  
 MAILING ADDRESS: CITY LICENSE #: STATE LICENSE #

MECHANICAL CONTRACTOR: WORK COMP. #: TELEPHONE:  
 MAILING ADDRESS: CITY LICENSE #: STATE LICENSE #

VALUATIONS:  
 Bldg. \_\_\_\_\_  
 Plumbing \_\_\_\_\_  
 Electrical \_\_\_\_\_  
 Mechanical \_\_\_\_\_  
 Other \_\_\_\_\_  
 Total: 2,000.00

PERMIT NO. 30004  
 DATE 1/2/86

The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of this jurisdiction including, but not limited to, easements, setbacks, property lines, right-of-ways, utility areas, or construction codes. No permit shall be construed to give authority to violate or cancel the provisions of this code shall be valid. The issuance of a permit based upon submitted information and other data, shall not prevent the building official from thereafter requiring the correction of errors in said information and other data, or from preventing building operations to stop work immediately.

APPLICANT'S SIGNATURE: [Signature]

DO NOT WRITE BELOW THIS POINT!

PERMIT FEES:  
 Bldg. 45.00  
 Plumbing \_\_\_\_\_  
 Electrical \_\_\_\_\_  
 Mechanical \_\_\_\_\_  
 Sismic Tax .50  
 Const. Tax \_\_\_\_\_  
 Micro Film \_\_\_\_\_  
 Other 29.25  
 Other \_\_\_\_\_  
 Total Fee: 74.75

Plan Check Fee \_\_\_\_\_  
 Date Paid \_\_\_\_\_  
 Inv. # \_\_\_\_\_

APPROVALS:  
 S.O.V.W.D. \_\_\_\_\_ Date \_\_\_\_\_  
 Map. Rec. \_\_\_\_\_ Date \_\_\_\_\_  
 Plann. \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Eng. \_\_\_\_\_ Date \_\_\_\_\_  
 Bldg. \_\_\_\_\_ Date \_\_\_\_\_  
 A. & S. \_\_\_\_\_ Date \_\_\_\_\_  
 Variance \_\_\_\_\_ Date \_\_\_\_\_

COMMENTS:

I certify that I am a licensed contractor and that my license is in full force and effect.  
 Signature: [Signature] License Number: 396364 Class: C-39  
 Date: 1-1-86

I certify that I am exempt from the provisions of Chapter 9, Division 3, B and P Code (Contractor's License Law) because: (Check applicable statement)  
 W. A. I am the owner of the above property and will contract to have all of the above work performed by licensed contractors.  
 W. B. I am the owner of the property and the work will be partially accomplished in accordance with Statement "A" and the other work will be accomplished in accordance with Statement "C".  
 W. C. I am the owner of the above property and I will perform the above work personally or through my employees whose sole compensation will be wages, and the above-described structure is not intended or offered for sale.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have a certificate of consent to self-insure, or a Certificate of Worker's Compensation Insurance, or a certified copy thereof:  
 Policy No. 622685-87 Company State Fund

Certified copy is hereby furnished.  
 Certified copy is filed with the Building Division, City of Los Altos.

I certify that I have read this application and state that the information given is true and correct. I agree to comply to all City ordinances and State laws relating to the building construction, and I make this statement under penalty of law.

Applicant's Signature, or Authorized Agent: [Signature] Date: 1-1-86

**NOTICE!**

This job copy of this permit shall be posted conspicuously on the job to make the required entries thereon.  
 This permit will expire if work is not started in 180 days, or if work is abandoned for more than 180 days. This is a Building Permit when property listed out, signed and validated, and is not transferable.  
 Do not conceal or cover any construction until the work is inspected and the inspection is recorded on the back of the job copy and office copy of this permit.

BUILDING DIVISION - LOS ALTOS, CALIFORNIA

OFFICE

ALL WORK MUST BE INSPECTED PRIOR TO COVERING UP

AREA OF APPROVAL	APPROVAL DATE	INSPECTED BY	COMMENTS	CORRECTION NOTICE
FOUNDATION				
SETBACKS				
FORM/STEEL				
SLAB				
COLUMNS				
PIREPLACES				
UNDER FL INSUL				
UNDER FLOOR				
UNDER FLOOR				
UNDER FLOOR				
ELECTRIC				
UNDERGROUND				
ROUGH				
SERVICE				
TELEPHONE				
PRE-GUNITE				
FINAL				
PLUMBING				
STORM				
SEWER				
ROUGH				
VENTS				
SHOWER PAN				
ROUGH GAS				
SOLAR FINAL				
UNDER FLOOR				
UNDER GROUND				
ROUGH GAS				
FINAL				
HEATING				
DUCTS				
RELIEFS				
FURN/BOILER				
HOODS				
AC UNITS				
UNDER FLOOR				
FINAL				
STRUCTURE				
JOIST/GIRDERS				
BOND BEAM				
WALL STEEL				
SHEAR NAIL				
ROOF NAH				
FRAME				
EXT. SHEATHING				
T-BARS				
INSULATION				
PRE-GUNITE				
FINISH				
DRYWALL				
TILE LATH				
INT. LATH				
EXT. LATH				
ROOF PROG				
ROOF FINAL				
FINAL				
ENGINEERING				
FIRE DEPT.				
PLUMBING				
FINAL TSP				



ARRANGE FOR INSPECTIONS BY PHONING 948-1491. ALL INSPECTIONS REQUIRE AN ADULT TO BE PRESENT AT TIME OF INSPECTION. PLEASE GIVE JOB ADDRESS WHEN PHONING.

CITY OF LOS ALTOS

ELECTRICAL AND WIRING PERMIT

DATE 1-12-87

LOCATION

1365 GRANT

STREET

STREET NO.

1365

LOT NO.

VA/2000.C 19516

FIRST TEN OUTLETS (OUTLETS, SWITCHES, PLUGS)

ADDITIONAL OUTLETS

FIRST TEN FIXTURES

ADDITIONAL FIXTURES

SPECIAL CIRCUITS

OTHER

New Panel  
4 1/2 Recept.

TOTAL THIS LINE

325 2/5<sup>00</sup>

INSTALLER:

Don Holt  
1385 GRANT

OWNER:

Don Holt  
1385 GRANT

Meter released 5-20-87 CP

Final 6-2-87 Dave James

HEATING DEVICES

FURNACE CONTROL WIRING

GARBAGE DISPOSAL

KITCHEN FAN

DISHWASHER

FANCL

OVENS

DRYERS

WATER HEATERS

THIS LINE \$

PERMIT \$

TOTAL FEES \$ 45.00

This permit is issued subject to compliance with all applicable City of Los Altos ordinances, all pertinent State laws, and lawful orders of the Building Inspector.

BUILDING INSPECTOR

I affirm that the facts stated by me hereon are true. I agree to be bound by all applicable ordinances of the City of Los Altos and to hold the City of Los Altos harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street, or sub-sidewalk space.

Donald Holt

By

CITY OF LOS ALTOS

OFFICE OF THE BUILDING INSPECTOR  
ONE NORTH SAN ANTONIO ROAD  
CITY HALL, LOS ALTOS, CALIF.  
PHONE: 948-1491

ELECTRICAL PERMIT

Inspections are required as work progresses. Request inspections as scheduled on Inspection Record.

TREASURER'S COPY

DO NOT COVER ANY WORK UNTIL IT HAS BEEN INSPECTED AND APPROVED.





**CITY OF LOS ALTOS**  
 DIVISION OF BUILDING INSPECTION  
 111 SAN ANTONIO RD.  
 LOS ALTOS, CA 94022 (415) 948-1491

I certify that I am a licensed contractor and that my license is in full force and effect.

Sign. No. \_\_\_\_\_

Date \_\_\_\_\_ License Number \_\_\_\_\_ Class \_\_\_\_\_

I certify that I am exempt from the provisions of Chapter 9, Division 3, B and P Code (Contractor's License Law) because: (Check applicable statements)

- W. A. I am the owner of the above property and I will contract to have all of the above work performed by licensed contractors.
- W. B. I am the owner of the property and the work will be partially accomplished in accordance with Statement "A" and the other work will be accomplished in accordance with Statement "C".
- W. C.  I am the owner of the above property and I will perform the above work personally or through my employees whose sole compensation will be wages, and the above-described structure is not intended or offered for sale.

Signature: Donald R. Hunt Date: 2/2/88

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Worker's Compensation Law of California.

Signature: Don R. Hunt Date: 2/2/88

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have a certificate of consent to self-insure, or a Certificate of Worker's Compensation Insurance, or a certified copy thereof.

Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Building Division, City of Los Altos.

I certify that I have read this application and state that the information given is true and correct. I agree to comply to all City ordinances and state laws relating to the building construction, and I make this statement under penalty of law.

Applicant's Signature, or Authorized Agent: Don R. Hunt Date: 2/2/88

**NOTICE**

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This permit will expire if work is not started in 180 days, or if work is abandoned for more than 180 days. This is a Building Permit when properly filed out, signed and validated, and is not transferable.

Do not conceal or cover any construction until the work is inspected and the inspection is recorded on the back of the job copy and office copy of this permit.

APPL. REC'D.	DATE	BY	PERMIT ISSUED	DATE	BY
	2/2/88	de		2/2/88	de
BUILDING ADDRESS			APT./UNIT NO.		
1365 Grand Rd.					
APPLICANT			MAILING ADDRESS		
Don Holt			1365 Grand Rd.		
CITY	STATE	TELEPHONE			
Los Altos	CA	948-6894			
OWNER			MAILING ADDRESS		
Donald Holt					
CITY	STATE	TELEPHONE			
GENERAL CONTRACTOR			TELEPHONE		
Don Holt					
MAILING ADDRESS			TELEPHONE		
ARCHITECT OR ENGINEER			TELEPHONE		
<b>BUILDING PERMIT</b>					
TYPE OF CONST.	OCC. GROUP	USE ZONE	ASSESSOR'S PARCEL NO.	FLOOD ZONE (YES OR NO)	
DESCRIPTION OF WORK					
Kosingle on front side of house - Material - Cedar Shakes.					
NEW	ADDITION	ALTERATIONS	REPAIRS		
SO. FT. SIZE	NO. OF BEDROOMS	NO. OF STORIES	GARAGE SIZE	GARAGE ATT <input type="checkbox"/> DET <input type="checkbox"/>	
LOT SIZE	LOT AREA		HEIGHT	LIVING UNITS	
TOTAL AREA	LOT AREA		VARIANCE NEEDED		
			SO. FT. + % <input type="checkbox"/> YES <input type="checkbox"/> NO		
<b>PLUMBING PERMIT</b>					
PLUMBING	WORK. COMP. #	TELEPHONE			
MAILING ADDRESS			CITY LICENSE #	STATE LICENSE #	
<b>ELECTRICAL PERMIT</b>					
ELECTRICAL CONTRACTOR			WORK. COMP. #	TELEPHONE	
MAILING ADDRESS			CITY LICENSE #	STATE LICENSE #	
<b>MECHANICAL PERMIT</b>					
MECHANICAL CONTRACTOR			WORK. COMP. #	TELEPHONE	
MAILING ADDRESS			CITY LICENSE #	STATE LICENSE #	

VALUATIONS:		PERMIT NO. <b>31057</b>
Bldg.	500	
Plumbing		
Electrical		
Mechanica		
Other		
Total	500	
The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of this jurisdiction including, but not limited to, easements, setbacks, property lines, right-of-ways, utility areas, or construction codes. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid. The issuance of a permit based upon submitted information and other data shall not prevent the building official from thereafter requiring the correction of errors in said information and other data, or from preventing building operations to stop work immediately.		
APPLICANT'S SIGNATURE: <u>Don Holt</u>		
<b>DO NOT WRITE BELOW THIS POINT</b>		
PERMIT FEES:	Plan Check Fee	
Bldg. 15.00	Date Paid	
Plumbing	Inv. #	
Electrical	APPROVALS	
Mechanical	S.C.V.W.D.	Date
Seismic Tax .50	Map. Rec.	Date
Const. Tax	Plann.	Date
Micro Film	Fire	Date
Other	Eng.	Date
Other	Bldg.	Date
Total Fees: 15.50	A. & S.	Date
	Variance	Date
COMMENTS:		

OFFICE

ALL WORK MUST BE INSPECTED PRIOR TO COVERING UP

AREA OF APPROVAL	APPROVAL DATE	INSPECTED BY	COMMENTS	CORRECTION NOTICE
FOUNDATION				
SETBACKS				
FORM-STEEL				
SLAB				
COLUMNS				
FIREPLACE				
UNDER FL. INSUL.				
ELECTRIC				
UNDERGROUND				
ROUGH				
SERVICE				
TEMP. POWER				
PRE-GUNITE				
FINAL				
PLUMBING				
STORM				
SEWER				
ROUGH				
VENTS				
SHOWER PAN				
ROUGH GAS				
SOLAR FINAL				
UNDER FLOOR				
UNDERGROUND				
FINAL GAS				
FINAL				
HEATING				
DUCTS				
FLUES				
FURN./BOILER				
HOODS				
A/C UNITS				
UNDER FLOOR				
FINAL				
STRUCTURE				
JOIST/GIRDERS				
BOND BEAM				
WALL STEEL				
SHEAR NAIL				
ROOF NAIL				
FRAME				
EXT. SHEATHING				
T-BAR				
INSULATION				
PRE-GUNITE				
FINISH				
DRYWALL				
TILE LATH				
INT. LATH				
EXT. LATH				
ROOF PRCG.	2-19-96	1/8		
ROOF FINAL				
FINAL				
ENGINEERING				
FIRE DEPT.				
PLANNING				
FINAL INSP.	11/3/98	1/8		



ARRANGE FOR INSPECTIONS BY PHONING 948-1491. ALL INSPECTIONS REQUIRE AN ADULT TO BE PRESENT AT TIME OF INSPECTION. PLEASE GIVE JOB ADDRESS WHEN PHONING.

Knapp Architects  
July 18, 2016 DRAFT

Historic Resource Evaluation  
1365 Grant Road, Los Altos, CA

**Appendix B: Santa Clara County (Assessor's) Residential Unit Property Record**



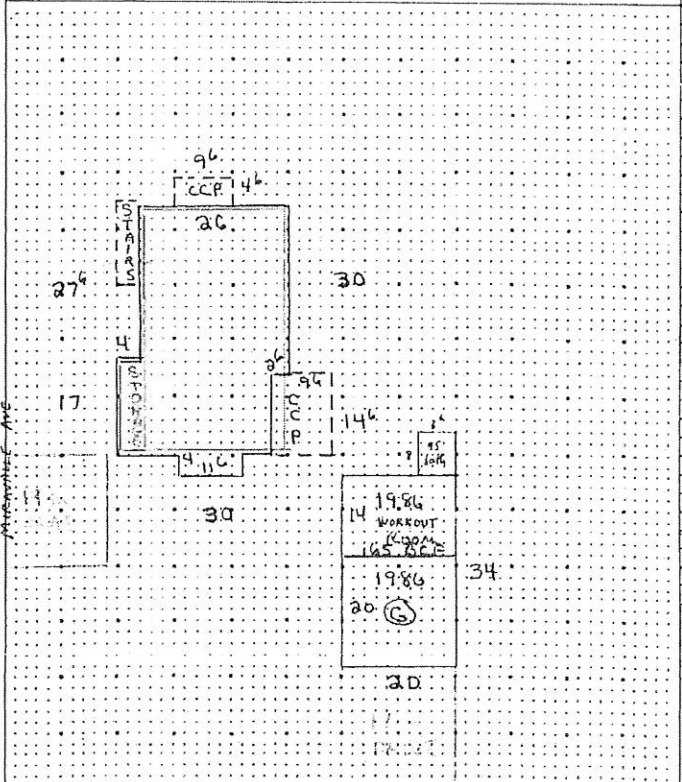
**SANTA CLARA COUNTY RESIDENTIAL UNIT PROPERTY RECORD**

ADDRESS: 1365 GRANT RD DISTRICT No. TRACT No. LOT BLOCK

RECORD DATA

DESCRIPTION OF BUILDING												MULTIPLE REC		
ROOM AND FINISH DETAIL												CO-OP		
INTERIOR FINISH												CONDOMINIUM		
REMARKS												TRACT No.		
BUILDING DATA												AREA		
A.P.N. 197-19-104												SUB-AREA		
CONSTRUCTION DATE 1973												EMPLOYEE No.		
DESIGN 001												PLANNED UNIT DEV.		
EFFECTIVE YEAR 1973												BUILDING DATA		
FUNCTIONAL PLAN												APR.		
CONDITIONSHIP												CONSTRUCTION DATE		
WORKMANSHIP												DESIGN		
TOTAL ROOMS												EFFECTIVE YEAR		
DINING												FUNCTIONAL PLAN		
FAM RUMPUS DEN												CONDITIONSHIP		
NO BEDROOMS												WORKMANSHIP		
NO BATHROOMS												TOTAL ROOMS		
UTILITY ROOM												DINING		
CENTRAL HEAT												FAM RUMPUS DEN		
CENTRAL COOLING												NO BEDROOMS		
GAR ADIQUATE												NO BATHROOMS		
GARAGE CARPORT												UTILITY ROOM		
GARAGE ATTACHED												CENTRAL HEAT		
MODE. NO.												CENTRAL COOLING		
COST DATA SUMMARY												GAR ADIQUATE		
APPRAISER AND DATE												GARAGE CARPORT		
COST FACTORS												GARAGE ATTACHED		
CONCRETE RAISED												MODE. NO.		
CONCRETE SLAB												QUALITY CLASS		
CONCRETE BLOCK												AREA FOR MOD		
ROBERT PROOF												1ST FLOOR AREA		
5 GARAGE												2ND FLOOR AREA		
DOORS												2ND FLOOR FACTOR		
AUTO DOOR												3RD FLOOR AREA		
ATTACHED												3RD FLOOR FACTOR		
DETACHED												ATTIC AREA		
ROOM OVER												ATTIC FACTOR		
LOFT OVER												FINISH BSM'T AREA		
CARPORT												FINISH BSM'T FACTOR		
6 WINDOWS												UNFIN BSM'T AREA		
GLASS												UNFIN BSM'T FACTOR		
SLIDING GLASS DR												ADDITION AREA		
7 BUILT-INS												ADDITION FACTOR		
BARBECUE												GARAGE AREA		
KITCHEN FAN												GARAGE FACTOR		
HOOD												PORCH TOTAL COST		
RANGE TOP												COVERED PATIO COST		
OVEN												UNCOVERED PATIO COST		
TRANSFER OF OWNERSHIP OR BUILDING PERMIT												FIREPLACE COST		
GRANTEE OR PROJECT												AIR - CONDITION COST		
AMOUNT												EXTRA KITCHEN COST		
20918 7-86 DEMO 30X40 HALL + 20X6 GAR												EXTRA PLBG COST		
21076 7-86 DET. GARAGE												FLATWORK AREA		
31057 3-88 REHAB/ FINISHING NTG												FLATWORK COST		
44469 1-27-92 REPLACE OUTSIDE STAIRS												MISC COST		
33516 10-31-95 BATHROOM REDO												POOL COST		
MILLS/INT CONSTR COST												MISC COST		

TOTAL PROPERTY SUMMARY										A.P.N. 197-19-104					
ASSESSMENT YEAR	19	19	19	19	19	LAND ATTRIBUTES									
APPRaiser						101	WIDTH (EFFECTIVE)	94							
DATE OF COMPLETION						102	DEPTH (EFFECTIVE)	139							
LAND						103	SQUARE FT. (USABLE)	13066							
LAST YEAR LAND VALUE + 2%						104	SQUARE FT. (ACTUAL)								
VALUE OF NEW CONSTRUCTION						105	ACRES	.30							
TOTAL LAND VALUE						106	REPRESENTATIVE	NO	YES						
IMPROVEMENTS						107	IRREGULAR	NO	YES						
LAST YEAR IMP. VALUE + 2%						108	CUL DE SAC	NO	YES						
VALUE OF NEW CONSTRUCTION						109	NON-THRU ST	NO	YES						
TOTAL IMPROVEMENT VALUE						110	CORNER	NO	YES						
TOTAL PROPERTY VALUE						111	ALLEY	NO	YES						
TEMP. VALUE CODES	1	2	3	4	5	8	112	UTILITY UNDERGROUND	NO	YES					
REASON FOR APPRAISAL	T	C	NP	HC	D	T	C	NP	HC	D	T	C	NP	HC	D
REVIEW, INITIAL & DATE						113	CURB & GUTTER	NO	YES						
						114	SIDEWALK	NO	YES						
						115	STREET LIGHTS	NO	YES						
						116	PARAWAY	NO	YES						
						117	PARKING STRIP	NO	YES						
						118	ZONING CONFORMITY	NO	YES						
						119	ZONING (ACTUAL)	R1-10							
						120	VIEW	NO	YES						
						121	TYPICAL VIEW	1	2	3					
						122	TRAFFIC FLOW	1	2	3					
						123	DIST TO PUB. STR	1	2	3					
						124	LANDSCAPING	1	2	3					
						125	HIGHEST & BEST USE								
						126									
						127	ACTUAL USE								
						TOPOGRAPHY									
						128	LOW	EVEN	HIGH						
						129	SELECT ONE								
							LEVEL		1						
							HILLY		2						
							SLOPE		3						
							BANK		4						
							OTHER		5						
						TOTAL PROPERTY									
						140	ARCHITECTURAL ATTRACT	1	2	3					
						141	UNIT CONFORMITY	1	2	3					
						142	LOT UTILIZATION	1	2	3					
						143	IMPROVEMENT	1	2	3					
						144	TEMPORARY VALUE	NO	YES						
						145	SELECT ONE								
							PARTIAL COMPLETE		1						
							DEFER. MAINT.		2						
							BOARD ACTION		3						
							OTHER		4						
						146	APPRAISAL DATE								
						CALCULATIONS									
						Down									
						26 x 44'									
						4 x 11'									
						4 x 17									
						1771'									
						UP									
						26 x 44'									
						1157'									
						2428'									



PLAT OF BUILDING GRANT RD. SCALE 1" = 20'

REMARKS 12-86: HOUSE BUILT IN 1913 IS 2 STOREYS, OWNERS (HOLT FAMILY) WILL LIVE ON FIRST FLOOR (2 BEDS, 1 BATH, LIVING, KITCHEN-NOTE, SECOND FLOOR WILL BE A RENTAL 3 BEDS, BATH, KITCHEN, LIVING ROOM, SEW. EM. ZONE R1-10 WILL ALLOW RENTAL FOR 2 PEOPLE ONLY - NO MORE. 1986 NEW DETACH GARAGE WITH FINISHED STORAGE IN BACK. INCOMPLETE 12-86, CHECK BACK 1-87, ADD ADD VALUE IN BACK. 3-1-87 USE 800 COMPENSATE FOR GARAGE STORAGE - ENCLOSURE WITH STR. 10'00" X 20' = 2000 S.C. 3/10/87 8-6-87 REVISE STORAGE TO DETACH ROOM AT 165 S.C. AND COMPENSATE VALUE OF TOTAL UNIT AT \$11400, FINAL INSPECTION FOR 8-6-87, JO 8-87 P 53516 Both added to workout room, cost 1000, 1.2% did not use.

Down  
26 x 44'  
4 x 11'  
4 x 17

UP  
26 x 44' 1157'

2428'

Knapp Architects  
July 18, 2016 DRAFT

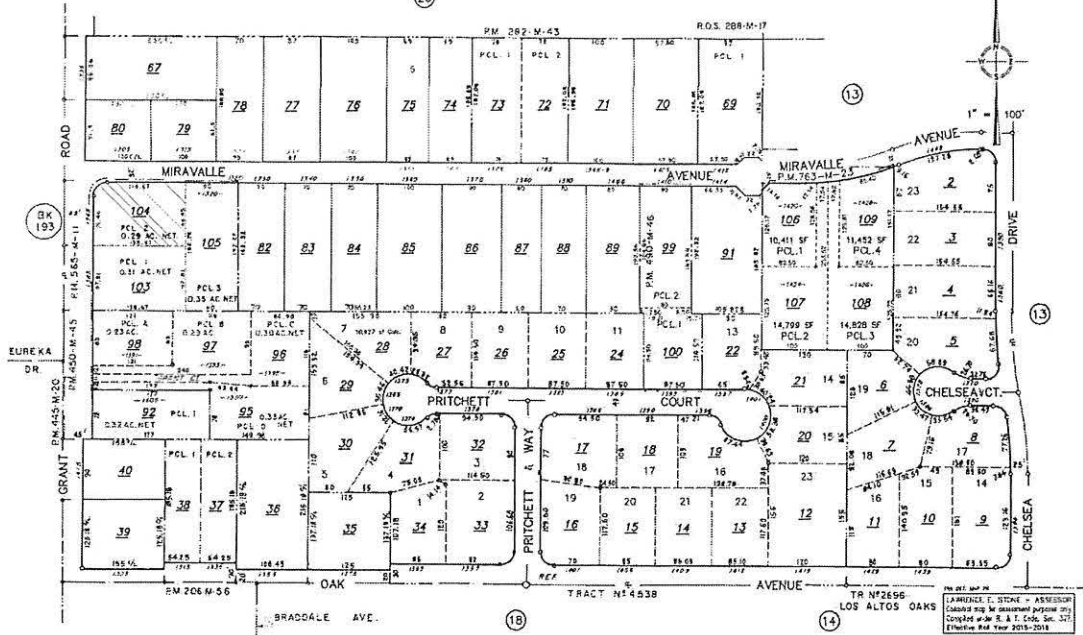
Historic Resource Evaluation  
1365 Grant Road, Los Altos, CA

**Appendix C: Drawings, *Reouk Residence: Exterior & Interior Remodel* (11x17, not to scale**





1 PARCEL MAP  
SCALE: NOT TO SCALE



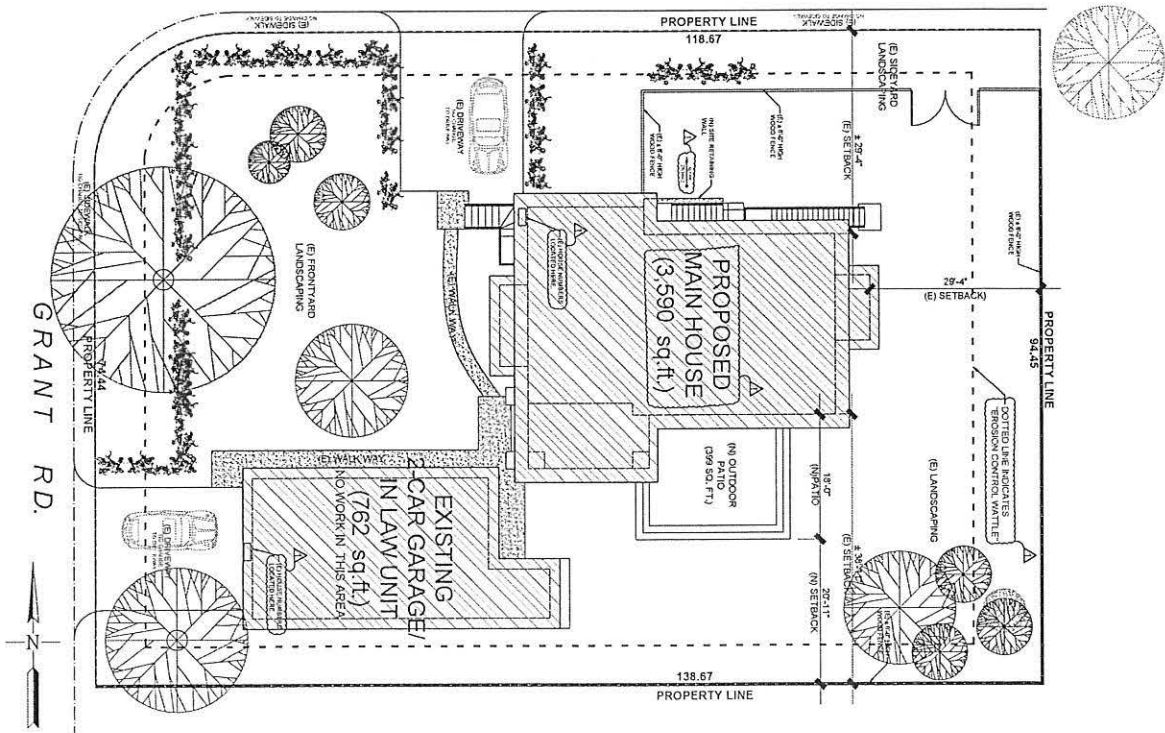
LANDSCAPE T. SICKLE - ARCHITECT  
Contract may be measured pursuant to  
Contract # 06-2, & T. Code, Sec. 27,  
Effective and year 2010-2011

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

MIRAVALLE AVENUE

2 PROPOSED - SITE PLAN  
SCALE: 1/8" = 1'-0"



**A-0-1**  
DATE: 01/22/16  
SCALE: 1/8" = 1'-0"  
SHEET

Parcel Map & Existing Site Plan  
**Reouk Residence**  
1365 Grant Rd. Los Altos CA 94024  
APN: 197-19-104

Register Engineer:  
**JOHN LANGELOH, PE**  
5654 Field River Way  
Marysville CA 95901  
Phone: 916-231-0000

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Developer/Designer:  
**RANEL CORTEZ**  
1079 Addison Dr.  
San Leandro CA 94578  
Phone: 510-252-1102

Historic Preservation Architect:  
**JILL JOHNSON**  
2234 Russell Street  
Berkeley CA 94705  
Phone: 510-848-0905

REVISION	NO.	DATE	DESCRIPTION







REVISION	DATE	BY

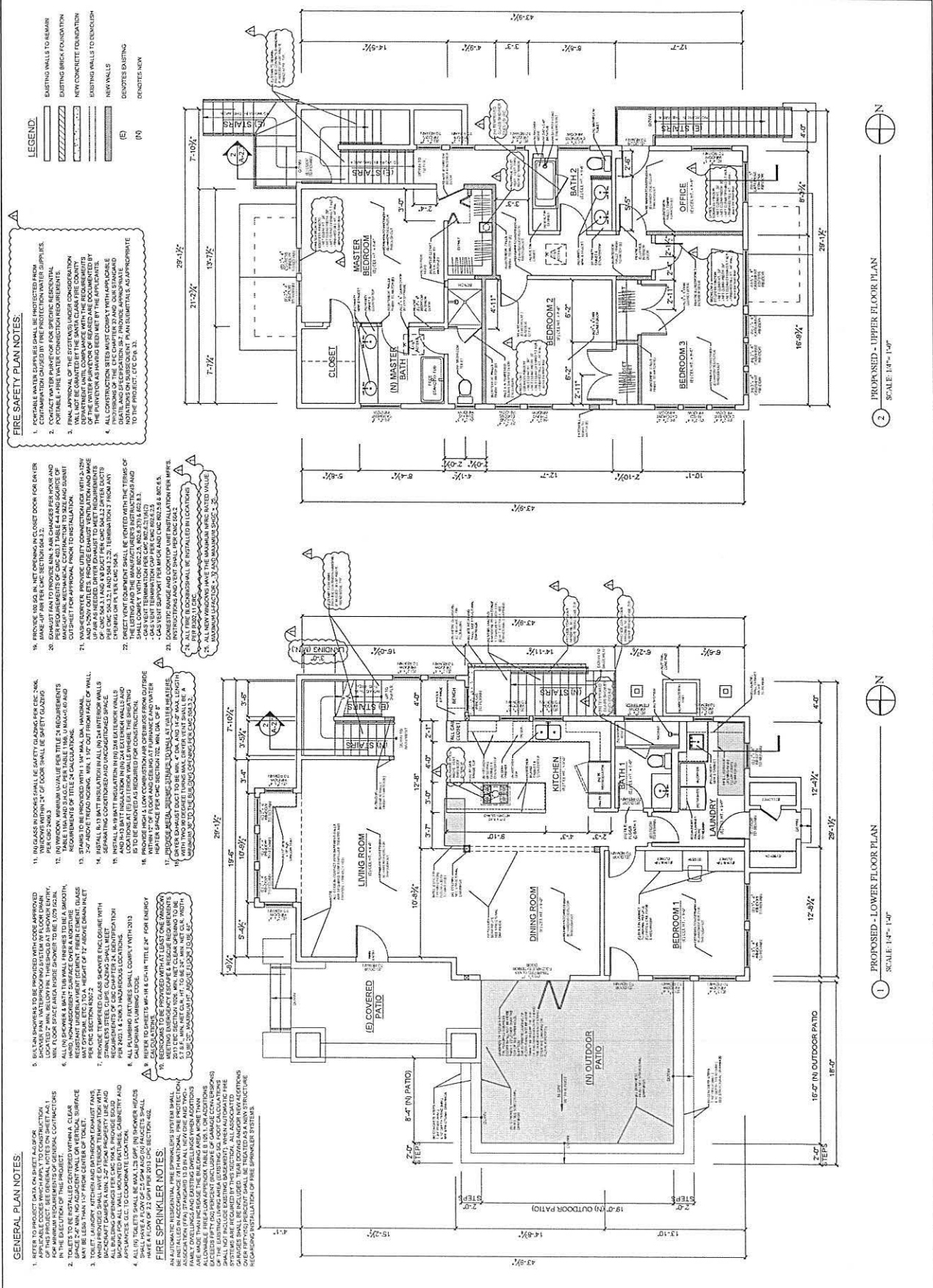
JOHN LANGLOH, PE  
REGISTERED ENGINEER  
1079 Adams Dr.  
2231 Rowland Dr.  
Riverside, CA 92506  
Phone: 951-572-1107  
Fax: 951-832-9995

RANEL CORTEZ  
REGISTERED ARCHITECT  
1079 Adams Dr.  
2231 Rowland Dr.  
Riverside, CA 92506  
Phone: 951-572-1107  
Fax: 951-832-9995

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Proposed - Lower Floor Plan &  
Proposed - Upper Floor Plan  
1365 Grant Rd. Los Altos CA 94024  
APN: 197-19-104

DATE: 01/22/2016  
SCALE: 1/4" = 1'-0"  
SHEET: A-1.3



- GENERAL PLAN NOTES:**
- REFER TO PROJECT DATA ON SHEET A-1.0 FOR ALL DIMENSIONS AND FINISHES.
  - SEE GENERAL NOTES ON SHEET A-1.1 FOR ALL DIMENSIONS AND FINISHES.
  - TOILETS TO BE INSTALLED CENTERED WITHIN A CLEAR SPACE OF 6'-0" MINIMUM CLEARANCE.
  - TOILET JANITORY KITCHEN AND BATHROOM ROOMS SHALL BE BACKDRAFT DAMPED A MIN. 2'-0" FROM PROPERTY LINE AND BACKDRAFT DAMPED FOR ALL WALL MOUNTED APPLIANCES AND APPLIANCES TO BE LOCATED IN CLEARANCE AREAS.
  - SHALL HAVE A FLOOR FINISH OF 2-1/2" MINIMUM OVER CONCRETE SLAB.
  - ALL FLOORING MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
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- FIRE SAFETY PLAN NOTES:**
- PORTABLE WATER SUPPLIES SHALL BE PROVIDED FROM APPROVED SOURCES.
  - CONTACT WATER PUMP FOR SPECIFIC RESIDENTIAL REQUIREMENTS.
  - FINAL APPROVAL OF THE SYSTEMS UNDER CONSTRUCTION SHALL BE OBTAINED FROM THE LOCAL FIRE DEPARTMENT. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT.
  - ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
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- FIRE SAFETY PLAN NOTES:**
- PROVIDE 100 SQ. FT. NET OPENING IN CLOSET DOOR FOR EXTERIOR VENTING OF GAS BURNING APPLIANCES.
  - CONTACT WATER PUMP FOR SPECIFIC RESIDENTIAL REQUIREMENTS.
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PROPOSED - UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"



PROPOSED - LOWER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

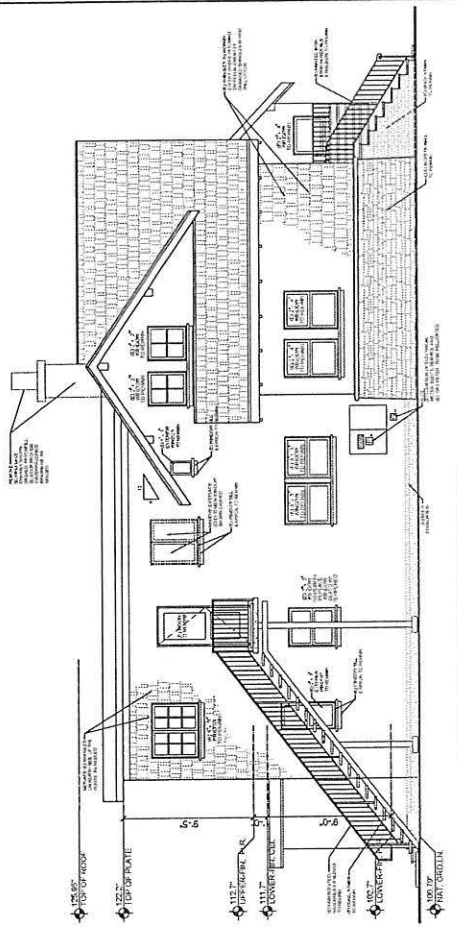
Existing - Exterior Elevation  
 1365 Grant Rd. Los Altos CA 94024  
**Reouk Residence**

DATE: 01.22.2016  
 SCALE: 1/4" = 1'-0"  
 SHEET

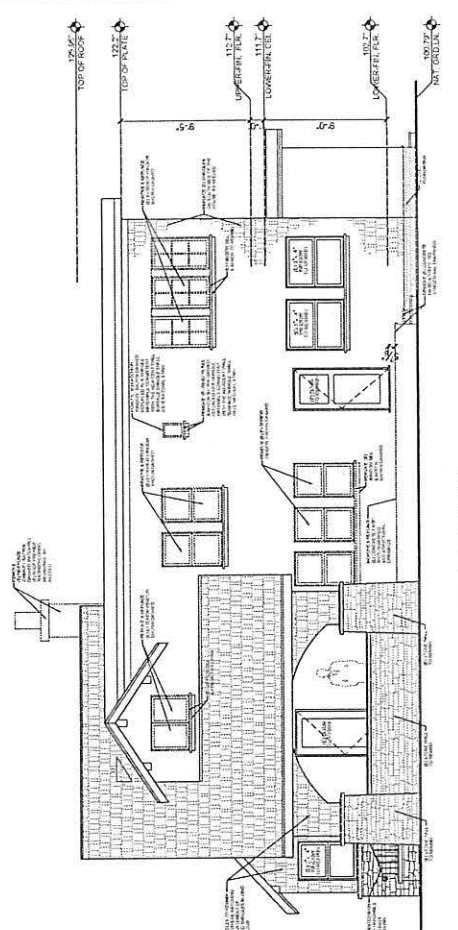
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REVISION	DATE
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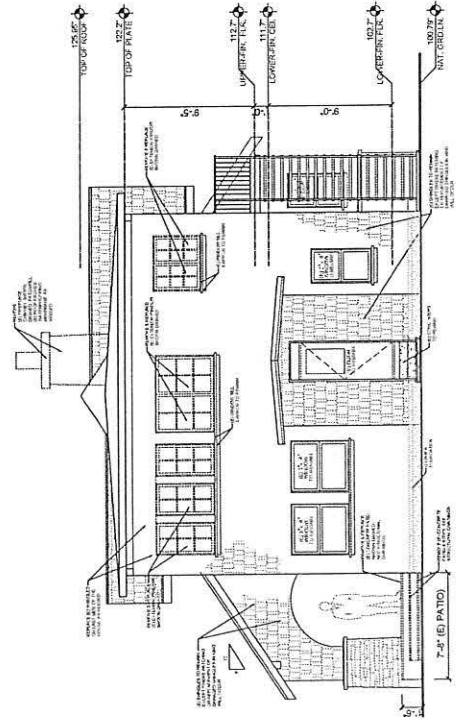
Register Engineer  
**JOHN LANGLOH, PE**  
 2644 Calle Pico, #149  
 Menlo Park, CA 94025  
 Phone: 650.325.0000  
 Engineer/Architect  
**RANEL CORTEZ**  
 1079 Adams Dr.  
 Redwood City, CA 94061  
 Phone: 650.972.4178  
 Register Professional Architect  
**MILL JOHNSON**  
 3234 Rossini Street  
 Redwood City, CA 94061  
 Phone: 650.972.0905  
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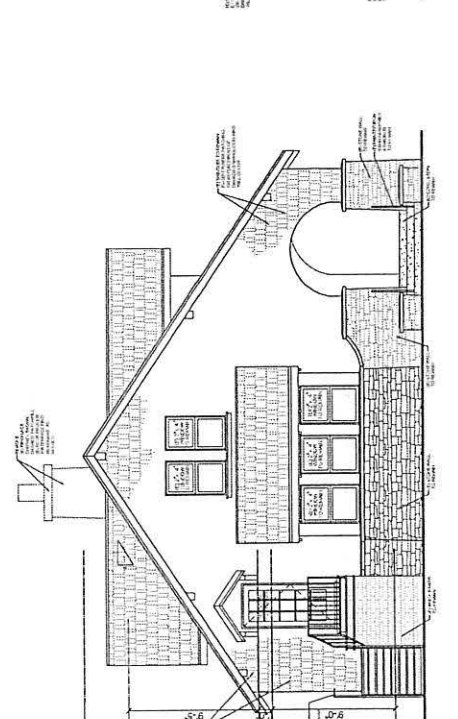
1 EXISTING - REAR (EAST) EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



3 EXISTING - FRONT (WEST) EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



2 EXISTING - SIDE (NORTH) EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



4 EXISTING - SIDE (SOUTH) EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



REVISION	DATE	BY	DESCRIPTION

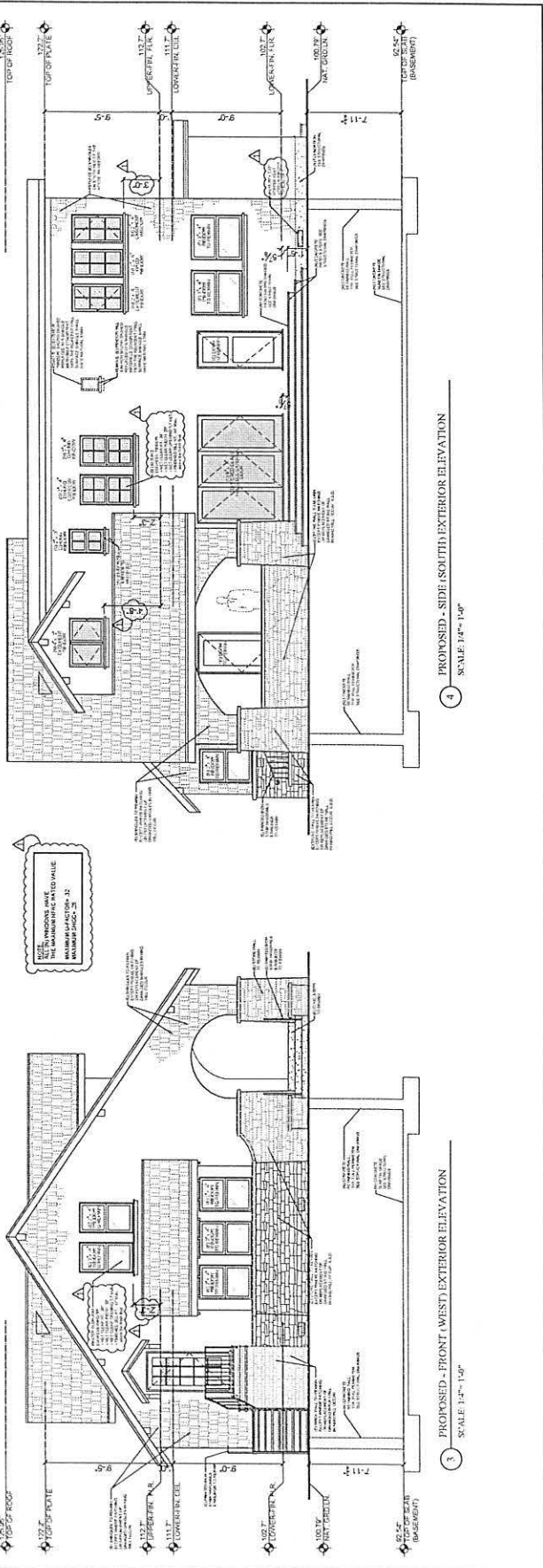
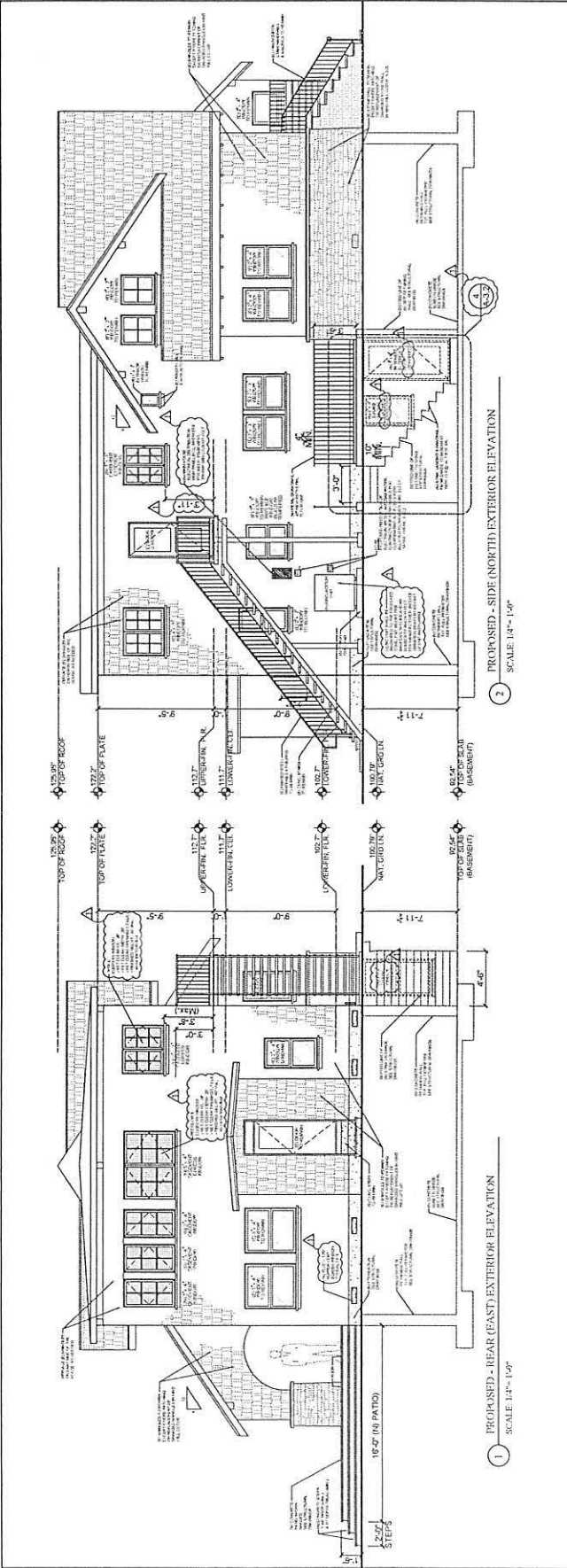
**JOHN LANGLOTH, PE**  
 Registered Architect  
 4541 Foothill Blvd., Suite 100  
 San Dimas, CA 91768  
 Tel: 915.702.0900  
 Fax: 915.702.1110  
 www.jlarchitect.com

**RANEL CORTEZ**  
 Designer/Architect  
 1879 Mission St.  
 Redlands, CA 92370  
 Phone: 915.833.2999

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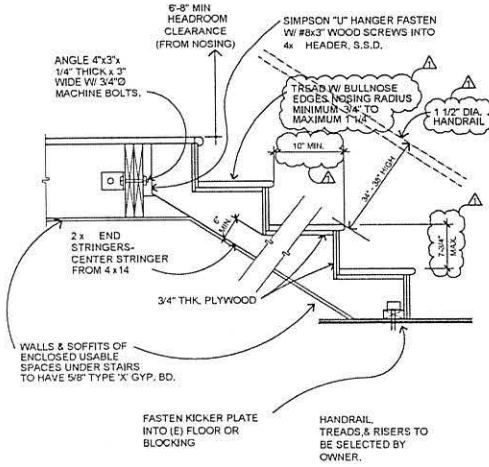
**Proposed - Exterior Elevation**  
**Reouk Residence**  
 1365 Grant Rd, Los Altos CA 94024  
 APR 1973 - 104

DATE	01.22.2016
SCALE	1/4" = 1'-0"
SHEET	A-2.2

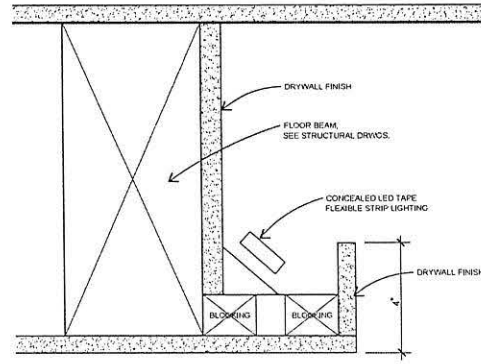


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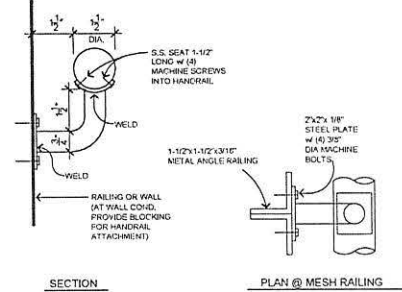
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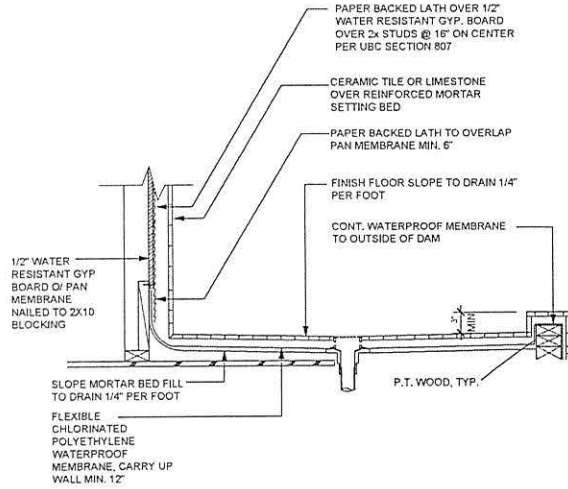
2 DETAIL - NEW STAIR TO BASEMENT  
SCALE: 1 1/2" = 1'-0"



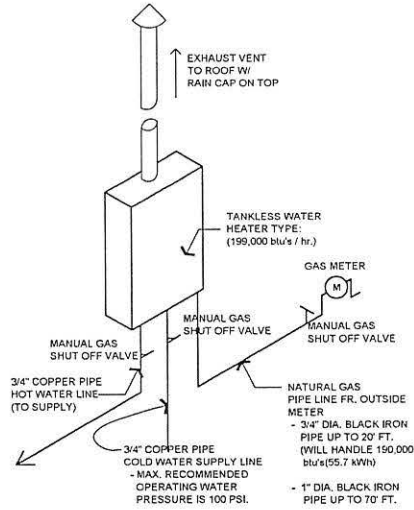
3 DETAIL - KITCHEN DROPPED CEILING  
SCALE: 6" = 1'-0"



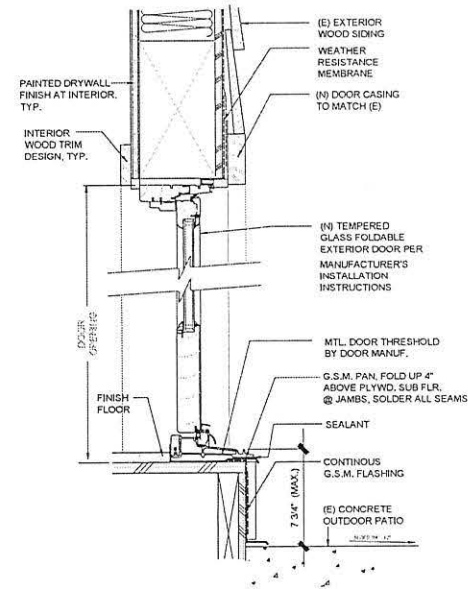
4 DETAIL - STAIR HANDRAIL  
SCALE: 6" = 1'-0"



1 DETAIL - SHOWER STALL  
SCALE: 1 1/2" = 1'-0"



5 DETAIL - WATER HEATER (TANKLESS)  
SCALE: NOT TO SCALE



6 DETAIL - FOLDABLE DOOR (DINING ROOM)  
SCALE: 3" = 1'-0"

REVISION	
REVISION	DATE

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Register Engineer: JILL JOHNSON, PE  
 1365 Grant Rd., Los Altos, CA 94024  
 415.941.3434

Architect: JILL JOHNSON  
 1365 Grant Rd., Los Altos, CA 94024  
 415.941.3434

Designer: RANEL CORTEZ  
 1079 Adams Dr., Redwood City, CA 94061  
 650.714.2275

Architectural Details

**Reouk Residence**  
 1365 Grant Rd., Los Altos CA 94024  
 APR. 10/21. 10 - 104

DATE: 12.18.2015  
 SCALE: As Shown  
 SHEET

**A-3.1**

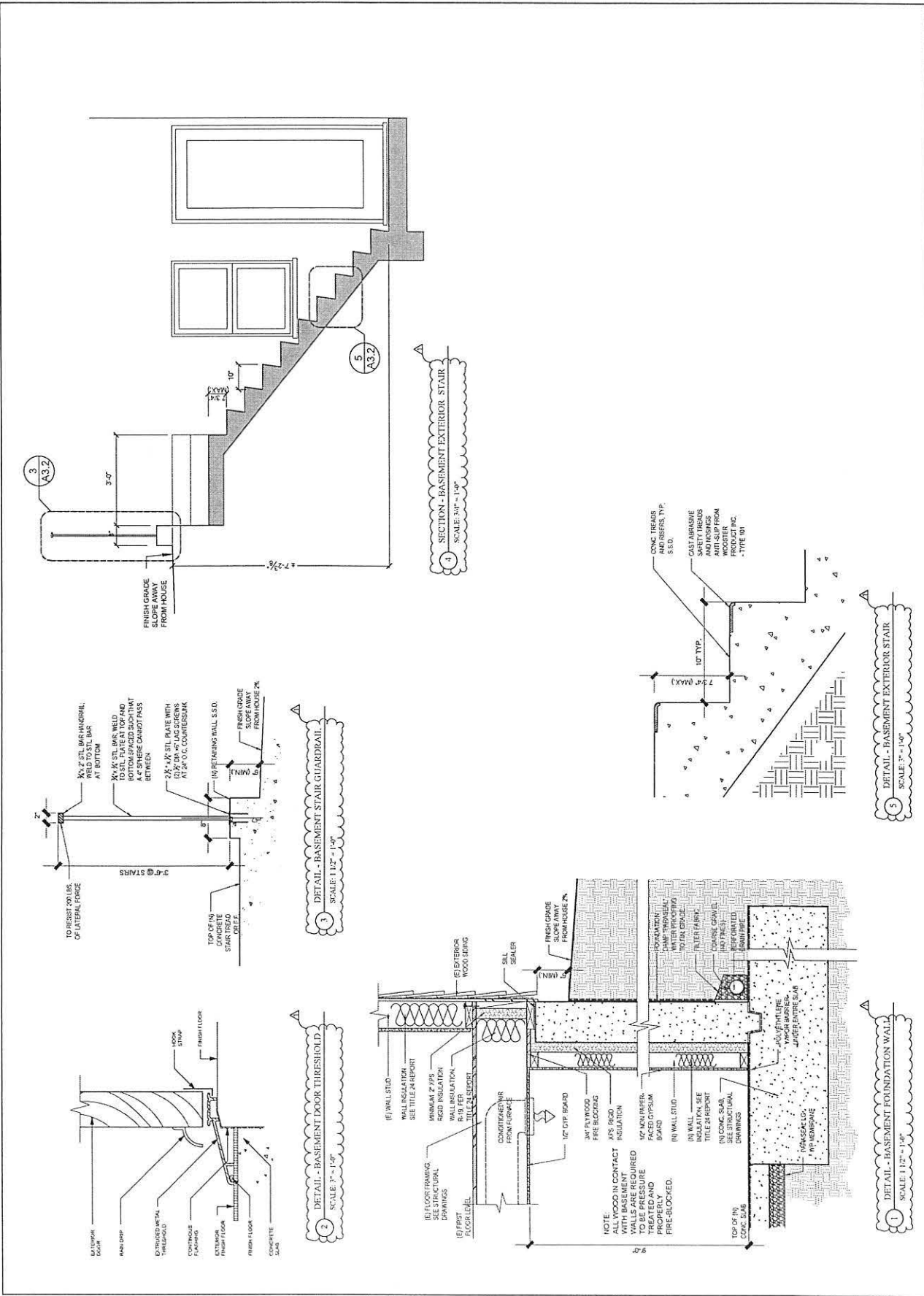
REVISION	DATE	BY	DESCRIPTION

**John Langlois, PE**  
 Registered Professional Engineer  
 1079 Adams St.  
 Redwood City, CA 94063  
 Phone: 650-722-1107  
 Fax: 650-722-1107  
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**Panel Cortez**  
 Registered Professional Architect  
 224 Laurel Street  
 Redwood City, CA 94063  
 Phone: 650-833-9995  
 Fax: 650-833-9995

**Reouk Residence**  
 1365 Grant Rd. Los Altos CA 94024  
 APN: 197-19-104  
 Architectural Details

DATE	11.03.2015
SCALE	As Shown
<b>A-3.2</b>	
SHEET	





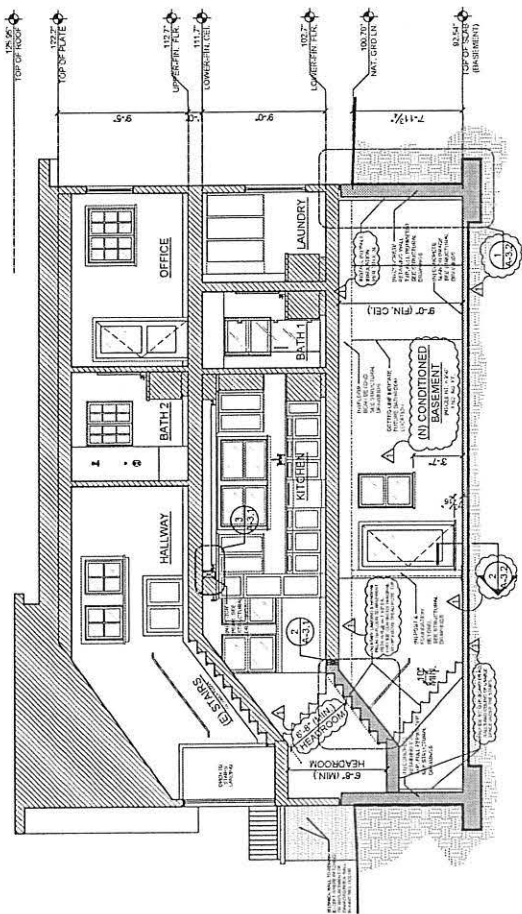
DATE: 01.22.2016
SCALE: 1/4" = 1'-0"
SHEET: <b>A-2.3</b>

Existing Building Section &  
Proposed Building Section  
Reouk Residence  
1365 Grant Rd. Los Altos CA 94024  
APN: 197-19-104

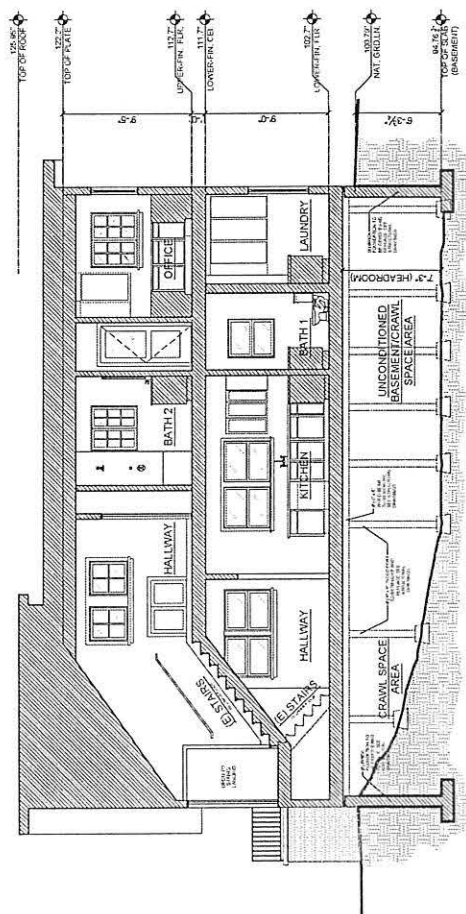
Register Engineer  
**JOHN LANGLOTH, PE**  
15445 Sand Rock Ave  
Menlo Park CA 94025  
Tel: 650.734.0080  
Fax: 650.734.0081  
Project Architect  
**RANIEL CORTEZ**  
1075 Lakeside Dr  
San Francisco CA 94133  
Tel: 415.772.1117  
Home: 415.818.9090  
1223 Howard Street  
Berkeley CA 94702  
Architect

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NO.	REVISION	DATE



2 PROPOSED - BUILDING SECTION  
SCALE: 1/4" = 1'-0"



1 EXISTING - BUILDING SECTION  
SCALE: 1/4" = 1'-0"

**ELECTRICAL GENERAL NOTES:**

1. CONTRACTOR TO CONFIRM WHETHER PROPOSED WORK REQUIRES SERVICE UPGRADE.
2. ELECTRICAL DEVICES SHOWN IN PLAN ARE TO BE INSTALLED AT (N) LOCATIONS. CONTRACTOR TO CONFIRM EXTENT OF (E) ELECTRICAL DEVICES TO REMAIN.
3. CONTRACTOR TO COORDINATE OUTLETS FOR KITCHEN, APPLIANCES WITH MANUFACTURER'S INSTRUCTIONS & CABINET LAYOUT PRIOR TO INSTALLATION.
4. AT LEAST 50% OF THE TOTAL WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN THE KITCHEN MUST BE IN LUMINAIRES THAT ARE HIGH EFFICACY. LUMINAIRES THAT ARE NOT HIGH EFFICACY MUST BE SEPARATELY SWITCHED. PERMANENTLY INSTALLED LIGHTING THAT IS INTERNAL TO CABINETS SHALL USE 100 MORE THAN 20 W/IN OF POWER PER LINEAR FOOT OF ILLUMINATED CABINET.
5. HARDWIRED SMOKE ALARM WITH BATTERY BACK-UP. ALL (N) SMOKE ALARMS TO COMPLY WITH IBC ELECTRICAL 907.2.16.1.2 FOR LOCATION 907.2.10.2 TO BE HARDWIRED WITH BATTERY BACK-UP. 907.2.10.3 FOR INTERCONNECTED.
6. CARBON MONOXIDE ALARMS/DETECTORS MUST BE LISTED IN ACCORDANCE WITH EITHER UL 2034 OR UL 2035 AND APPROVED BY THE OFFICE OF THE STATE FIRE MARSHALL. CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2013 CEC SECTION 402.4.
7. CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL.
8. PROVIDE EMERGENCY SMOKE DETECTORS AND CARBON MONOXIDE ALARMS IN THE FOLLOWING LOCATIONS:  
 A.) SMOKE DETECTORS SHALL BE PROVIDED IN ALL EXISTING AND NEW BEDROOMS.  
 B.) CARBON MONOXIDE ALARM AND A SMOKE DETECTOR SHALL BE PROVIDED IN ALL EXISTING AND NEW BEDROOMS.  
 C.) AT LEAST ONE CARBON MONOXIDE ALARM AND A SMOKE DETECTOR SHALL BE PROVIDED IN EACH LEVEL OF EACH.

11. MAXIMUM RECEPTABLE SPACING FOR ABOVE KITCHEN COUNTERS USE 15'0" O.C.
12. THE BEDROOM BRANCH CIRCUITS SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RECEPTABLE OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
13. THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL PERMANENTLY BE IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
14. ALL OTHER INTERIOR ROOMS (HALLWAYS, LIVING DINING, BEDROOMS, ETC.) ALL NEW HARDWIRED LIGHTING SHALL BE FLUORESCENT OR OTHER HIGH EFFICACY LIGHTING FIXTURES, OR CONTROLLED BY A DIMMER OR CONTROLLED BY A MANUAL / OR MOTION SENSOR.
15. THE AFCI BREAKER SHALL BE LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
16. COMBINATION TYPE AFCI/ARC INTERRUPTER(S) SHALL PROTECT ALL RECEPTABLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, DECKS, SUNROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 120 VOLT SINGLE PHASE, 15 AND 20 AMPERE RECEPTABLE OUTLETS. SEE PLAN FOR LOCATIONS.
17. AN AFCI/ARC CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTABLES IN THE BEDROOMS WITH BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE 15 AND 20 AMPERE RECEPTABLE OUTLETS. SEE SECTION 250-120.0 AND AFCI/ARC CIRCUIT INTERRUPTER REQUIREMENTS.
18. PROVIDE AT LEAST ONE EFFICACY LIGHT IN EACH BATHROOM. ALL OTHER LIGHTING IN BATHROOMS SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS, CALIFORNIA ENERGY CODE SEC. 150005.

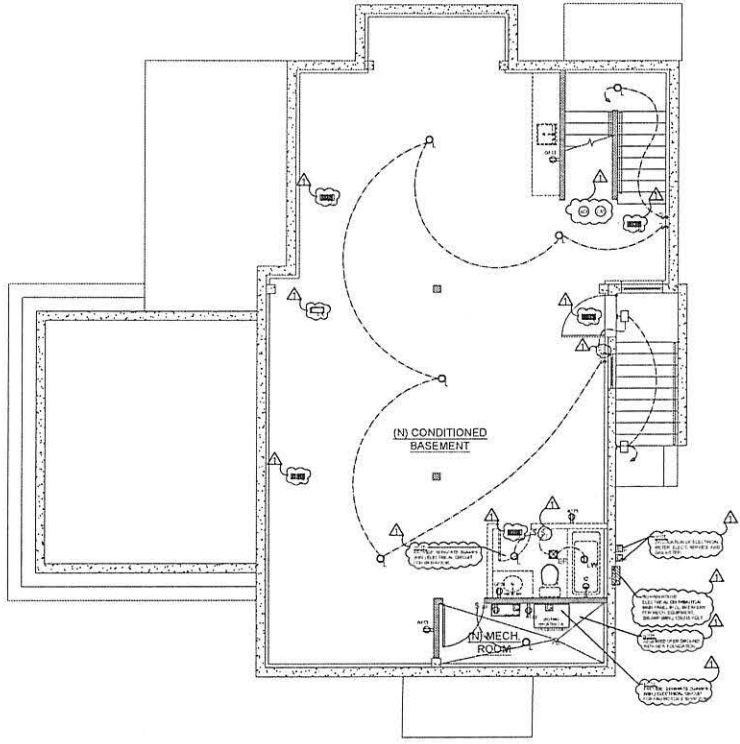
19. ALL LIGHTING FIXTURES LOCATED IN SHOWER AREAS SHALL BE LISTED FOR WET LOCATIONS.
20. ALL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR AND SHALL BE EQUIPPED WITH AUTOMATIC TIMER AND/OR HUMIDISTAT.
21. ALL BATHROOM OUTLETS SHALL BE GFCI PROTECTED AND SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS.
22. OUTDOOR LIGHTING: ALL HIGH EFFICACY UNLESS LIGHTING IS CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTOCONTROL.
23. ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY, OR CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK.
24. NEW LIGHTING IN GARAGE SHALL BE BOTH HIGH EFFICACY AND CONTROLLED BY VACANCY SENSOR. CALIFORNIA ENERGY CODE SECTION 150006.
25. ALL OTHER ROOMS SHALL BE HIGH EFFICACY OR CONTROLLED BY A VACANCY SENSOR, DIMMER OR LIGHTING CONTROL SYSTEM CAPABLE OF PERFORMING THESE FUNCTIONS. CLOSETS GREATER THAN 70 sq. ft. MUST BE CONTROLLED BY A VACANCY SENSOR. CLOSETS LESS THAN 70 sq. ft. EXEMPT.
26. ALL LUMINAIRES ARE RECESSED INTO CEILING(S) SHALL BE RATED FOR ZERO CLEARANCE INSULATION CONTACT (IC RATED). THE HOUSING OF THE LUMINAIRE SHALL BE INSULATED AIR-TIGHT CONSTRUCTION AND SEALED WITH GASKET OR CAULKING BETWEEN THE CEILING AND THE HOUSING.

27. ALL (N) RECEPTABLES TO BE USED ARE TAMPER-PROOF RESISTANT IN ALL 120 VOLT, 15-20 AMPERE RECEPTABLES.
28. CONNECT ALL EXHAUST OUTLETS TO EXISTING OR RUN HORIZONTALLY TO EXTERIOR 3'-0" FROM PROPERTY LINES & OPENINGS INTO BUILDING.
29. FLOORING OVER GROUND WITH NEW FOUNDATION.

**ELECTRICAL SYMBOLS**

NOTE: ALL DEVICES LISTED BELOW MAY NOT OCCUR IN PROJECT

- LED LINE VOLTAGE RECESSED CAN
- COMPACT FLUORESCENT
- LED VAPOR PROOF RECESSED FIXTURE - UL LISTED
- DECORATIVE CEILING MOUNTED PENDANT FIXTURE
- INTERIOR WALL SCONCE
- EXTERIOR WALL SCONCE
- LINEAR FLUORESCENT
- ACTIVE CLOSET LIGHT
- UNDER-CABINET LED STRIP LIGHT
- LED TAPE FLEXIBLE STRIP LIGHT (T-24 ENERGY EFFICIENT)
- CEILING FAN
- EXHAUST FAN - VENTED TO EXTERIOR
- DUPLEX RECEPTACLE
- OUTLET: GROUND FAULT CIRCUIT INTERRUPTER
- OUTLET: ARC FAULT CIRCUIT INTERRUPTER
- HDMI DUPLEX RECEPTACLE OUTLET
- STANDARD 220 VOLT RECEPTACLE OUTLET
- SWITCH
- DIMMER SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- SWITCH w/ OCCUPANCY SENSOR/TIMER
- TELEVISION OUTLET
- ELECTRICAL CIRCUIT
- HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR
- PHONE / DATA OUTLET
- PHONE / INTERNET OUTLET
- THERMOSTAT
- TV / AV OUTLET
- ETHERNET OUTLET
- GAS OUTLET
- NEW MAIN ELECTRICAL PANEL
- NEW ELECTRICAL SUB PANEL
- EXISTING ELECTRICAL METER
- EXISTING GAS METER
- CEILING SUPPLY AIR REGISTER
- COLD AIR RETURN AT CEILING



2 BASEMENT/CRAWL SPACE ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

REVISION	
1	REVISION 14/07/13

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Basement/Crawl Space Electrical Plan

**Reouk Residence**  
 1365 Grant Rd., Los Altos CA 94024  
 APR 1972-15-104

DATE	01.22.2016
SCALE	1/4" = 1'-0"
SHEET	<b>E-1.1</b>

**ELECTRICAL GENERAL NOTES:**

- CONTRACTOR TO CONFIRM WHETHER PROPOSED WORK REQUIRES SERVICE UPGRADE.
- ELECTRICAL DEVICES SHOWN IN PLAN ARE (IN) DEVICE (ED) MOUNTED AT (IN) LOCATIONS, CONTRACTOR TO CONFIRM EXTENT OF (S) ELECTRICAL DEVICES TO REMAIN.
- CONTRACTOR TO COORDINATE OUTLETS FOR KITCHEN APPLIANCES WITH MANUF. INSTRUCTIONS & CABINETS LAYOUT PRIOR TO INSTALLATION.
- AT LEAST 50% OF THE TOTAL WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN THE KITCHEN MUST BE IN LUMINAIRES THAT ARE HIGH EFFICIENCY LUMINAIRES THAT ARE NOT HIGH EFFICIENCY MUST BE SEPARATELY SWITCHED PERMANENTLY INSTALLED LIGHTING THAT IS INTERNAL TO CABINETS SHALL USE NO MORE THAN 20 W OF POWER PER LINEAR FOOT OF ILLUMINATED CABINET.
- HARDWIRED SMOKE ALARM WITH BATTERY BACKUP, ALL (N) SMOKE ALARMS TO COMPLY WITH CEC SECTIONS 907.2.16.1.2 FOR LOCATION 907.2.10.2 TO BE HARDWIRED WITH BATTERY BACKUP, 907.2.16.3 FOR INTERCONNECTION.
- CARBON MONOXIDE ALARM/DETECTORS MUST BE LISTED IN ACCORDANCE WITH EITHER UL 2034 OR UL 2075 AND APPROVED BY THE OFFICE OF THE STATE FIRE MARSHAL, CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2013 CEC SECTION 408.
- CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL.
- PROVIDE EVERY SMOKE DETECTOR(S) AND CARBON MONOXIDE ALARMS IN THE FOLLOWING LOCATIONS:
  - SMOKE DETECTORS SHALL BE PROVIDED IN ALL EXISTING AND NEW BEDROOMS.
  - CARBON MONOXIDE ALARM AND A SMOKE DETECTOR(S) SHALL BE PROVIDED AT AREA GIVING ACCESS TO ALL EXISTING AND NEW BEDROOMS.
  - AT LEAST ONE CARBON MONOXIDE ALARM AND A SMOKE DETECTOR SHALL BE PROVIDED ON THE FIRST FLOOR.

11. MAXIMUM RECEPTACLE SPACING FOR ABOVE KITCHEN COUNTER USE IS 2' O.C.

12. THE BEDROOM BRANCH CIRCUITS SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE BRANCH OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX OTHER THAN THE PANEL BOARD WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.

13. THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.

14. ALL OTHER INTERIOR ROOMS (HALLWAYS, LIVING DINING, BEDROOMS, ETC) SHALL NOT HARDWIRED LIGHTING SHALL BE FLUORESCENT OR OTHER HIGH EFFICIENCY LIGHTING FIXTURES, OR CONTROLLED BY A DIMMER OR CONTROLLED BY A MANUAL OR MOTION SENSOR.

15. THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.

16. COMBINATION TYPE ARC-FAULT INTERRUPTER(AFCI) SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DRIVING ROOMS, LIVING ROOMS, DINING ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS. SEE PLAN FOR LOCATIONS.

17. AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN THE BEDROOMS WITH BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE 20 AMPERE RECEPTACLE OUTLETS PER SECTION 210-12 (A) ARC-FAULT CIRCUIT INTERRUPTER REQUIREMENTS.

18. PROVIDE AT LEAST ONE OUTLET IN EACH BATHROOM. ALL OTHER LIGHTING IN BATHROOMS SHALL BE HIGH EFFICIENCY OR CONTROLLED BY VACANCY SENSORS, CALIFORNIA ENERGY CODE SEC. 1500.02.

19. ALL LIGHTING FIXTURES LOCATED IN SHOWER AREAS SHALL BE LISTED FOR WET LOCATIONS.

20. ALL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR AND SHALL BE EQUIPPED WITH AUTOMATIC TIMER AND/OR HUMIDISTAT.

21. ALL BATHROOM OUTLETS SHALL BE GFCI PROTECTED AND SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS.

22. OUTDOOR LIGHTING: ALL HIGH EFFICIENCY UNLESS LIGHTING IS CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTOCONTROL.

23. ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICIENCY, OR CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK.

24. NEW LIGHTING IN GARAGE SHALL BE BOTH HIGH EFFICIENCY AND CONTROLLED BY VACANCY SENSOR, CALIFORNIA ENERGY CODE SECTION 1500.04.

25. ALL OTHER ROOMS SHALL BE HIGH EFFICIENCY OR CONTROLLED BY A VACANCY SENSOR, DIMMER OR LIGHTING CONTROL SYSTEM CAPABLE OF PERFORMING THESE FUNCTIONS. CLOSETS GREATER THAN 10 SQ. FT. MUST BE CONTROLLED BY A VACANCY SENSOR. CLOSETS LESS THAN 10 SQ. FT. EXEMPT.

26. ALL LUMINAIRES ARE RECESSED INTO CEILINGS SHALL BE RATED FOR ZERO CLEARANCE INSULATION CONTACT (IC RATED). THE HOUSING OF THE LUMINAIRE SHALL BE INSULATED, AIRTIGHT CONSTRUCTION AND SEALED WITH GASKET OR GULFING BETWEEN THE CEILING AND THE HOUSING.

27. ALL (N) RECEPTACLES TO BE USED ARE TAMPER-PROOF RESISTANT IN ALL 120 VOLT, 15-20 AMPERE RECEPTACLES.

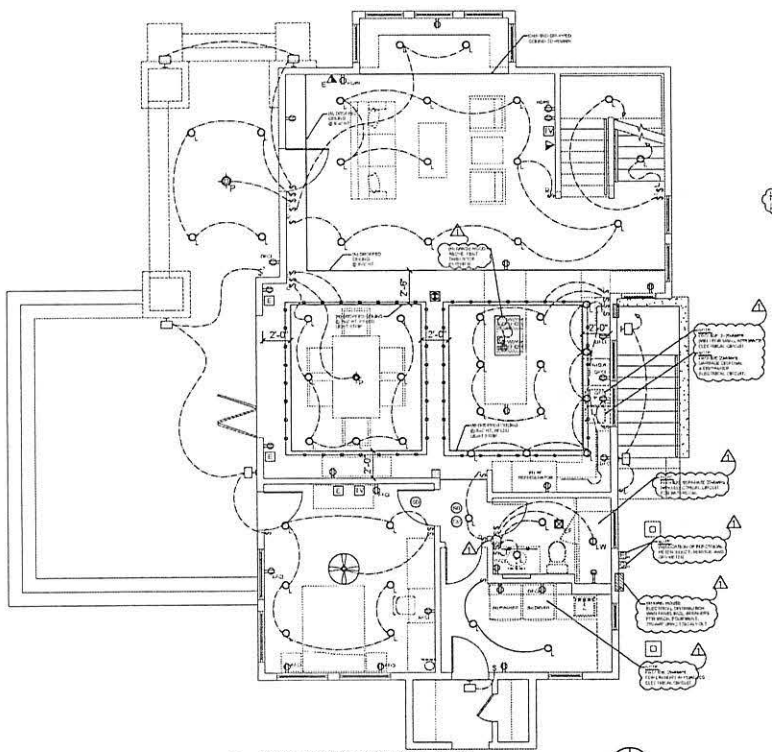
28. CONNECT ALL EXHAUST DUCTWORK TO EXISTING OR RUN HORIZONTALLY TO EXTERIOR 3 FT FROM PROPERTY LINE & EXTENDED INTO BUILDING.

29. REQUIRED UPON GROUNDING WITH NEW FOUNDATION.

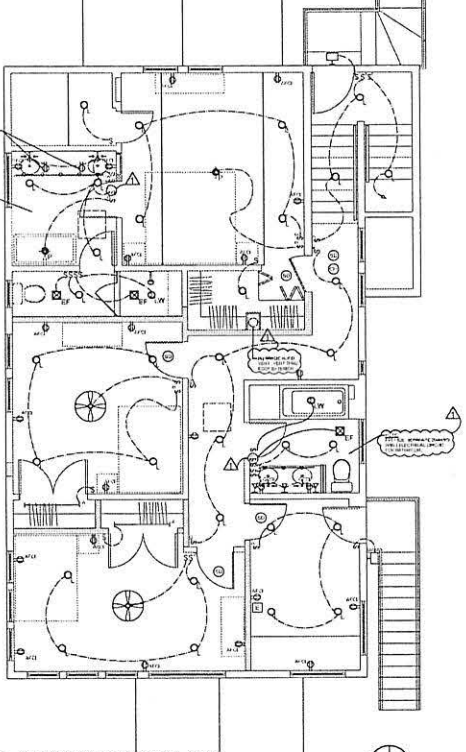
**ELECTRICAL SYMBOLS**

NOTE: ALL DEVICES LISTED BELOW MAY NOT OCCUR IN PROJECT.

- LED LINE VOLTAGE RECESSED CAN
- COMPACT FLUORESCENT
- <sub>W</sub> LED VAPOR PROOF RECESSED FIXTURE - UL LISTED
- ◆ DECORATIVE CEILING MOUNTED PENDANT FIXTURE
- ┌─┬─┬─┐ INTERIOR WALL SCONCE
- └─┬─┬─└─┐ EXTERIOR WALL SCONCE
- LINEAR FLUORESCENT
- ACTIVE CLOSET LIGHT
- UNDER-CABINET LED STRIP LIGHT
- LED TAPE FLEXIBLE STRIP LIGHT (T-24 ENERGY EFFICIENT)
- ⊙ CEILING FAN
- ⊙ EXHAUST FAN - VENTED TO EXTERIOR
- ⊙ DUPLEX RECEPTACLE
- ⊙ OUTLET: GROUND FAULT CIRCUIT INTERRUPTER
- ⊙ OUTLET: ARC FAULT CIRCUIT INTERRUPTER
- ⊙ HOM DUPLEX RECEPTACLE OUTLET
- ⊙ SWITCH
- ⊙ DIMMER SWITCH
- ⊙ 3-WAY SWITCH
- ⊙ 4-WAY SWITCH
- ⊙ SWITCH w/ OCCUPANCY TIMER
- ⊙ TELEVISION OUTLET
- ⊙ ELECTRICAL CIRCUIT
- ⊙ HARDWIRE SMOKE DETECTOR WITH BATTERY BACK-UP
- ⊙ CARBON MONOXIDE DETECTOR
- ⊙ PHONE / DATA OUTLET
- ⊙ PHONE / INTERNET OUTLET
- ⊙ THERMOSTAT
- ⊙ TV / AV OUTLET
- ⊙ ETHERNET OUTLET
- ⊙ GAS OUTLET
- ⊙ EXISTING ELECTRICAL PANEL
- ⊙ EXISTING ELECTRICAL METER
- ⊙ EXISTING GAS METER



1 LOWER FLOOR ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



2 UPPER FLOOR ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

REVISION	
REVISION	DATE

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Client: Reouk Residence  
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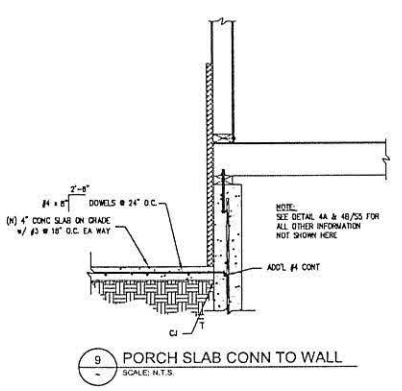
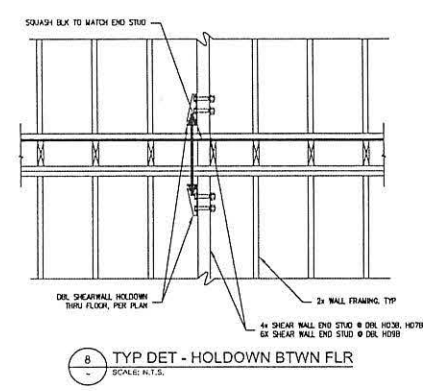
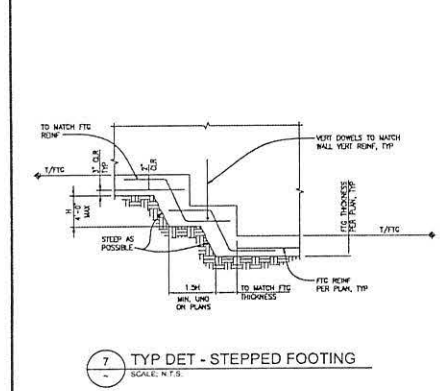
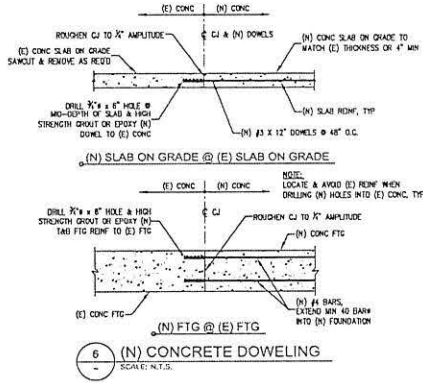
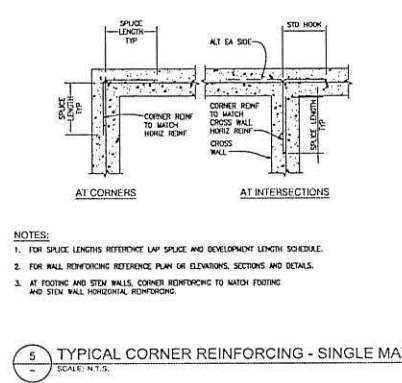
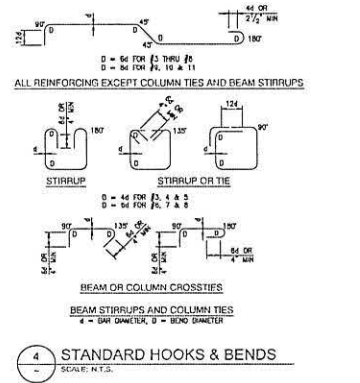
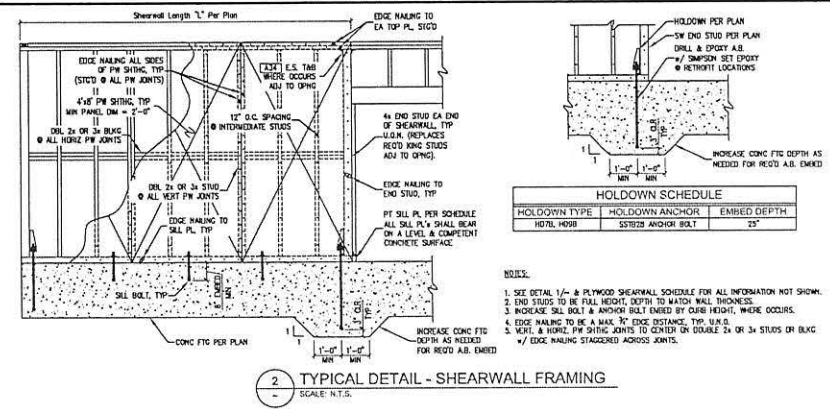
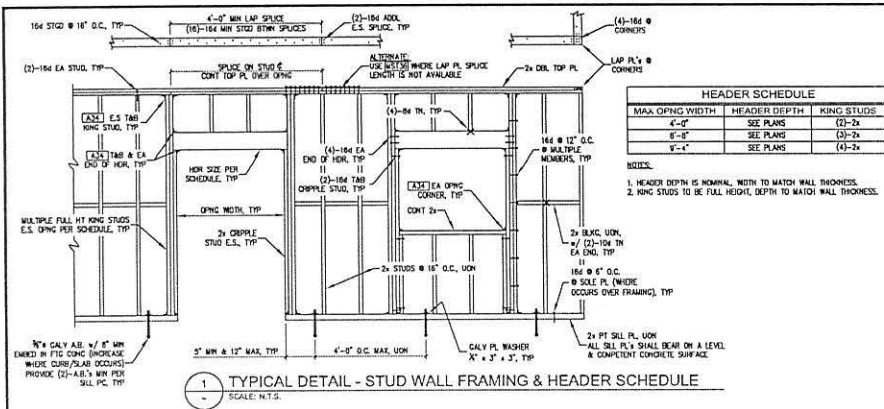
Lower Floor Electrical Plan & Upper Floor Electrical Plan  
**Reouk Residence**  
13665 Court Rd., Los Altos, CA 94024  
APN: 102-193-104

DATE	01.22.2016
SCALE	1/4" = 1'-0"
SHEET	

**E-1.2**







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 CIVIL  
 No. 50424  
 STATE OF CALIFORNIA

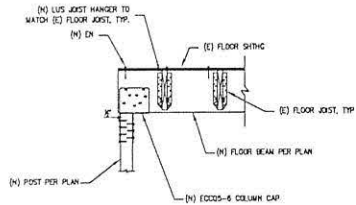
REVISIONS

NO.	DESCRIPTION	DATE	BY	CHK.

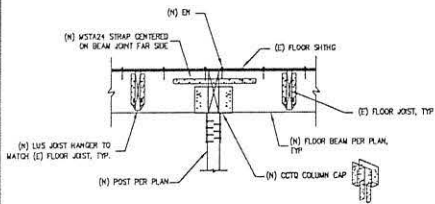
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 1365 GRANT ROAD  
 LOS ALTOS, CALIFORNIA 94024  
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 CHECKED BY: JPL  
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 SCALE: AS NOTED  
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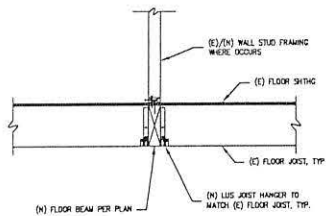
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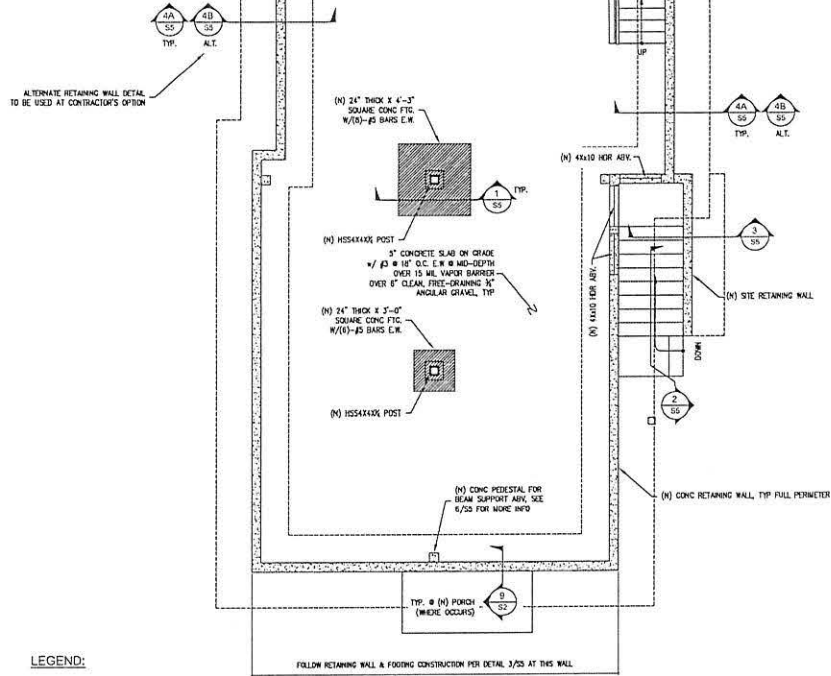
1 (N) POST/ BEAM CONNECTION  
 SCALE: 3/4" = 1'-0"



2 (N) POST/ BEAM CONNECTION  
 SCALE: 3/4" = 1'-0"



3 (N) FLOOR BEAM @ (E) FLOOR JOISTS  
 SCALE: N.T.S.



**LEGEND:**

- EXISTING WALLS TO REMAIN
- EXISTING BRICK FOUNDATION TO REMAIN
- EXISTING WALLS TO DEMOLISH
- NEW WALLS
- (E) DENOTES EXISTING
- (N) DENOTES NEW

A BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"

JOHN LANGLOTH, PE  
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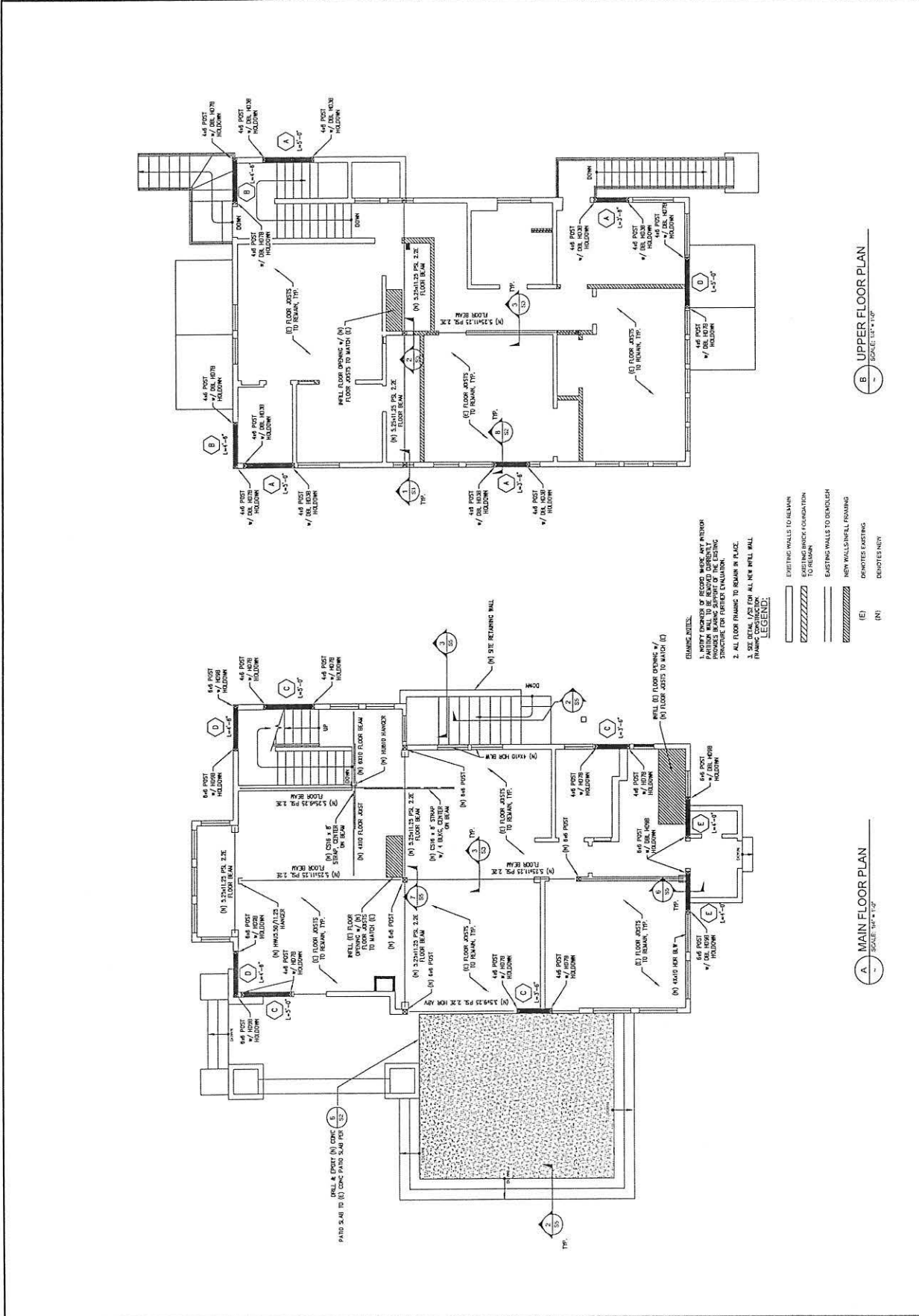
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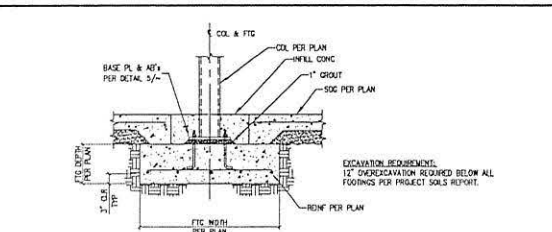
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 1365 GRANT ROAD  
 LOS ALTOS, CALIFORNIA 94024  
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DRAWN BY: JPL  
 CHECKED BY: JPL  
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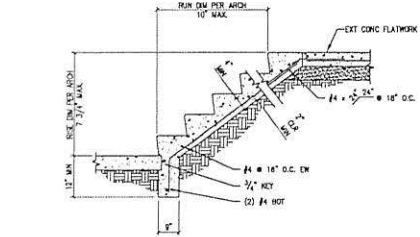


<p>ALL RIGHTS RESERVED                  ALL INFORMATION AND WRITING                  HEREIN IS THE PROPERTY OF                  AUTODESK, INC. AND IS TO BE                  USED ONLY IN CONNECTION WITH                  THE SOFTWARE PRODUCT OF                  AUTODESK, INC.</p>		<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY	CHK.						<p><b>MAIN &amp; UPPER FLOOR PLAN</b>                  REOUK RESIDENCE                  1365 GRANT ROAD                  LOS ALTOS, CALIFORNIA 94024</p>
REV.	DATE	DESCRIPTION	BY	CHK.									
<p>PROJECT: _____                  DRAWN BY: JPL                  CHECKED BY: SEE STAMP                  DATE: _____                  SCALE: AS NOTED</p>		<p>S4</p>											

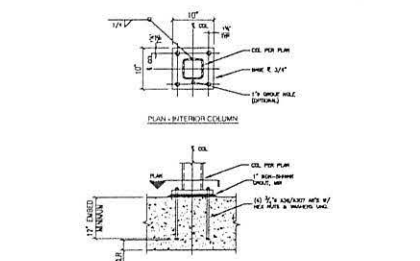




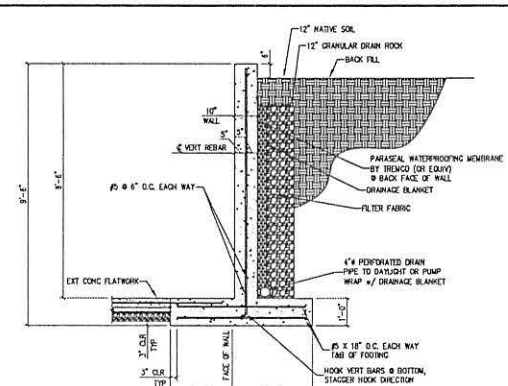
1 DET - INTERIOR SPREAD FTG @ STEEL COLUMN  
SCALE: N.T.S.



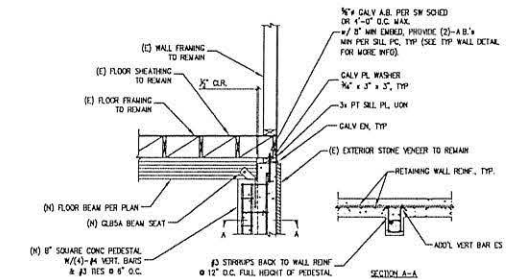
2 DET - STAIR ON GRADE  
SCALE: N.T.S.



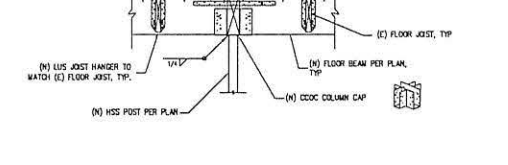
3 DET - SITE RETAINING WALL  
SCALE: N.T.S.



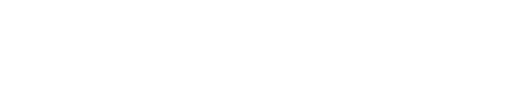
4A DET - RETAINING WALL & UNDERPINNING SECTION  
SCALE: N.T.S.



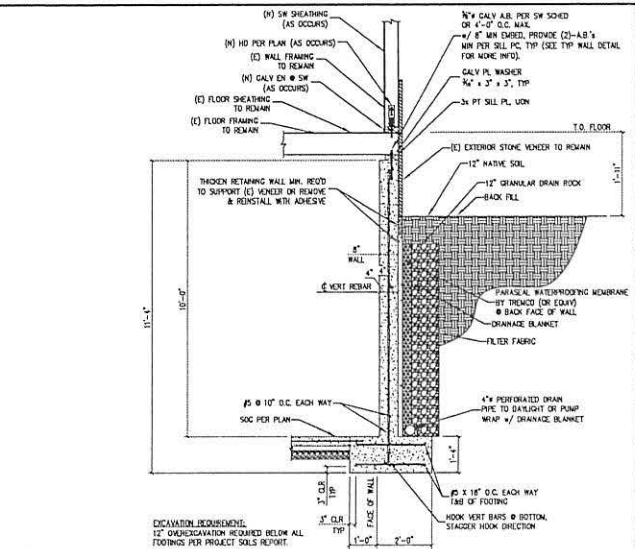
5 DET - RETAINING WALL & UNDERPINNING SECTION  
SCALE: N.T.S.



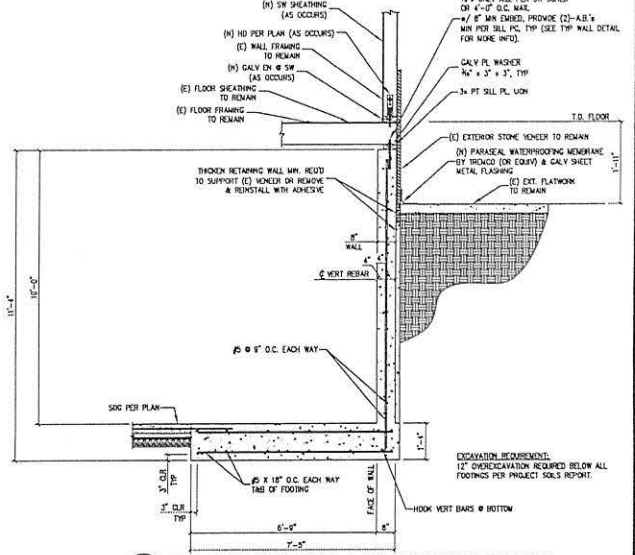
6 FLOOR BEAM SEAT TO BASEMENT WALL  
SCALE: N.T.S.



7 HSS POST TO FLOOR BEAM  
SCALE: N.T.S.



8 DET - RETAINING WALL & UNDERPINNING SECTION  
SCALE: N.T.S.



9 DET - RETAINING WALL & UNDERPINNING SECTION  
SCALE: N.T.S.

JOHN LANGLOTH  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
NO. 28424  
STATE OF CALIFORNIA

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHK.

PROJECT: REOUK RESIDENCE  
1365 GRANT ROAD  
LOS AL托S, CALIFORNIA 94024

DRAWING DESCRIPTION: STRUCTURAL DETAILS

DRAWN BY: JPL  
CHECKED BY: JPL  
DATE: SEE STAMP  
SCALE: AS NOTED

S5

ALL RIGHTS RESERVED  
2015

ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED  
CONSTITUTE THE CONTRACT  
JOHN LANGLOTH & CO., INC. IS NOT RESPONSIBLE FOR THE QUALITY OF THE INFORMATION PROVIDED OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE QUALITY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

#### **Appendix D: Consultant Qualifications**

Frederic Knapp has 29 years of experience in architecture and historic preservation. Registered to practice architecture in California and Arizona, he has worked in all phases of architectural practice, from pre-design and programming to post-occupancy and forensic investigation. Frederic Knapp meets the Secretary of the Interior's Professional Qualification Standards for Architecture and Historic Architecture. In addition to preparing architectural documents for preservation projects conforming to the Secretary of the Interior's Standards for the Treatment of Historic Resources, he has prepared feasibility studies, historic structure reports, National Register nominations, federal historic preservation tax credit applications, and evaluations under review processes such as NEPA, CEQA, Section 106 of the National Historic Preservation Act, and local preservation ordinances.

Ruchira Nageswaran is a registered architect in California with experience both in historic preservation and new construction. Since 1996, her professional experience has included project management, development of drawings from schematic design through construction documents, construction administration, building conditions surveys, written architectural assessments, sketches, and renderings. Ruchira Nageswaran meets the Secretary of the Interior's Professional Qualification Standards for Architecture and Historic Architecture. She has prepared various documents evaluating historic buildings as historic resources and to determine project conformance with the Secretary of the Interior's Standards for the Treatment of Historic Resources including federal historic preservation tax credit applications, evaluations for CEQA and Section 106 of the National Historic Preservation Act.





# ATTACHMENT E

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: Los Altos Historic Resource Inventory (October 2012) Historic Resource #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 Cupertino Date 2015 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, decimal degrees, etc., as appropriate)

Assessor's Parcel Number 197 19 104

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

The Craftsman style house at 1365 Grant Road is two stories over an excavated basement. It is constructed of wood framing on brick foundation walls and finished in unpainted decorative wood shingles with a brick and river rock base at the main west façade. The larger original lot of 192x218 feet was subdivided into three parcels in 1986. The 30x44 foot rectangular house is set back from Grant Road and is roughly centered at the east end of the reduced corner lot of 94x138 feet at Grant Road and Miravalle Avenue. The adjacent 34x24 foot garage, with shingles and eave details similar to the house, is close to and centered along the south property line. A concrete driveway extends north from the house to Miravalle Avenue and another extends west from the garage to Grant Road. Several alterations appear in the permit record and oral history. The exterior has been re-roofed and re-shingled in 1979, 1986, and 1988. The brick entry stair with decorative metal railings and door at the north end of the west façade were constructed in the late 1940s or 1950s possibly replacing a window. The small gable over this side entrance door was constructed in 1988. In 1992, a concrete plank stair with metal railings at the northeast corner of the house replaced a previous deteriorated stair. The second floor originally had an open terrace at the east end, which was enclosed in the 1940s. With its low pitch roof, rectangular massing, and ganged windows set close to the corners, the second story alteration is reminiscent of the International Style.

\*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: (view, date, accession #) View looking southeast from the corner of Grant Road and Miravalle Avenue. (6/30/2016)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both 1913; Santa Clara County Assessor Residential Unit Property Record

\*P7. Owner and Address:  
Daniil and Divya Reouk, 1365 Grant Road, Los Altos, CA 94024

\*P8. Recorded by: (Name, affiliation, and address) Ruchira Nageswaran, Knapp Architects, 5 Third Street, Suite 920, San Francisco, CA 94103

\*P9. Date Recorded: 7/21/2016

\*P10. Survey Type: (Describe) Intensive

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

Nageswaran, Ruchira. Historic Resource Evaluation: 1365 Grant Road, Los Altos, CA. San Francisco: Knapp Architects, 7/21/2016. Prepared for property owners Daniil and Divya Reouk.

\*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): \_\_\_\_\_

State of California  The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1365 Grant Road \*NRHP Status Code California Register 5S1  
 Page 2 of 2

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)  
 The house was constructed in 1913. Additions were constructed as follows: second story enclosure of terrace and brick stair/ doorway in 1940s or 1950s; re-shingling and reroofing in 1979; partial reroofing in 1986; detached garage constructed 1986; re-shingling of west façade and small gable at secondary entry at north end of west facade in 1988; replacement of exterior northeast stair in 1992.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 Detached garage.

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Architectural Style Area Los Altos  
 Period of Significance 1913 Property Type Residence Applicable Criteria California Register Criterion 3  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

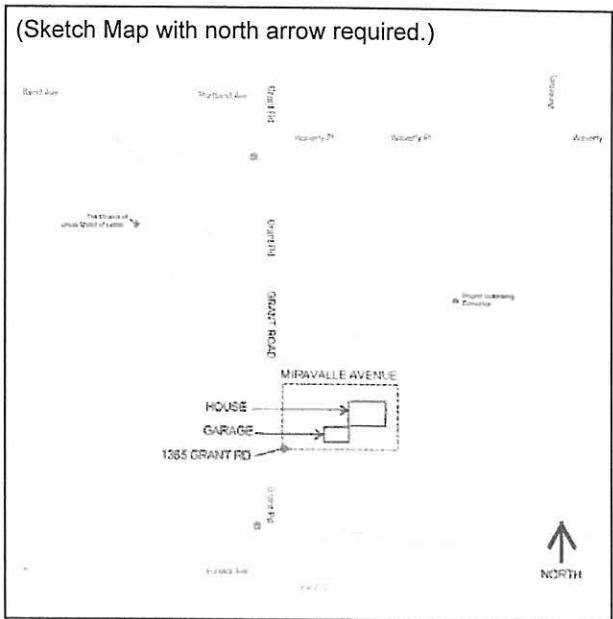
The property at 1365 Grant Road appears eligible to the California Register of Historical Resources under Criterion 3 for the design of the house, which exhibits notable exterior architectural features and methods of construction, which represent high artistic values. Specifically, the west end of the house reflects the Craftsman style of the early 20<sup>th</sup> century with its character-defining features, which correlate with details at the east side of the house, which has been altered. The period of significance is 1913, the original date of construction. The character-defining features of the west end of the house include the gable roof with projecting eaves with soffit boards, exposed purlins, rafters and eave boards; wood shingles with decorative profiles at windows, doors, and archways; brick sill course and river rock at the base; front-facing gable at Grant Road and cross gables at the north and south at the west end of the building; the entry porch facing both Grant Road and the rear south yard, although not highly visible today was visible within the larger original lot; rectangular projecting window bays at the west and north façades; remaining original wood windows and trim; and remaining original wood paneled door and trim at the main entry porch. Although the central chimney may have been more readily visible when the second story terrace and the original larger parcel existed, it is no longer highly visible and is considered a secondary feature in the overall composition. Although the original larger parcel, which would have exposed the south façade and its decorative porch to view, has been lost, the primary setback at the front yard facing Grant Road and the secondary setback at Miravalle Avenue are still considered significant. Although alterations have somewhat diminished aspects of integrity, overall, the house retains integrity to convey its historic significance as an example of the Craftsman style.

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

\*B12. References:  
 City of Los Altos Building Division. Building Permit Record Search for 1365 Grant Road.  
 Holt, Ronald (Grandson of original owner Oliver H. Holt and son of Donald M. Holt). Phone Correspondence with Ruchira Nageswaran, 6/30/2016 and 7/8/2016.  
 McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2006, p. 290, 454.  
 Santa Clara County Assessor. *Santa Clara County Residential Unit Property Record for 1365 Grant Road*, last dated 10/31/1995.  
 Google Maps, 2016. Website accessed 7/21/2016:  
<https://www.google.com/maps/@37.3586532,-122.0778573,18.85z>

B13. Remarks:  
 \*B14. Evaluator: Ruchira Nageswaran, Knapp Architects, 5 Third Street, Suite 920, San Francisco, CA 94103  
 \*Date of Evaluation: 7/21/2016

(This space reserved for official comments.)





# ATTACHMENT F

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

City of Los Altos  
1 North San Antonio Road  
Los Altos, CA 94022  
Attn: Community Development Director

RECORDING REQUESTED PURSUANT TO  
GOVERNMENT CODE SECTIONS 6103 and 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **DRAFT HISTORIC PROPERTY PRESERVATION AGREEMENT** **1365 Grant Road**

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between the CITY OF LOS ALTOS, a municipal corporation ("City") and DANIIL REOUK and DIVYA REOUK (collectively, "Owner").

### **RECITALS**

A. California Government Code section 50280, et seq. authorizes cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance and restoration of such historical property so to retain its characteristics as property of historical significance;

B. Owner holds fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 1365 GRANT ROAD, LOS ALTOS, CALIFORNIA (the "Historic Property"). A legal description of the Historic Property is attached hereto, marked as Exhibit "A" and is incorporated herein by this reference;

C. On \_\_\_\_\_, 2016, the City Council of the City of Los Altos ("City Council") adopted its Resolution No. \_\_\_\_\_ thereby declaring and designating the Historic Property as a Historical Landmark, pursuant to Chapter 12.44 of the City's Municipal Code. The Historic Property is a qualified historical property pursuant to California Government Code section 50280.1.

D. City and Owner, for their mutual benefit, now desire to enter into this agreement both to protect and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the Provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code.

## AGREEMENT

NOW THEREFORE, City and Owner, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. **Effective Date and Term of Agreement.** This Agreement shall be effective and commence on \_\_\_\_\_, 2016 (“Effective Date”) and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the Effective Date, such initial term will automatically be extended as provided in paragraph 2, below.

2. **Renewal.** On each anniversary of the Effective Date (hereinafter referred to as the “Renewal Date”), an additional one year term shall automatically be added to the term of this Agreement unless a notice of nonrenewal (“Notice of Nonrenewal”) is served as provided herein. If either Owner or City desires in any year not to renew this Agreement for an additional one year term, Owner or City shall serve a written Notice of Nonrenewal upon the other party in advance of the Renewal Date. Such Notice of Nonrenewal shall be effective if served by Owner upon City at least ninety (90) days prior to the Renewal Date, or if served by City upon Owner, such Notice of Nonrenewal shall be effective if served upon Owner at least sixty (60) days prior to the Renewal Date. If either City or Owner timely serves a Notice of Nonrenewal in any year, this Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal date of this Agreement, whichever may apply.

2.1 **Owner Protest of City Nonrenewal.** Within fifteen (15) days after receipt by Owner of a Notice of Nonrenewal from City, Owner may make and file a written protest of the Notice of Nonrenewal. Upon receipt of such protest the City Council shall set a hearing prior to the expiration of the Renewal Date of this Agreement. Owner may furnish the City Council with any information which the Owner deems relevant, and within ten (10) days after demand shall furnish the City Council with any information the City Council may require. The City Council may, at any time prior to the Renewal Date of this Agreement, but without obligation to do so, withdraw its Notice of Nonrenewal.

3. **Assessment of Valuation.** The parties acknowledge that Owner, in consideration for abiding by the terms of this Agreement, shall be entitled to apply for a reassessment evaluation of the Historic Property pursuant to the provisions of Sections 439 et. seq. of the California Revenue and Taxation Code. Owner acknowledges that tax relief afforded to the Owner pursuant to Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code may require negotiation with the Santa Clara County Assessor’s Office. All tax savings realized by Owner in connection with this Agreement shall be used to preserve, maintain, repair, restore and rehabilitate the Historic Property.

4. **Standards for Historical Property.** Owner shall preserve, repair and maintain the Historic Property and its Character Defining Features (defined below) as a qualified historic property, in no less than equal to the condition of the Historic Property

on the Effective Date. Owner shall, where necessary, restore and rehabilitate the property according to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation and Restoration, the State Historical Building Code, and the City's Historical Preservation Ordinance, as the same may be amended from time to time, and in accordance with the attached ten year schedule of home repair, maintenance and improvement measures prepared by Owner and approved by the City Council, attached hereto as Exhibit "B." Commencing on the fifth anniversary of the Effective Date, and continuing every five (5) years thereafter during the term of this Agreement, Owner shall submit to City an updated ten (10) year schedule of potential home repair, maintenance and improvement measures for the upcoming ten (10) year period, which schedule shall also document all repairs, maintenance, and improvements which have been completed since the Effective Date. Character Defining Features means all historic or other architecturally significant aspects of the Historic Property, including without limitation, the general architectural form, style, materials, design, scale, details, mass, roof line, porch, exterior vegetation and other aspects of the appearance of the exterior and interior of the Historic Property. The Secretary of Interior's Standards for Rehabilitation and Restoration currently in effect (attached hereto and marked as Exhibit "C") shall be incorporated herein by reference and constitute the minimum standards and conditions for the rehabilitation and restoration of the Historic Property. All standards referred to in this Section 4 shall apply to the Historic Property throughout the term of this Agreement. Owner shall not obstruct or obscure the public's ability to view the exterior of the Historic Property from the public right-of-way. Such prohibition shall include, without limitation, a prohibition against the placing of trees, bushes or fences in a location which substantially obscures or obstructs the view from the public right-of-way of the exterior of the Historic Property.

This provision shall not require the removal of any existing vegetation, trees, walls or fences that were in place at the time that this agreement went into effect. The historic property evaluation, which is filed with the Community Development Department, provides additional information about the existing vegetation, trees, walls and fences which are allowed to be maintained.

5. **Periodic Examinations.** Owner shall allow reasonable periodic examination, by prior appointment, of the exterior of the Historic Property by representatives of the Santa Clara County Assessor, State Department of Parks and Recreation, State Board of Equalization, and/or the City, as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement.

6. **Provision of Information of Compliance.** Within ten (10) days after request by City, Owner shall furnish City with any and all information requested by the City from time to time which City deems necessary or advisable to determine compliance with the terms and provisions of this Agreement.

7. **Cancellation.** City, following a duly noticed public hearing, as set forth in California Government Code Sections 50285, et seq., may cancel this Agreement if it determines that Owner breached any of the provisions of this Agreement or has allowed the Historic Property to deteriorate to the point that it no longer meets the standards for



a qualified historic property and such breach is not cured by Owner within thirty (30) days after City gives Owner notice that a breach has occurred. City may also cancel this Agreement if it determines that the Owner has failed to maintain, preserve, restore or rehabilitate the Historic Property in accordance with the terms of this Agreement and such breach is not cured by Owner within thirty (30) days after City gives Owner notice that a breach has occurred. If this Agreement is canceled because of failure of the Owner to maintain, preserve, restore and rehabilitate the Historic Property as specified above, the Owner shall pay a cancellation fee to the State Controller as set forth in Government Code Section 50286 as the same may be amended or replaced from time to time.

8. **Destruction.** Notwithstanding any provision of this Agreement to the contrary, the Owner may cancel this Agreement without payment of the cancellation fee set forth in Section 7, if the existing single-family residence (the "Structure") on the Historic Property is damaged by fire, earthquake, or other Act of God or accidental cause to the extent (1) the then fair market value of said Structure is reduced by fifty-one percent (51%) or more; or (2) fifty-one percent (51%) or more of said Structure's floor area is destroyed or irreparably damaged; or (3) fifty-one percent (51%) or more of the Structure's Character Defining Features are destroyed or irreparably damaged; or (4) that the cost to the Owner (less any insurance proceeds payable in connection with such damage) to restore the Structure to its prior condition would exceed Ten Thousand Dollars (\$10,000). If the Owner desires to cancel this Agreement under this Section 8, written notice shall be given to the City within ninety (90) days after such damage or destruction occurs.

If the Owner desires to cancel this Agreement due to the circumstances outlined in this Section 8, either party may request a hearing before the City Council to determine (a) the extent of diminution of value, (b) the extent of the damage or destruction to the floor area of the Structure, and/or (c) extent of damage or destruction to the Character Defining Features of the Structure. The City Council may refer any matter relating to (c) to the City's Historical Commission for its findings and recommendations.

If Owner does not cancel this Agreement pursuant to this Section within ninety (90) days after damage or destruction occurs, or the damage or destruction does not exceed the thresholds set forth in the first paragraph of this Section, Owner shall have a reasonable time, not to exceed four (4) months, in which to restore the structure to not less than the condition existing prior to such damage or destruction.

9. **Enforcement of Agreement.** City may specifically enforce, or enjoin the breach of, the terms of this Agreement, if Owner fails to cure any default under this Agreement within thirty (30) days after City gives Owner notice that Owner has breached any of Owner's obligations under this Agreement. If Owner's breach is not corrected to the reasonable satisfaction of the City within thirty (30) days after the notice of breach is given to Owner, then City may, without further notice, declare a default under the terms of this Agreement and bring any action necessary to specifically enforce the obligations of Owner or enjoin any breach under this Agreement, including, but not limited to, bringing an action for injunctive relief against the Owner or such other relief as City may deem appropriate.

City does not waive any claim of default by Owner if City does not enforce or cancel this Agreement upon a default by Owner. All other remedies at law or in equity which are not otherwise provided for in this Agreement shall be available to the City to pursue if there is a default of this Agreement by Owner. No waiver by City or any breach or default under this Agreement by Owner shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

10. **Binding Effect of Agreement; Covenants Running With the Land.** The Owner hereby subjects the Historic Property to the covenants, reservations and restrictions as set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Historic Property. Each and every contract, deed or other instrument hereinafter executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument. City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that the value of the Owner's legal interest in the Historic Property may be affected thereby. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

11. **Sale or Transfer of Ownership.** Prior to the sale or transfer of ownership of the Historic Property, the Owner is bound by this Agreement to provide a report to the City which outlines how all tax savings realized by Owner in connection with this Agreement were used to preserve, maintain, repair, restore and rehabilitate the Historic Property. The City shall review and approve the report administratively within twenty-one (21) days. If the City takes no action within that time, the report is deemed adequate.

12. **Cost Reimbursement.** Owner shall, within ten (10) days after demand, reimburse City for all reasonable legal fees and costs and all staff time and costs incurred by City in connection with the preparation and review of this Agreement and the administration of the Agreement during the term of this Agreement.

13. **Notice.** Any notice required to be given by the terms of this Agreement shall be in writing and sent by personal delivery or by United States registered or certified mail, postage prepaid, return receipt requested, addressed as set forth in this Section 13 below at any other address as may be later specified by the parties hereto by notice given in the manner required by this Section 13.

To City:  
City of Los Altos  
Attn: Historical Commission Liaison  
One North San Antonio Road  
Los Altos, CA 94022

To Owner:  
Daniil and Divya Reouk  
1365 Grant Road  
Los Altos, CA 94024

Mailed notices shall be deemed delivered three (3) days after the date of posting by the United States Post Office.

14. **Notice to Office of Historic Preservation.** Owner shall provide written notice of this Agreement and shall provide a copy of this Agreement to the Office of Historic Preservation to the Department of Parks and Recreation of the State of California within six (6) months following the Effective Date.

15. **Effect of Agreement.** None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto or any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause the parties to be considered joint ventures or members of any joint enterprise.

16. **Indemnity of City.** Owner shall protect, defend, indemnify, and hold City and its elected officials, officers, agents and employees harmless from liability for claims, losses, proceedings, damages, causes of action, liabilities, costs or expense, including reasonable attorneys' fees, which may arise directly or indirectly from the negligence, willful misconduct or breach of this Agreement by Owner or Owner's contractors, subcontractors, agents, employees or other persons acting on Owner's behalf in connection with the Historic Property, or which arise directly or indirectly in connection with Owner's activities in connection with the Historic Property. This Section 16 applies, without limitation, to all damages and claims for damages suffered, or alleged to have been suffered regardless of whether or not the City prepared, supplied or approved any plans, specifications or other documents for the Historic Property.

17. **Binding Upon Successors.** All of the agreements, rights, covenants, reservations and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties named herein, their heirs, successors, legal representatives, and assigns and all persons acquiring any part or portion of the Historic Property, whether voluntarily or involuntarily, by operation of law or in any manner whatsoever.

18. **Legal Costs.** If legal proceedings are brought by Owner or City to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorneys' fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

19. **Severability.** If any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.



20. **Governing Law.** This Agreement shall be construed and governed in accordance with the laws of the State of California.

21. **Recordation.** No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the Office of the County Recorder of the County of Santa Clara, California.

22. **Amendments.** This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by all of the parties hereto.

23. **Captions.** Section headings and captions of this Agreement are for convenience of reference only and shall not be considered in the interpretation of any of the provisions of this Agreement.

WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first above written.

**OWNERS:**

By: \_\_\_\_\_  
Daniil Reouk

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Divya Reouk

Dated: \_\_\_\_\_

**CITY OF LOS ALTOS:**

By: \_\_\_\_\_  
Christopher Jordan, City Manager

Dated: \_\_\_\_\_

Attest:

By: \_\_\_\_\_  
Jon Maginot, City Clerk

Dated: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_  
Jolie Houston, City Attorney

Dated: \_\_\_\_\_

**EXHIBIT "A"**

Property Legal Description

A.P.N.: 197-19-104

Real property in the City of Los Altos, County of Santa Clara, State of California, described as follows:

PARCEL 2, AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD ON SEPTEMBER 19, 1986, IN BOOK 565 OF MAPS, PAGE 11, RECORDS OF SANTA CLARA COUNTY.

**EXHIBIT "B"**

**SCHEDULE OF IMPROVEMENTS**  
October 2016 – October 2026

<b>Item</b>	<b>Description</b>	<b>Cost</b>
Building Feature: Wood Shingle  Projected completion year: 2016-2017	Replace damaged wood shingle, clean and re-stain existing wood shingle on South and West sides of the house, replace all wood shingle on North and East sides of the house	\$17,000
Building Feature: Wood Shingle  Projected completion year: 2026	Continue maintenance of existing wood shingle on the house, replace all wood shingle on South and West sides of the house	\$15,000
Building Feature: Windows at 2 <sup>nd</sup> level elevation not facing Grant Road or Miravalle Avenue  Projected completion year: 2016-2017	Replace existing windows at second level that are not facing Grant Road or Miravalle Avenue with matching style wood windows	\$17,500
Building Feature: Foundation  Projected completion year: 2016-2017	Existing brick foundation is not adequate and has cracks / water damage. A new concrete foundation will be built in accordance with existing building code that will protect the house in case of earthquake	\$120,000
Building Feature: Roof  Projected completion year: 2016-2026	Periodic cleaning of leaves and other debris from the gutters of the home	\$2,500
Building Feature: Original Windows and Doors  Projected completion year: 2016-2026	Work to include replacement or repair of any of the original windows and/or door on the exterior of the home. Maintenance work is to cover all parts, hardware, and other similar components that are necessary for the continued operation and function of each	\$1,500
<b>Total estimated costs</b>		<b>\$173,500</b>



## EXHIBIT "C"

### SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND RESTORATION

#### Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

## Restoration:

1. A property will be used as it was historically or be given a new use that interprets the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alterations of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.