

DESIGN REVIEW AND HISTORIC ASSESSMENT

LAWRENCE / JOHNSON RESIDENCE

**2067 ALAMEDA DIABLO.
DIABLO, CA**



Prepared by

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INTRODUCTION: MT DIABLO PARK CLUB

This Design Review and Historic Assessment Report was prepared for Scott Lawrence and Kent Johnson, owners of the residence located at 2067 Alameda Diablo in Diablo, California. Valerie Nagel, Architect was retained to prepare this report evaluating the proposed project designed by Fairchild Broms Design, dated 7-21-2016. The Report describes and analyzes the architect's proposed design and demonstrates compliance with "The Secretary of the Interior's Standards for Rehabilitation". The purpose of this assessment of impacts is to determine whether or not the proposed project will cause a substantial adverse change on an identified historical resource. A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (PRC 21084.1). For purposes of the California Environmental Quality Act (CEQA), a significant historic resource is a resource listed in or considered eligible for listing in, the California Register of Historical Resources. The house at 2067 Alameda Diablo has been previously identified as a contributor to the Diablo Historic District. The Contra Costa County Board of Supervisors designated this district in 2002, identifying 61 buildings and sites contributing to the historic district.

The report is divided into eight sections. 1) The Project Description describes the proposed project. 2) Research includes a list of resources. 3) History of Diablo is a brief discussion of the history of Diablo in relationship to this property. 4) Property History describes history of the property. 5) Historic Resource analyzes eligibility of the property as a historic resource. It also describes the property architecturally and the physical relationship of the property to its surroundings. 6) Compliance Requirements discusses requirements set forth in CEQA and the California Register. 8) The last section of the report, Design Review is a discussion of the architect's proposed design and review as it complies with "The Secretary of the Interior's Standards for Rehabilitation".

This document is an overview and not intended to be an exhaustive inventory. Its purpose is to provide information for Contra Costa County and guidance to the project design team and owner.

PROJECT DESCRIPTION

This 2,383 square foot two story residence on a 13,000 square foot lot was built in 1925 as per the Contra Costa County Assessor's Office. It was built in the English Tudor Style and will continue its existing residential use. The existing residence is hand troweled plaster with decorative half timbering, decorative wood shutters and a wood shingle gable roof with multiple intersecting gables. The new addition is proposed by the existing owners and their architect. Design Documents prepared

by Fairchild Broms Design, dated 7-21-2016 for the Lawrence / Johnson residence were reviewed for purposes of this report. This project was redesigned from the previous architectural documents prepared by Peter Harmon, dated March 2016. The earlier project adversely impacted the historic resource by adding a sun room and a large gable roof to the front of the residence, completely altering its appearance and scale. The project was redesigned to avoid adversely impacting the historic resource by complying with "The Secretary of Interior Standards for Rehabilitation". In addition, the design documents prepared by Douglas A McQuillan for the Lai family dated September 1992 were also reviewed for purposes of building history.

This project proposes to add an additional 662 square feet to the existing 2,523 square foot residence. The project includes a rear addition to increase the size and usability of the kitchen / family room on the ground floor, and add an additional bedroom / bath on the second floor with a larger master bath and closet. It also includes a small second story addition with a gable roof above the garage to solve existing drainage problems. The front second story gable will be slightly modified to increase the existing front bedroom and stair to a code required configuration and size. The majority of the addition will be added to the rear of the residence and will not be visible from the street. Modifications to the front elevation are minimal to avoid adversely impacting the street front and historic district. All new materials will match existing. These materials consist of hand troweled plaster, double hung and casement wood windows, wood shutters, half-timbered decorative detailing and wood shingle roof.

RESEARCH

Research was conducted through Contra Costa County Planning Department Office and website, Contra Costa County Tax Assessor and Recorder's offices. Diablo Historical Society, Contra Costa Historical Society, and the Contra Costa Library were all consulted for pertinent information. Permits were reviewed at Contra Costa County Assessors Office, Building Department and a record search through the State of California was reviewed. Diablo Historic District Designation Report dated November 2002 was also reviewed. In addition, research was conducted online with Ancestry.com and Save Mount Diablo. Three books on history of Diablo were reviewed for historic reference. These books are *From Country Estate to Country Club*, *The History of Diablo Country Club* by David Alan Mackesey with Linda Parker Hamilton; *In Old Diablo, A Social History* by Arnold Blackmur and *Diablo Legacy, Recollections and Reflections 1912 – Present* by James C Stone. Two books and an article regarding architectural styles were also reviewed. These books are *American Houses (A Field Guide to the Architecture of the Home)* by Gerald Foster and *The Abrams Guide to American House Styles* by William Morgan. The article was written by David Gebhard in *The Journal of the Society of Architectural Historians*, Vol. 26, No. 2. (May, 1967), pp.131 – 147.

HISTORY OF DIABLO

William Cameron, developer purchased the Green and Sycamore Valleys in 1873. He was responsible along with Joseph Hall and other investors for building the first toll road from the south to the top of Mount Diablo in 1874. A 16 room hotel was built a mile below the summit of Mt Diablo at the intersection of the two toll roads from south and north. This Hotel was very popular with hundreds of people visiting each year through the 1880's, however it was abandoned in 1895 and burned in 1901. The Central Pacific Railroad owned by the Big Four (Leland Stanford, Mark Hopkins, Charles Crocker and Collis Huntington) purchased the property today known as Diablo from William Cameron in 1874. Their associate David Colton was Manager of this property "Railroad Ranch" (Colton Ranch), later becoming sole owner.

The Colton Ranch was located in the hills at the south entry to Mount Diablo. Colton Ranch was well known throughout the country for its championship thoroughbred trotting and race horses. The original ranch house still remains. Mr. Colton died in 1878 leaving the ranch to his youngest daughter Carrie and her future husband wealthy miner Dan Cook. In 1881 they built a clubhouse for guests which is still part of the Diablo Country Club. They lived on the ranch until 1882 when Dan Cook died from tuberculosis from his mining years. His brother Seth continued the ranch until his death in 1889. At that time the ranch was willed to his niece Louise Cook Arner Boyd and husband John Boyd, Dan Cooks Bodie mine partner. The Boyd family renamed the ranch Oakwood Park Farm and added on to the original ranch house in the Italianate style (existing residence at 1925 Alameda Diablo). They had three children Seth 1884, John 1886 and Louise 1887. Both sons died from rheumatic fever as teenagers.

Local developer Robert Noble Burgess purchased the 10,000 acre ranch from Mrs. Boyd in 1912 to develop an exclusive residential park incorporating a recreational country club. He had a short association with developers Breed, Bancroft and Emmons, which did not work out. Mr. Burgess increased the size of the property to include the summit of Mt. Diablo. He also had a short association with Mr. Randolph Hearst who agreed to advertise the development in his newspapers and initially intended on purchasing the summit if Burgess would improve the road to the top providing access to a proposed destination hotel (never built). Mr. Boyd was able to convince the Oakland, Antioch and Eastern Railroad to continue a branch line (San Ramon Valley Railroad) to Diablo. The train began operating in 1914 making the Diablo community accessible to the Bay area residents.

The Mount Diablo Park Club was opened in 1914 becoming a popular private country club incorporating the old Cook Mansion as the clubs Inn and the former Billiard Hall as the Clubhouse. Mount Diablo Estate Park Subdivision was filed on May 6, 1916 and the grand opening was held on May 14 with great success initially selling \$40,000 worth of lots. Most of the early residences were built as summer

homes. The development of the country club amenities continued with the golf course, reservoir / lake, large carriage barn held the post office, the Red Horse Tavern and a new chalet housing 14 apartments, tennis courts and a horse stable. Most of the Country Club members were from San Francisco, Oakland, Berkeley and Piedmont. The golf course was designed by Jack Neville who later designed the famous Pebble Beach golf course.

During World War I, Robert Burgess went bankrupt disrupting many of his plans for the adjacent areas and forcing him to move from his Diablo home at 1817 Calle Arroyo. The individual club members began running the country club renaming it Mount Diablo Country Club. In 1928 the club had 400 members. During the Depression the club membership fell considerably eventually closing during World War II to house telephone operators from Camp Parks. In 1948 Larry Curtola revitalized the club by adding a large ballroom. Today the community includes over 400 homes and 115 acres of golf course and club area.

PROPERTY HISTORY

The subject property at 2067 Alameda Diablo (lot #315) was purchased from the Diablo Country Club on April 16, 1925. The residence was built in 1925 as per the Assessor's office. The residence appears to have been altered several times. These alterations include garage remodeled as a kitchen, new carport addition ultimately remodeled as a garage, multiple interior remodels including a potential sleeping porch incorporated as interior space. The master closet and bathroom appear to have been remodeled in the 1980's. The most recent addition includes a bathroom and closet expansion for the ground floor front bedroom and change in roof line at the front entry in the early 1990's. These alterations were completed prior to the residences determination as a contributor to the Diablo Historic District in 2002. These alterations, although extensive retain the overall character of the property in context of its contribution to the historic district.

The initial owners, George C. Browne and Morgenia Browne were early members of the Diablo Country Club and residents of Diablo. They are listed as members in the *Mount Diablon* January 15, 1917 edition, "*In Old Diablo A Social History*" pg.21. They were also included in a 1923 list of Members Owning Homes at Diablo. "*Diablo Legacy, Recollections and Reflections 1912 – Present*" pg. 32. On August 7, 1920 (potentially earlier) the Browne's purchased property located at 2146 Alameda Diablo from The Diablo Country Club. The summer residence built on this property became known as "Oakside", and is no longer extant, "*In Old Diablo A Social History*" pg.19. It appears that this original property may have consisted of lots 217, 218 and 219. The current residence at 2146 Alameda Diablo consists of lots 219, 220 and 221.

The Browne's purchased several additional adjacent lots including the subject property on the opposite side of Alameda Diablo from their "Oaksides" residence in 1925 and 1927. These lots consisted of lots 312, 313, 314, 315 and 316. There were two houses built in 1925 on these combined lots, the house at 2070 Casa Nuestra is a Spanish style house and appears to have been the larger house. The Tudor style house referred to as "Green Gates" at 2067 Alameda Diablo (currently portion of lot #315) may have initially been a guest house or perhaps intended for a caretaker. Many of the homes at Diablo were initially summer residences. It is unclear if these residences were built to sell, as guest houses or for the Browne's themselves.

According to the 1920 US Federal Census, George C Browne was born about 1864 in Canada and immigrated to the United States in 1885. His address was listed as 621 Boulevard Way, Oakland and his occupation was described as manager of a manufacturing Co. He had two children Helen D. Browne 20 and Paul M. Browne 17. His wife, Morgenia Maynard Browne was born in Massachusetts on April 12, 1868 and died on May 6, 1948 in San Francisco. George C. Browne died August 9, 1937 leaving all of his property to his wife. Two adult children are referred to in the will; Helen Browne Spence of Alameda and Paul Maynard Browne of Darien Connecticut.

In 1941 Morgenia Browne went into a joint tenancy agreement with Harry Thornally and Paula L Thornally (Gladys Pauline Leach). At this time Lot #315 was divided with the subject property and residence at 2067 Alameda Diablo retaining only a small portion of the property from the street to the stream. Paula Thornally was born Feb. 16 1910 in Chicago Illinois and died Jan. 13 2004. She married Harry Wimble Thornally on January of 1936 in Oakland Ca. Harry was born in California on April 21 1908, died June 7, 1944. Mr. Thornally was the Editor of the University of California Pelican in 1931. The Thornally's are listed in the Diablo Country Club roster with their main address as Diablo, "*Diablo Legacy, Recollections and Reflections 1912 – Present*" pg.57

The Thornally's sold the property to Jack L. and Jessie Sichel on August 4, 1943. In the 1940 US census Jack Sichel was listed as a salesman and a California native and resident of Oakland Ca. He lived at 2529 9th Ave. with his wife Jessie and son Donald. Jack was born in about 1898 in California.

Two years later, on December 29, 1945 the Sichel's sold the property to Charles A. and Nelle Butler, who remained there for 23 years. Charles Andrew Butler was born in Missouri and served in both WW1 and WW2 ending his career as a Lieutenant Colonel. In the 1930 US census Charles Butler 41 was a salesman living in Pocatello Idaho with wife Nelle 39 and sons C Phillip 13 and Donald 10. Colonel Butler was born September 24, 1888 and passed away on March 25, 1961. The devil stamp used on all of Colonel Butler's correspondence was given to Postmaster Betty Johanson. The postmaster incorporated the design in the 75th

Anniversary Commemorative postmark. *"Diablo Legacy, Recollections and Reflections 1912 – Present"* pg.190.

After his death, Nelle Butler sold the property to Samuel E. and Jane E. Statler on February 29, 1968. Samuel Statler was born in 1934. Jane E. Barlow Statler was born August 7, 1936 in Oregon. The Statler's were married August 20, 1960 in Oregon and divorced January 1976. Jane passed away in 1995.

The Statler's sold the property to Thomas R. and Evelyn Jackson on November 22, 1974. Evelyn Jackson served as an editor for the Diablo Country Club's newsletter, "Inferno". *"Diablo Legacy, Recollections and Reflections 1912 – Present"* pg.117.

Subsequent owners include Terry C. and Diane L. Whitney 1982 to 1987, Ravi and Rocki Lai 1987 to 2008, Carl and Jan Cox 2008 to 2014. In 1992, the Lai family added an addition to the residence. This addition on the west side of the residence added to the existing bedroom's bathroom and closet. It also modified the front entry elevation and roofline by adding a sloping gable roof above the front door. The existing roof was flat with a crenelated castle appearance. There was a rear addition proposed which was never built. This alteration, although extensive retains the overall character of the property in context of its contribution to the historic district. The existing carport was later enclosed to create a garage.

The current owners replaced several windows that had extensive damage due to termites. The windows were replaced to exactly match the original using single pane laminated glass, original muntin and mullion dimensions and original hardware. This necessary replacement is in compliance with "The Secretary of Interior Standards for Rehabilitation".

Ownership

Morgenia and Charles C. Browne purchased several lots throughout the 1920's
(Period of Significance: 1912 to 1929)

- Portions of Lot # 218, 219, 217 – 2146 Alameda Diablo, "Oaksides"– Aug 7, 1920 Contra Costa County Deed Book 367 page 441 (2146 Alameda Diablo is currently lots 219, 220 and 221)
- Lot # 314 – 2083 Alameda Diablo - Sept. 5, 1923 purchased from Eloise and Chas Forman Jr. (house built 2007), Contra Costa County Deed Book 449 page 469
- **Lot # 315 – portion of this lot is 2067 Alameda Diablo** - purchased from Mt Diablo Country Club April 16, 1925, (house built 1925), Contra Costa County Deed Book 484 page 484
- Lot #313 and #316 – 2070 Casa Nuestra - (purchased w/ # 315 from Mt. Diablo Country Club April 16, 1925, (house built 1925), Contra Costa County Deed Book 484 page 484
- Lot # 312 (Portion of) – 2078 Casa Nuestra purchased from Mt. Diablo Country Club June 25, 1927, (house built 2006) Contra Costa County Deed Book 89 page 359

- George C Browne died Aug 9, 1937; left everything to wife Morgenia, adult daughter Helen Browne Spence (Alameda) and adult son Paul Maynard Browne (Connecticut), Contra Costa County Deed Book 447 page 284
- Joint tenancy portion of lot #315, July 24 1941, Morgenia Browne with Harry and Paula L Thornally portion of lot #315, Contra Costa County Deed Book 591 page 499
- August 4 1943; Harry and Paula L. Thornally grant to Jack L. and Jessie Sichel portion of Lot #315, Contra Costa County Deed Book 744 page 109
- December 29, 1945; Jack L. and Jessie Sichel grant to Charles A. and Nelle F. Butler, portion of Lot #315, Contra Costa County Deed Book 868 page 149
- February 29, 1968; Nelle P. Butler widow grant to Samuel E. and Jane E. Statler, portion of Lot #315, Contra Costa County Deed Book 05572 page 436
- November 22, 1974; Samuel E. and Jane E. Statler grant to Thomas R and Evelyn Jackson, portion of Lot #315, Contra Costa County Deed Book 07383 page 035
- October 6, 1982; Thomas R. and Evelyn Jackson grant to Terry C. and Diane L. Whitney, portion of Lot #315, Contra Costa County Deed Book 10981 page 416 document 82147629
- April 20, 1987; Terry C. and Diane L. Whitney grant to Ravi and Rocki Lai (Tenir LLC Trust), portion of Lot #315
- February 12, 2008; Ravi and Rocki Lai (Tenir LLC Trust) grant to Carl and Jan Cox (CJC Trust), portion of Lot #315
- July 25, 2014: Carl and Jan Cox (CJC Trust) grant to David Scott Lawrence and Kent James Johnson, portion of Lot #315

HISTORIC RESOURCE

The Diablo Historic District was approved on December 3, 2002 by Contra Costa County Board of Supervisors. This District consisted of 61 structures, the clubhouse, Golf Course, Chalet, Red Horse Apartments and 57 homes. It appears that a few of these homes are no longer extant. 2067 Alameda Diablo is listed as a contributor to the Diablo Historic District. According to the District's Designation Report, the Diablo Historic District possesses local significance in several areas including Community Planning and Development, Architecture and Recreation. The district meets California Register of Historical Resources criterion 1 and 3 and its Period of Significance is from 1912 to 1929. Criteria (1) "It is 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." Criteria (3) "It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;" It was also determined that the district retains its location, design, setting materials workmanship, feeling and association.

The California Register of Historical Resources Title 14, Division 3, Chapter 11.5 Section 4852 identifies Types of Historical Resources and Criteria for Listing in the California Register of Historical Resources. Subcategory (b) identifies criteria for evaluating the significance of a historic resource. An historic resource must be significant at the local, state, or national level under one or more of the following criteria. (1) It is 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; (2) It is associated with the lives of persons important to local, California, or national history; (3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or (4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.” In addition, the integrity of the resource needs to be evaluated. Integrity is evaluated with regard to the retention of location, design, setting materials workmanship, feeling and association.



Street – south elevation

Residence

The Lawrence / Johnson Residence located at 2067 Alameda Diablo is a contributor to the Diablo Historic District. The subject property is an example of an English Tudor style home with its rectangular two story configuration and steeply sloped wood shingle roof with intersecting gables. Other qualities of this style include: hand troweled plaster, decorative half timbering, decorative wood shutters wood casement and double hung windows and decorative dove cove windows.

Although the residence has undergone several alterations, some very early in its history. These alterations retain the overall character of the property in context of its contribution to the historic district. The building retains much of its integrity. Specifically, we can see that the building retains its location, design, setting, materials, workmanship, feeling and association.



South-east corner @ street



Second floor bedroom gable @ street

COMPLIANCE REQUIREMENTS

Under the California Environmental Quality Act, Section 21084.1 Historical Resources Guidelines, "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources".

For purposes of CEQA a project which "follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource." "The Secretary of the Interior's Standards for Rehabilitation" was developed to guide work on historic buildings and as a standard for evaluation. The intent is preservation of a property's significance through the retention of historic materials and features. An important step in this process is the identification of a property's defining architectural elements or "character defining features". Character defining features are those physical characteristics that convey its historic significance.

Below is a list of "character defining features" of the Lawrence / Johnson Residence: It is assumed that these features are limited predominantly to the street facing elevation and the decorative interior spaces including the living room, dining room and den.

The residence appears to have been altered several times. These alterations include original garage remodeled as a kitchen, new carport addition ultimately remodeled as a garage, multiple interior remodels, sleeping porch incorporated as

living space, master closet and bathroom. These alterations were completed prior to the residences determination as a contributor to the Diablo Historic District in 2002. These alterations, although extensive retain the overall character of the property in context of its contribution to the historic district.

The most recent addition by the Lai family in 1992 includes a bathroom and closet expansion for the ground floor front bedroom and change in roof line at the front entry. It modified the front entry elevation and roofline by adding a sloping gable roof above the front door. The existing roof was flat with a crenellated castle appearance. There was a rear addition proposed which was never built. This alteration retains the overall character of the property in context of its contribution to the historic district. In fact the crenellation detailing at the entry was inconsistent with its Tudor style and the entry remodel was an improvement.

The existing carport was later enclosed to create a garage. This carport now garage is at one end of the building and smaller in scale. The detailing is in keeping with the historic resource and retains the overall character of the property in context of its contribution to the historic district.

The current owners replaced several windows that had extensive damage due to termites. The windows were replace to exactly match the original using single pane laminated glass, original mutton and mullion dimensions and original hardware. This necessary replacement is in compliance with "The Secretary of Interior Standards for Rehabilitation".



Rear elevation

Character Defining Features

Retention of the features listed below is important for compliance with the Secretary of the Interior Standards.

Exterior:

- a. two story rectangular configuration with intersecting gable roofs
- b. textured stucco
- c. wood shingle roof
- d. decorative half-timbered detailing
- e. decorative wood shutters
- f. decorative dove cove
- g. wood multi-light French doors, and picture windows
- h. wood multi-light casement windows. (Many of the windows were previously replaced to exactly match existing using laminated glass. Original hardware was also retained and reused.)

Interior: The main spaces of the interior appear to remain unchanged (living room, dining room and den). There is currently no work proposed for the living room and den. Care should be taken to retain these spaces and character defining features, however their modification does not affect the property as a contributor to a historic district.

- a. wood floors
- b. plaster surfaces
- c. wood paneling
- d. simple wood trim, including baseboard, wainscot, crown molding and window trim
- e. wood doors
- f. fireplace and mantle
- g. decorative light fixtures



Living Room



Dining Room

DESIGN REVIEW

This 2,383 square foot two story residence located at 2067 Alameda Diablo, Diablo is on a 13,000 square foot lot and was built in 1925 as per the Contra Costa County Assessor's Office. The existing residence was built in the English Tudor Style and will continue its existing residential use. Existing materials include hand troweled plaster, decorative half timbering, decorative wood shutters and a wood shingle gable roof with multiple intersecting gables. The new addition is proposed by the existing owners and their architect.

Design Documents prepared by Fairchild Broms Design, dated 7-21-2016 for the Lawrence / Johnson residence were reviewed for purposes of this report. This project was redesigned from the previous architectural documents prepared by Peter Harmon, dated March 2016. The earlier project adversely impacted the historic resource by adding a sun room and a large gable roof to the front of the residence, completely altering its appearance and scale. The project was redesigned to avoid adversely impacting the historic resource by complying with "The Secretary of Interior Standards for Rehabilitation". In addition, the design documents prepared by Douglas A McQuillan for the Lai family dated September 1992 were also reviewed for purposes of building history.

This project proposes to add an additional 662 square feet to the existing 2,523 square foot residence. The project includes a rear addition to increase the size and usability of the kitchen / family room on the ground floor, and an additional bedroom / bath on the second floor with a larger master bath and closet. It also includes a small second story addition with a gable roof above the garage to solve existing drainage problems. The existing front second story gable will be slightly modified to increase the existing front bedroom and stair to a code required configuration and size. The majority of the addition will be added to the rear of the residence and will not be visible from the street. Modifications to the front will be minimal to avoid adversely impacting the street front and historic district. All new materials will match existing. These materials consist of stucco, double hung and casement wood windows, wood shutters, half-timbered decorative detailing and wood shingle roof. The existing wood shingle roof requires replacement due to deterioration. This roof will be replaced with an appropriated fire rated roofing material that retains the appearance as much as possible of a wood shingle roof.

Design Review Comments

Rear Addition: Exterior

1. Rear addition is not visible from the street, massing is compatible with existing residence and the Historic District.
2. Hand troweled plaster to match existing.

3. Windows and doors to match existing. Existing windows and doors will be reused wherever possible. Removal of non-conforming 1980's bay window at master bathroom at rear of residence will improve overall appearance.
4. Proposed required roof slope at rear addition of 6:12 allows for required head height on interior space. This 6:12 slope as opposed to the existing roofs which are a 12:12 slope will not be visible from the street and will identify the new addition from the existing structure.

Rear Addition: Interior

1. Kitchen and Family Room have been previously altered all original finishes were removed and new finishes installed. There appears to be evidence that this location was originally the garage (slab on grade). There is also abandoned plumbing in this location.
2. New Kitchen and Family Room finishes are compatible and appropriate. Replacement of previously altered wall and windows is appropriate. Dining room finishes should be retained including ceiling, trim and floor.
3. Two columns along with a decorative beam will be added in the kitchen at the intersection of old and new to help clarify the location of the new addition. A decorative beam and delineation in wood floor in the dining room will identify new and old.

Side Gable Addition above Garage

- 1 Second story addition with gable roof will be added above the garage to solve existing drainage problems. In addition, it will provide seismic safety for bed wall (i.e. existing windows above the bed). This area appears to have been previously altered. It is assumed that it may have originally been a sleeping porch.
- 2 Addition is compatible with existing residence. All finishes will match existing and windows will be reused where possible.
- 3 Proposed roof slope at new addition is a 6:12 slope as opposed to the existing roofs which are a 12:12 slope to accommodate required head height and to identify the new addition from existing.

Upper Gable Modification Front Elevation

1. The existing front second story gable will be slightly modified to increase the existing front bedroom and stair to a code required configuration and size. Gable will be raised slightly and existing 12:12 slope will be retained. Modification will not be visually apparent, but will provide the owner with a legal bedroom.

2. Modifications to the front will be minimal to avoid adversely impacting the street front. Modification is compatible with existing.
3. All new materials will match existing. New decorative half timbering on modified gable to match existing. Windows will match existing. Existing windows will be reused wherever possible.

New French Door

1. New compatible french door on the front elevation at the family room is in the location of an existing non-original window and will not adversely impact the existing elevation. This will allow access from the family room directly onto front patio area. There appears to be previous modifications based on existing plaster finish/ patching in this location.

Living Room and Den

1. The living room and den will not be altered as part of this project. All finishes light fixtures etc. to be retained.

Roof

1. Deteriorated wood shingle roof will be replacement with an appropriated fire rated roofing material that retains the appearance as much as possible of a wood shingle roof.
2. New skylights will be added to provide additional light to interior. Skylights will be located in new roofing material, minimally visible and are clearly a new element that is removable.

Character Defining Features

#	Character Defining Feature	Scope of Work	Comments
1	Rectangular configuration	Existing configuration will be retained.	Work as described conforms to the "Standards"
3	Hand troweled plaster	Retain existing hand troweled plaster. New hand troweled plaster on addition to match existing.	Work as described conforms to the "Standards"
4	Wood shingle roof	Wood shingle roof to be replaced with appropriated fire rated roofing material that retains the appearance as much as possible of a wood shingle roof. New removable skylights.	Work as described conforms to the "Standards"
5	Decorative half-timbered detailing	Decorative half-timbered detailing will be retained. New decorative half	Work as described conforms to the "Standards"

		timbering on modified gable to match existing.	
6	Decorative wood shutters	Decorative wood shutters will be retained	Work as described conforms to the "Standards"
7	Wood multi-light French doors, and picture windows	Existing windows and doors will be retained on unaffected elevations. French doors in location of new rear addition will be removed and reused if possible. New compatible door on front elevation to match existing.	All work is on rear elevation and not visible from the street. Compatible with historic character. Work as described conforms to the "Standards"
8	Wood multi-light casement windows.	All windows to remain or reused if possible. Any new windows will match existing.	Will not affect overall appearance of residence. Compatible with historic character. Work as described conforms to the "Standards"
9	Decorative dove cove	Decorative dove cove on modified second story gable to be retained and reused.	Will not affect overall appearance of residence. Compatible with historic character. Work as described conforms to the "Standards"

CONCLUSION

VNA reviewed the proposed design and determined that it is in conformance with the Secretary of the Interior's Standards for Rehabilitation. This determination is based on design documents prepared by Fairchild Broms Design, dated 7-21-2016. This project preserves significant historic materials and features, preserves the building's historic character and protects its historic significance. The addition is located at the rear of the building while making only minimal modification on the street front and making a visual distinction between old and new elements. The new addition is compatible with the size, scale, color, material and character of the original residence. The project fulfills requirements under CEQA Section 15301(e)(2)(B), which provides exemption for a project which does not "cause a substantial adverse change in the significance of a historic resource" as stated in Section 15300.2(F) of the CEQA Guidelines.

Listed below are the ten "Standards" and a brief description of the method of conformance.

"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. " Not Applicable / the building's use will not be changed. Original residential use will be retained.

"2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." The new addition is at the rear of the property and not visible from the street." Minimal modifications will be made to the front of the property. These modifications are compatible with the existing residence and will not affect the historic character of the property. Doors and windows will be reused wherever possible. Any new doors windows or decorative elements will match existing.

"3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." The existing building will be retained. The new addition will be compatible with the existing residence. Plaster finish, doors and windows, and decorative elements will match existing.

"4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved." Not Applicable / All changes to this building appear to be outside the district's period of significance (1912 to 1929).

"5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. " The existing residence will retain its historic significance. The new addition is located on the rear of the building, is compatible with existing and will preserve distinctive features, finishes and construction techniques. Character defining features will be retained except in immediate location of the addition.

"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." Not Applicable / Existing residence is in excellent condition. Repair is not required.

"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." Not Applicable / Cleaning of the existing building will not be undertaken.

"8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken." Archeological resources are not expected to be encountered. If so, appropriate measures will 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." New addition will be identifiable upon inspection from existing structure by changes in roof slope, addition of columns and decorative beam in kitchen / family room and decorative beam and

floor delineation in the dining room. Modifications will be also be found in detailing of foundation including vents and roof vents.

“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.” This new addition shall be removable and will not impair the historic property.

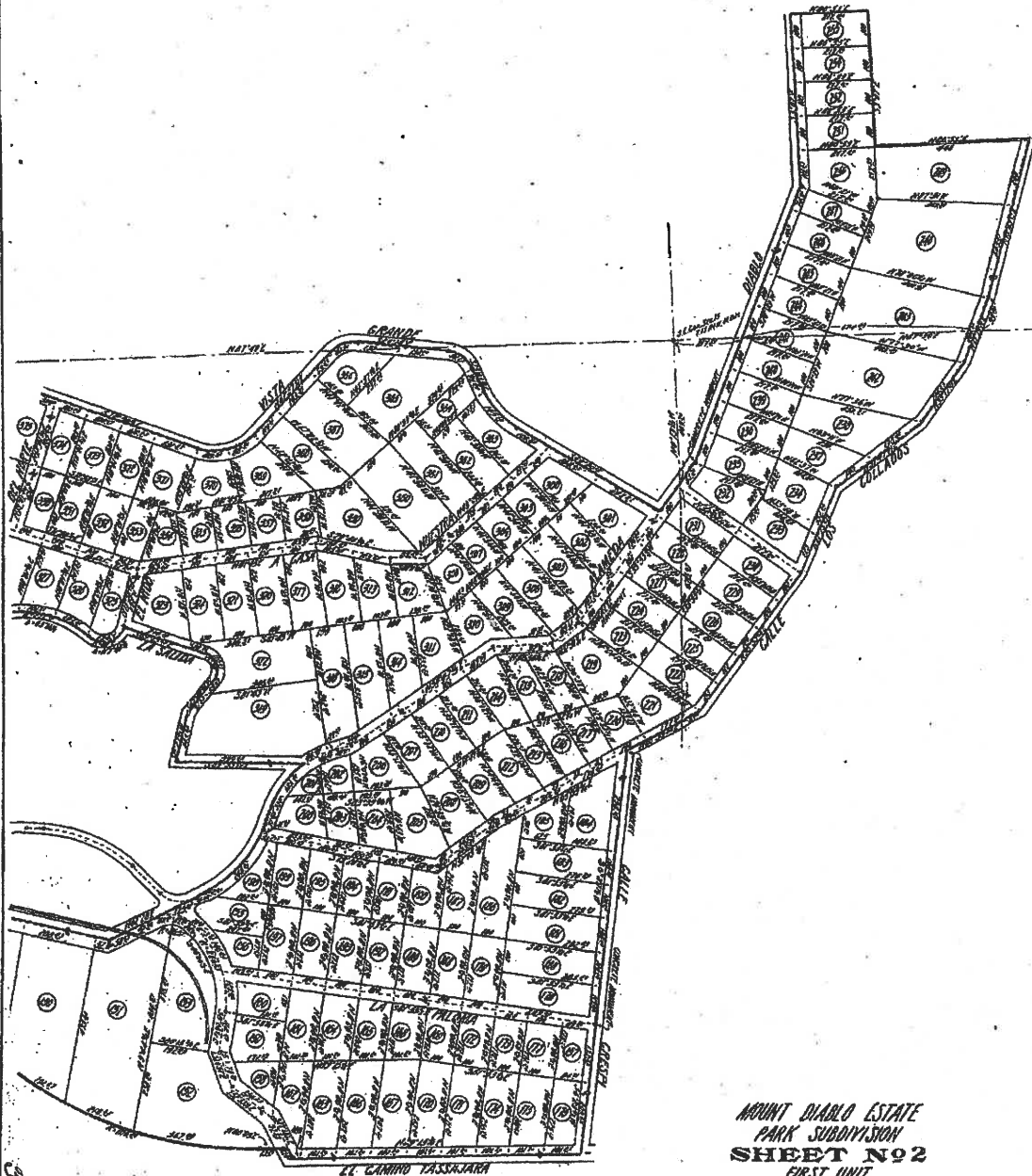
CONTINUED REVIEW

Compliance with the Secretary of Interior's Standards will be accomplished through continued review by the Historic Preservation Consultant of design modifications through the construction process. Selection of roofing, window and door systems and plaster finish will also be reviewed.

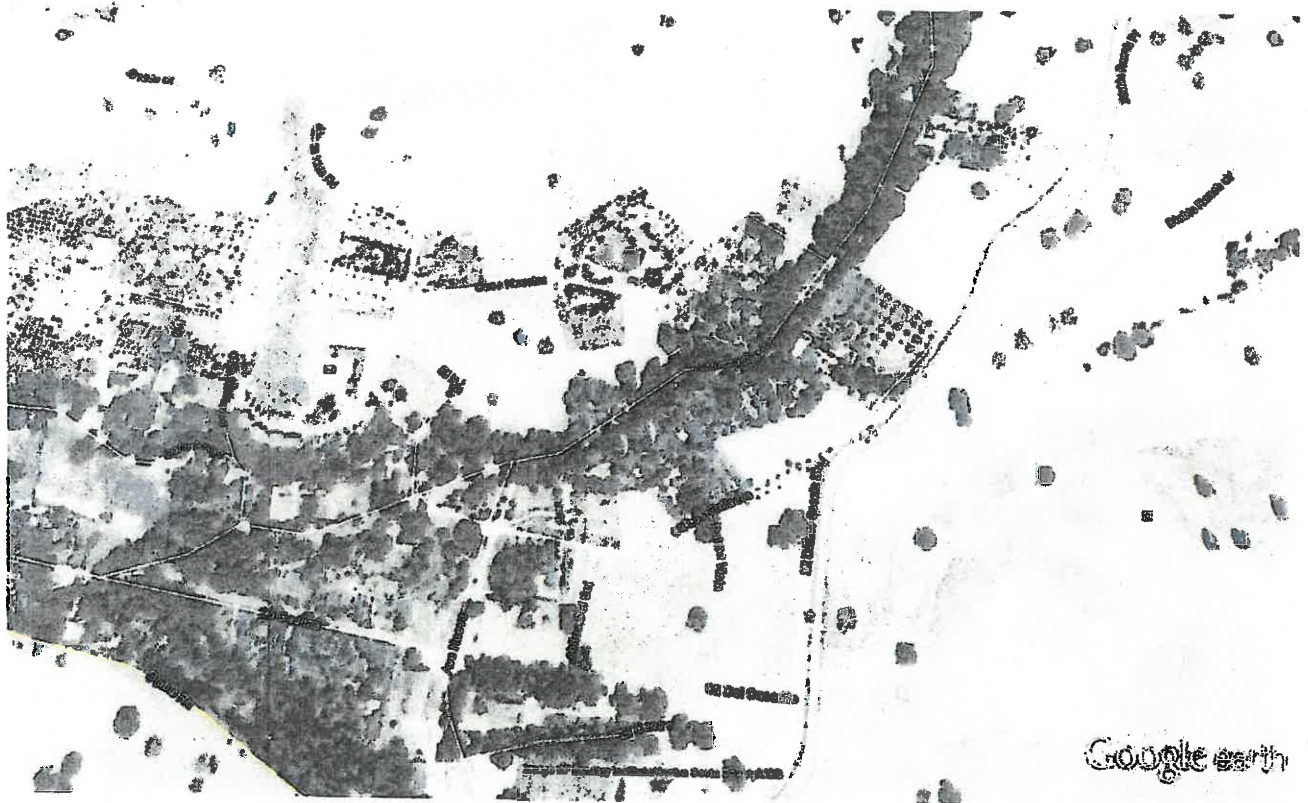
A Historic Record shall be made of the changes which affect historic fabric. These changes shall be documented by photographs. Documentation of conditions before, during, and after construction shall be prepared for all areas where demolition, removal and/or installation occurs which affect historic fabric.

List of Attachments

1. Mount Diablo Estate Park Subdivision 1916 -sheet 1 and 2
2. Arial photo 2011
3. Arial photo 1939 (2)
4. District Record and DPR 523 Forms



MOUNT DIABLO ESTATE
PARK SUBDIVISION
SHEET No 2
FIRST UNIT



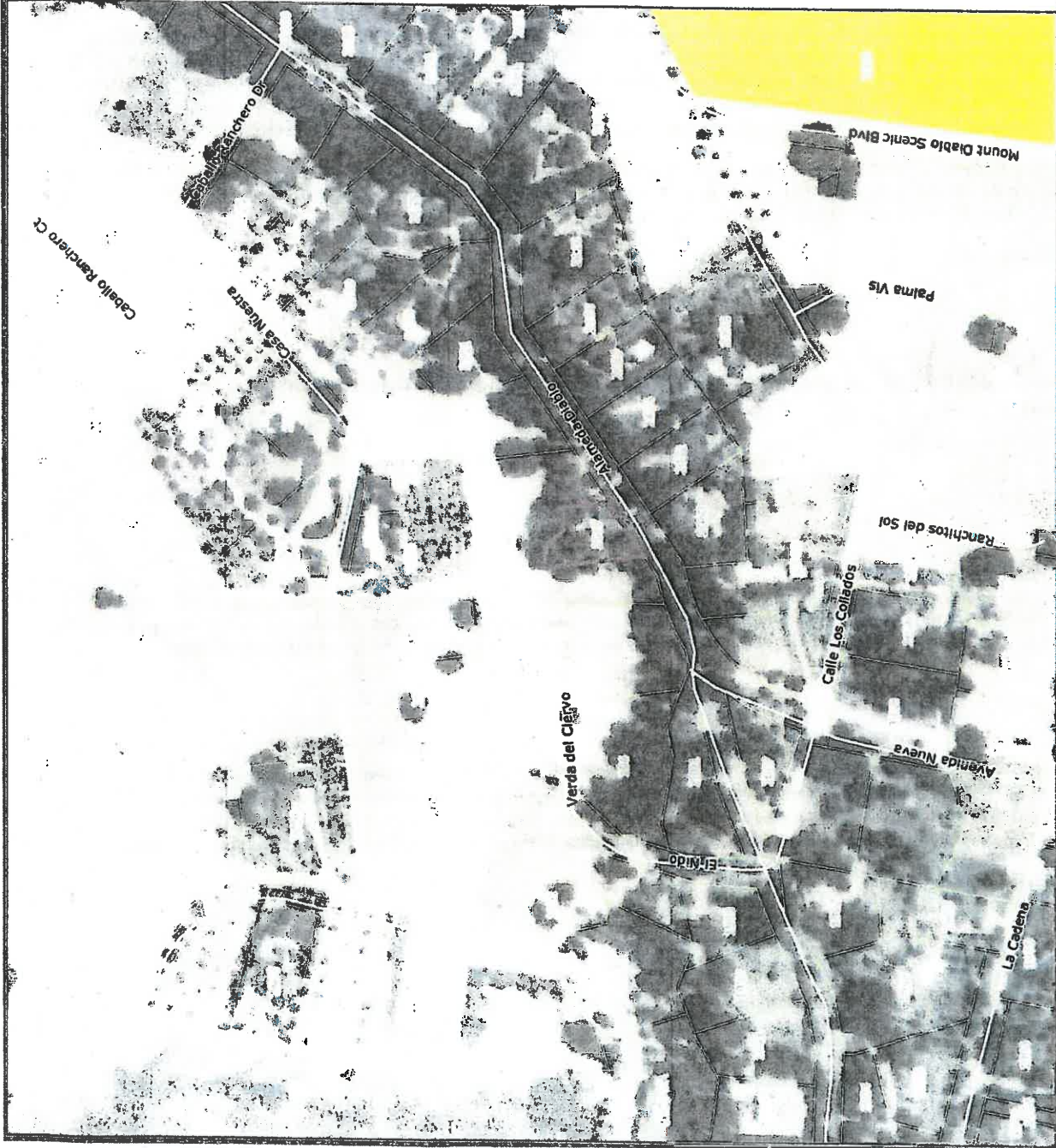
Google earth

[illegible]

Scale 1:3,000
 Contra Costa Internet GIS Map
 Printed: May 10, 2016 9:51:54 AM



Parcel
Orthophoto (1939)



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

Primary # _____

HRI # _____

Trinomial _____

Page 1 of 6

NRHP Status Code _____

Resource Name or #: (Assigned by recorder) *Diablo Historic District*

D1. Historic Name: *Mount Diablo Park Club*

D2. Common Name: *Diablo*

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Diablo Historic District is located within an unincorporated portion of Contra Costa County below the western edge of Mount Diablo State Park, near the town of Danville. Originally built as a summer resort situated at the base of Mount Diablo, the Diablo Historic District is now a suburban year-round community. It contains many period-revival, single-family homes centered around the Diablo Country Club and Golf Course. In total there over sixty contributing buildings many with outbuildings, bridges or other site amenities. Additionally, there is one contributing site, the golf course.

Characterized by large residential lots, generous set backs, and tree lined streets, Diablo's streetscape provides a suburban feel. The street layout follows the natural topography of the gentle slopes and hills and can be described as meandering rather than following a grid pattern. Of major importance visually and historically to the historic district is the Diablo Country Club and Golf Course which since 1916 has occupied a central position of importance within Diablo's site plan. The golf course's eighteen fairways, which are still arranged as designed in an out and back pattern, are gracefully interweaved with the residential streets and individual lots.

Other prominent features within the district include the Country Club building, the Chalet (an inn), the original Diablo Inn (now a private residence) and the Red Horse Tavern. The district is also accented by a number of small, graceful auto bridges that cross the two creeks that run through the district. These bridges are a unique feature within the historic district.

See continuation sheet.

4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

See continuation sheet.

5. Boundary Justification:

The boundary encompasses the development lots that primarily surround the golf course. The boundary includes the golf course, club house, Chalet and many houses in Diablo. The boundary excludes the houses developed in the late 1950s and early 1960s along El Nino Road that juts into the Golf Course as these houses were constructed outside the period of significance.

3. Significance: Theme *see continuation sheet and below*

Area *Contra Costa County*

Period of Significance *1912 - 1929*

Applicable Criteria *1 & 3*

Discusses district's importance in terms of its

historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Diablo Historic District possesses significance at the local in several areas or themes including Community Planning & Development, Architecture, and Recreation. The district meets California Register of Historical Resources criterion 1 and 3.

See continuation sheet.

6. References (Give full citations including the names and addresses of any informants, where possible.):

See continuation sheet.

7. Evaluator: *Roberta Seabury*

Date: *2/1/2001*

523D (1/85) HistoryMaker

San Buenaventura Research Associates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 6

Resource Name or #: (Assigned by recorder)

Diablo Historic District

Recorded by: Roberta Seabury, DHPC - DPOA

Date 2/1/2001

☒ Continuation ☐ Update

Description continued:

A 1915 R. N. Burgess Company brochure described the Diablo community:

"Years ago the slopes were the site of the famous Oakwood Park stock farm, now part of the Mount Diablo Estate. No comparable holding excels this historic estate in beauty. Upon the estate is Mount Diablo Park, where are the homes of members of the Mount Diablo Park Club, a country club whose grounds, including golf links, lake, community farm and other facilities for social and outdoor life - all of which are open only to members and their guests - lie at an elevation of 550 feet. This is a club community such as California has not had before - one that can only be created by enthusiastic nature lovers. Set in a natural park, in which full use has been made of exotic and native resources of plant life, the club buildings and the homes of members near by form a splendid example of residential beauties possible of attainment in California.

Within the club grounds, extending in a long sweep from one end of the golf links to the upper extremity of the lake under the boulevard, are the Chalet, the club house, the club inn, which none but members and their guests may enter, and other buildings. In the Park itself are the members' homes.

The facility and comfort of auto travel in the Diablo region, and the accessibility of electric railroad, have brought the club a large associate membership as well as residential membership."

The same brochure shows a bird's eye map of the San Francisco bay area and the Diablo Estate is noted with the Diablo club indicated with its golf links, club house, inn, swimming pool with a rail line leading to this recreational site. While the number of houses has increased through time, Diablo resembles the recreational community developed by Burgess.

Integrity:

While a number of the historic houses in Diablo have been altered and in-fill construction of new houses has occurred on lots designated in 1916 but part of large parcels, the historic district retains integrity of location, design, setting, feeling and association. Some contributors within the district do not retain integrity of materials and workmanship. While many of the small houses first built as summer cottages have been enlarged and modernized for year round suburban living, the overall character of Diablo has been retained. Many cottages have been added to at the rear, others have garages with additional upstairs living quarters.

Boundary Description:

The boundary follows the north side of the golf course, generally along the Town of Danville and Contra Costa county boundary, along Diablo Road. At the intersection of Diablo Road and Avendia Nueva, the boundary turns northward following the street to El Centro. The boundary includes the properties along El Centro to Ranchitos Del Sol. At the intersection of Ranchitos Del Sol and Calle Los Collados the boundary turns east continuing to Mount Diablo Scenic Boulevard then jogs north at the west property boundary of 2271 Mount Diablo Scenic. Then it follows the north property boundary of 2271 Mount Diablo Scenic to the east property boundaries of 2166 and 2185 Alameda Diablo, crossing Alameda Diablo, then Casa Nuestra, following Casa Nuestra to the intersection of El Nido returning to the boundary of the Golf Course.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 6

Resource Name or #: (Assigned by recorder)

Diablo Historic District

Recorded by: Roberta Seabury, DHPC - DPOA

Date 2/1/2001

☒ Continuation ☐ Update

Significance continued:

SIGNIFICANCE AREA: COMMUNITY PLANNING AND DEVELOPMENT

Nineteenth Century Activity

The history of the Mount Diablo vicinity is long and varied. The reference to "Diablo" or "devil", can be traced back to 1804 or 1805, when a Spanish military expedition visited the area in search of Native Americans who had escaped Spanish missions. At a willow thicket, the soldiers encountered a village of Chupcan people and surrounded the group. However, during the night the Native Americans escaped unseen. As a result the Spanish called the site "Monte del Diablo", or "Thicket of the Devil." Later, English-speaking newcomers mistakenly assumed the word "monte" to mean "mountain", and applied the title to the mountain.

In the first half of the nineteenth century, the Green Valley, the area where Diablo is located, was a rancho owned by Spanish settlers. By the second half of the nineteenth century Anglo-Americans looking for prime ranch land began moving into the area. In 1873, William Cameron, one of the builders of the first toll roads on the mountain, established a large estate in what is now the southern portion of the existing State Park. The estate went through rapid changes of management and ownership, all of which were directly or indirectly tied to the Central Pacific Railroad. Then in 1877 David Colton, a business associate of California's "Big Four," business magnates (Charles Crocker, Mark Hopkins, Collis Huntington and Leland Stanford) bought out railroad interests in the property. Colton died a year later and his daughter, Caroline, and her husband, Dan Cook, inherited the property.

An Early California Planned Community and Country Club

Between 1878 and 1912, the estate, known variously as Cook Farms and Oakwood Park Stock Farms, was enlarged by Colton's heirs, who raised stock, bred thoroughbred horses, and established several hundred acres of fruit orchards on the property. In 1912, Oakwood Park Stock Farm was sold to Robert Noble Burgess, a speculative real estate developer, whose vision was to establish a recreational country club as a vehicle to sell property. While this has become a common means to sell real estate, Burgess may have been the first to implement this marketing technique in California. A 1915 brochure noted that "this is a club community such as California has not had before."

Burgess transformed the area from a stock farm to a fashionable summer resort with recreational activities including golf, tennis, swimming, horseback riding, and other outdoor activities. The estate then became known as the Diablo Estate. Burgess' Mount Diablo Development Company remodeled the Cook's Clubhouse / Casino as the Mount Diablo Country Club and opened Mount Diablo to the public. Burgess then acquired the area later known as Blackhawk Ranch and all the land between it and Mount Diablo, up to the summit, including the right-of-way to Mount Diablo Scenic Boulevard. Burgess announced plans to sell memberships to the Mount Diablo Country Club, and market lots for summer homes placed around a golf course designed by Jack Neville, who later co-designed the Pebble Beach course for S. F. B. Morse near Carmel. In 1913, Burgess convinced the railroad company to extend the tracks to Diablo. By 1915 he was extensively marketing his concept in a color brochure.

Burgess' idea took several years to take hold, but by the end of 1916, fourteen homes had been constructed. Many of the early buyers purchased multiple lots, building their home on only one. The Diablo post office was founded the year before. Burgess' Mount Diablo Park Club became a prominent private country club with golf, tennis, and swimming facilities. Most of the members were from San Francisco, Berkeley, Oakland, and Piedmont. News of parties at the Mount Diablo Park Club often filled the society pages of the San Francisco and Oakland papers.

Burgess attempted to gain the financial support of William Randolph Hearst and the two even designed, but never built, a castle-like pavilion for the summit of Mount Diablo. However, World War I had a devastating effect on Burgess' business affairs. In 1919, he resigned from the Mount Diablo Country Club, sold his house overlooking the golf course, and was forced to file bankruptcy papers. Burgess' elaborate plans with William Randolph Hearst evaporated, but the country club community was established. In 1916, Burgess built his own home in Diablo, overlooking the golf course, it was located at 1817 Calle Arroyo where he lived with his family for ten years. Then he built a second house at 2323 Diablo Scenic and lived there until 1969.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____

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Trinomial _____

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Resource Name or #: (Assigned by recorder)

Diablo Historic District

Recorded by: Roberta Seabury, DHPC - DPOA

Date 2/1/2001

☒ Continuation ☐ Update

Significance continued:

SIGNIFICANCE AREA: COMMUNITY PLANNING AND DEVELOPMENT

The following are excerpts from two Burgess brochures from 1916 and 1918:

"Country home life in California is rapidly developing. It is due primarily to the automobile, the improvement of our highways, the extension of train service and the desire of the city dweller to take advantage of the climatic conditions which make it possible to enjoy the fullest, the outdoor, health-giving freedom of the country."

"In Mount Diablo Estate the man of moderate means by the purchase of a homesite obtains a proprietary right in a country estate, secures membership in a country club and enjoys all the advantages of city conveniences."

"With the prices of homesites ranging from \$300 an acre according to location; with cost of building consistent with the price of property; with the acquisition of direct interest in the entire project and with the whole mountain as a playground, the Mount Diablo Estate meets every demand of those who seek health and recreation in the possession of a country home."

"Benefits out of all proportion to cost: The cost of acreage for homesites in the Mount Diablo Estate is small compared with the benefits offered in the Country Club: in the Community Farm; in the children's playground; in the privilege of owning a home where all the advantages of city and country have been brought together for your enjoyment."

In 1917 a Swiss Chalet was constructed for club members and guests to use as an inn. It was declared "one of the handsomest Club buildings in the west. It has 39 rooms, including suites, modern in appointments."

Diablo represents as an excellent example of an early twentieth century planned development. Its founder, Burgess, envisioned an exclusive residential park in a temperate climate, accessible by railroad and with proximity to major cities. The hey day of Diablo's existence was the 1920s when during an era of great prosperity, many prominent Bay Area families built summer homes along the golf course. Club members were able to go the casino, play tennis and golf, swim and enjoy equestrian activities. The club offered breakfast, lunch and dinner allowing many families the luxury of not having to cook at home. Once established, Diablo became a social focal point for visitors from all over the San Francisco Bay Area.

CONTINUATION SHEET

Primary # _____

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Resource Name or #: (Assigned by recorder)

Diablo Historic District

Recorded by: Roberta Seabury, DHPC - DPOA

Date 2/1/2001

☒ Continuation ☐ Update

Significance continued:

SIGNIFICANCE AREA: ARCHITECTURE

The Diablo Historic District is significant within the area of architecture as it represents the work of many important Bay area architects and offers a wide variety of period-revival styles of architecture. Attracted by large lots adjacent to summer recreational facilities, many families hired name architects to design their houses. Homes designed by William Oliver, Harry Reimer, William Yellard, William Knowles, George Applegarth, and John Hudson Thomas are found throughout the development. Additionally, it is thought that Bernard Maybeck may have designed Miaflores for the Hunt Family. It is known that he sketched the house and guest cottage. Many of these architects built houses in San Francisco, Berkeley, Piedmont, Claremont, and Oakland, the location of Diablo property owners permanent residences.

The many period revival styles represented in Diablo include Colonial Revival, Tudor Revival, English Cottage, Mission Revival, Mediterranean Revival. Further there are many fine examples of Craftsman bungalows and cottages present in Diablo. The architecture of Diablo was linked to the site planning and the development of the club and golf course. The lots were laid out on large parcels to afford good views of the golf course and Mount Diablo. The collection of houses in Diablo reflects the architecture practice in the Bay Area during the 1910s and 1920s, utilizing many revivalist idioms.

SIGNIFICANCE AREA: ENTERTAINMENT AND RECREATION

The Diablo Country Club, Golf Course and associated residential buildings are important within the context of recreation in California. Burgess' marketing concepts of residential properties developed along a golf course was unusual for the time period. The Diablo Golf Course is one of the oldest in the Bay Area and contributed to the development of the sport of golf in California. Jack Neville designed the Diablo Golf Course several years prior to designing the course at Pebble Beach. Neville was a founding member of the California Golf Association and won its first tournament at the Del Monte course in Monterey in 1912.

Southern California's first golf course opened at the Riverside Country Club in 1891 and closed before 1900. Northern California's first course consisted of three holes at the original Burlingame Country Club site. Built in 1893, the Burlingame Club was expanded then relocated. The San Francisco Golf Club opened a course at the Presidio in 1895, but it was converted to a drill field during the Spanish American War, and some years later reopened as a golf course. The Diablo Course has been operating continuously since it was first developed.

The course was designed as a golf links course which generally go out from the clubhouse and do not return until the 18th hole. Whereas most golf courses have a front nine and a back nine with each turn beginning and ending near the clubhouse. In this regard, the Diablo Course possesses an unusual site plan.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 6

Resource Name or #: (Assigned by recorder)

Recorded by: _____

Date _____

☐ Continuation ☐ Update

Period of Significance:

The period of significance for Diablo begins in 1912 when R.N. Burgess purchased the land and established the Diablo Country Club, and ends in 1930 when the effects of the October 1929 stock market crash effectively ended construction of new homes in Diablo until after World War II. The heyday of Diablo was the "Roaring '20s," when many of the historic houses within the district were constructed. In fact many of the contributing structures within the district were constructed in the 1920s.

References:

Blackmur, Arnold. *In Old Diablo*. Redwood City, CA: Ampex, 1981.

Burgess, Robert Noble. *Memoirs*. Santa Barbara, CA: Private Printing, 1964.

Collier, George. *Diablo County Club* (Unpublished Manuscript). 1976.

Eddy, E. D. *An Appreciation of Mt. Diablo County Club*. Goodhue-Kitchener, 1931.

Grandy, Bill. *History of Diablo County Club, Presented to members at Anniversary Party*, 1968.

Hockins, Bill and Robert Pease. *Diablo Shadows*. Alamo, CA: Robert Pease Company, 1998.

Jones, Vergie V. *Historical Persons and Places in San Ramon Valley*. Alamo, CA: Morris Burt, 1987.

Roberts, Henry. *The Green Book of Golf*. San Francisco: Private Publisher, 1923.

Stone, James C. *Diablo's Legacy: Recollections & Reflections 1912 - Present*. San Francisco: Miller Freeman, Inc., 1994.

Tatum, Robert. *Old Time in Contra Costa*. Pittsburg, CA: Highland Press, 1993.

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

HOME 17

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 2067 Alameda Diablo

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Contra Costa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address. 2067 Alameda Diablo City Diablo, California Zip 94528

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Left side of Alameda Diablo, first house on left after intersection of Avenida Nueva and Alameda Diablo.

Parcel No. 195-250-0179

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This English Tudor-style home sits on a compact, narrow lot with the creek bed to the rear and the street at the front. This partial two-story home has decorative half-timbering and leaded glass windows. A small cross gabled dormer, front porch addition was constructed in 1984 and blends with the original style of the house. The house has a steeply-pitched gabled shingled roof. A prominent gable at the living room is further accented by a dove cove window within the gable and a large, multi-paned window below. This house is in excellent condition.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #)
Photo looking north



P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

built in 1915-18

P7. Owner and Address

Ravi and Rocki Lai
2067 Alameda Diablo
Diablo CA 94528

P8. Recorded by: (Name, affiliation, and address)

Roberta Seabury
Diablo Historic Preservation Committee
1904 La Cadena PO Box 535
Diablo CA 94528

P9. Date Recorded: 2/1/2001

P10. Survey Type: (Describe)
Neighborhood Survey

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

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

HOME 17

Page 2 of 2

NRHP Status Code _____

Resource Name or #: (Assigned by recorder) *2067 Alameda Diablo*

B1. Historic Name: *Green Gates*

B2. Common Name: *Lai Residence*

B3. Original Use: *Residential*

B4. Present Use: *Residential*

B5. Architectural Style: *English Tudor-style*

B6. Construction History: (Construction date, alterations, and date of alterations)
Built 1915-1918

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

B8. Related Features: *Dan Cook Creek at rear of property, carport*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Comm Plan Dev, Recreation & Architecture* Area: *Contra Costa County*

Period of Significance: *1912-1929* Property Type: *Residential*

Applicable Criteria: *1 & 3*

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

Built in 1915-18, by the 1940s, a Colonel Butler was the owner of the home. He was an avid horseman. Four other people have owned the home, but little is known except the family names, including Jackson, Whitney, and Statler. This is an excellent example of Tudor Style home in Diablo and as such it was chosen as a Diablo Treasure by the Diablo Historic Preservation Committee. This house is a contributor to the Diablo Historic District.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

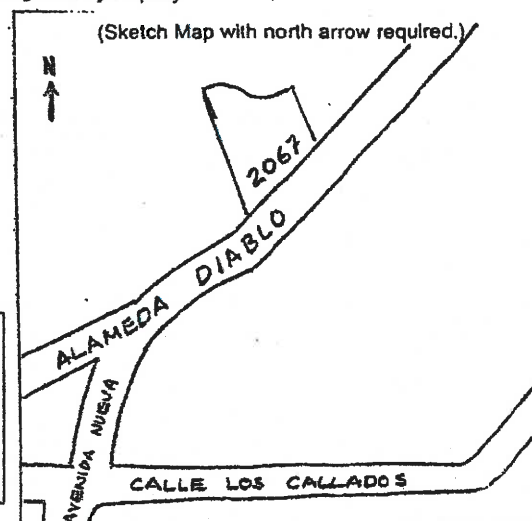
See continuation sheet of district form for references.

B13. Remarks:

B14. Evaluator: *Diablo Historic Preservation Committee*

Date of Evaluation: *2/1/2001*

(This space reserved for official comments.)



2067 Alameda Diablo, Diablo, CA 94528			
Year	Improvement	Cost Estimate	Date Completed
2017	Foundation upgrades for seismic and structural improvement	\$ 52,052.00	
2017	Roof Replacement with fireproof material in keeping with Wood Shake look	\$ 40,000.00	
2017	Replace Galvanized and Aluminium standard rain gutters with more historically appropriate look	\$ 10,000.00	
2017	Replace Dry rotted windows and exterior doors with historically consistent materials	\$ 25,000.00	
2017	Replace fiberglass interior doors with wood doors consistent with other parts of the house	\$ 20,000.00	
2017	Update Mechanical and Plumbing to meet current codes	\$ 44,000.00	
2017	Paint Exterior to Preserve home's architectural integrity	\$ 35,000.00	
2017	Original kitchen was replaced at a previous time and is not in keeping with the feel of the home, replace cabinets with painted maple cabinets and marble counter surfaces to preserve historic feel	\$ 55,000.00	
2017	Purchase Refrigerator and Freezer that can be concealed by cabinets to preserve historic look	\$ 20,000.00	
2017	Update Electrical system for safety and to meet current codes this will include the preservation of any original light fixtures in the home	\$ 43,000.00	
2018	Asphalt driveway replaced with Brick covered driveway in keeping with historical look	\$ 45,000.00	
2019	Add Arbor to Front yard consistent with period to enhance early 20th century garden landscape	\$ 7,500.00	
2020	Rear Landscape improvements to re-create early 20th century garden	\$ 30,000.00	
2021	Mitigate Creek Bank Erosion to protect home and landscape	\$ 50,000.00	
2022	Add rear Arbor to enhance rear early 20th century garden landscape	\$ 8,000.00	
2023	Refresh Front Landscape to enhance early 20th century landscape	\$ 35,000.00	
2024	Tent House and treat for Termites (10 yr cycle)	\$ 7,500.00	
2025	Repair cracks in interior plaster of original barrel ceiling in the living room	\$ 10,000.00	
	Refurbish and restore original tile at living room fireplace		
2026	Replace exterior Wood Trim (shutters & fascia)	\$ 8,200.00	
2027	Repaint exterior to maintain watertight stucco and exterior wood trim and fascia	\$ 40,000.00	

	total	\$ 585,252.00	
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