



CONTRA COSTA COUNTY

AGENDA

Historical Landmarks Advisory Committee

Thursday, May 8, 2025

2:30 PM

40 Muir Road, Martinez /
<https://cccouny-us.zoom.us/j/853962610>
37 / Call in: (888) 278-0254 access code:
841892

- 1 Call to Order
- 2 Public Comment
- 3 Acceptance of Summary Minutes for February 13, 2025, Meeting
- 4 Historical Landmarks Advisory Committee (HLAC)
- 5 Committee Member's Comments
- 6 Next Agenda Discussion: Thursday, August 8, 2025, at 2:30PM

[25-1703](#)

Attachments: [02/13/2025 HLAC Minutes](#)
[Item 4A_205 Lake Dr HRE](#)
[Item 4B_1850 Alameda Diablo HRE](#)



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-1703

Agenda Date: 5/8/2025

Agenda #: 4

Contra Costa County Historical Landmarks Advisory Committee (HLAC)

Staff Report for May 8, 2025, Meeting

1. Call to Order

2. Public Comment:

3. Acceptance of Summary Minutes for February 13, 2025, Meeting

4. Discussion Items:

A. County File #CDCV25-00028: Request for Historic Nomination to the County HRI for a residential house building located at 205 Lake Drive in Kensington to qualify for a Mills Act contract.

- A Historical Resources Evaluation (HRE) has been prepared by Pierluigi Serraino, Ph.D., FAIA to evaluate the potential resources eligibility to be nominated to the HRI, and is attached to this staff report.
- The HRE states the building is eligible under criterion 2: Associated with the lives of persons important to local, California or national history. Harold L. Thiederman is recognized as an influential 20th century architect for the Bay Area. Thiederman designed the Alumni Hall at UC Berkeley, as well as the Kaiser Clinics in Napa, Walnut Creek, and Redwood City, and later on the Kaiser Foundation Hospital in Hayward, and the Kaiser Medical Center in Terra Linda.
- The HRE states the building is also eligible under criterion 3: 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. Its mid-century modern architecture remains intact. Built in 1949, Thiederman purchased it in 1962, and designed two out of three subsequent additions while living there.
- The HRE concludes with an Integrity Analysis using the seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association) as established by the National Parks Service.
- Staff recommends that this item be continued until further analysis is provided on the integrity of the historical resource, and a draft Mills Act 10-year Rehab Plan is prepared showing the intended work necessary to rehabilitate the building.

B. County File#CDCV25-00032: Request to determine if a residential house building located at 1850

Alameda Diablo in the Diablo Historic District has maintained its historic integrity to qualify for a Mills Act contract.

- A Historical Resources Evaluation (HRE) has been prepared by Mark Hulbert, qualified Preservation Architect, to assess if the proposed Mills Act 10-year Rehab Plan meets the U.S. Secretary of the Interior's *Standards (SOIS) for the Treatment of Historic Properties*, specifically, the Standards for Rehabilitation, and is attached to this staff report.
- Originally built in 1917, during the *period of significance* for the Diablo Historic District.
- Additions have taken place since its original construction.
- The HRE includes a proposed rehab plan and an SOIS analysis.
- Staff recommends that this item be continued until an Integrity Analysis be provided, as well as a revised rehab plan that specifies when the work would take place over the course of 10-years and a revised SOIS that expands on number 6, providing specific material choices.

C. Consider Recommending to the Board of Supervisors Support the Contra Costa County Historical Society

- The Contra Costa County Historical Society (CCCHS) is requesting an increased stipend from the Board of Supervisors to cover inflation costs and is also requesting a new building of operation.
- As members of the CCCHS, the HLAC wish to extend their support of the CCCHS.
- At the last meeting, the HLAC moved to request staff report to the Board that the HLAC recommends to them to support the Contra Costa County Historical Society in receiving an increased stipend from the County and be located in the County owned building.
- HLAC staff will present what options are available to the HLAC based on this motion.

D. Attending Transportation, Water & Infrastructure Committee (TWIC)

- The HLAC presented to the Board of Supervisors on August 15, 2023, and recommended that the County adopt a Historic Preservation Ordinance, and provided the Board with a draft ordinance they had prepared.
- The Board considered the recommendations of the HLAC, and referred the matter to the Transportation, Water and Infrastructure Committee (TWIC), and directed Department of Conservation and Development (DCD) staff to provide analysis on this item for TWIC's consideration.
- This meeting took place on Monday, February 24th at 1:00PM.
- TWIC accepted the report and directed DCD staff to return at a future meeting with a report outlining a range of ordinance options, including input from other counties, potential cost recovery mechanisms, and how the ordinance would apply (e.g., to designated or contributing structures only). The Committee expressed general support for historic preservation but emphasized the need to balance these efforts with property owner rights. Concerns were raised regarding potential legal implications, staffing and cost impacts, and how such an ordinance would differ from or expand

upon existing CEQA protections.

- Staff will provide the HLAC with a status update of this item.

E. Status of the Contra Costa County 2045 General Plan

- The new General Plan was adopted in November of 2024.
- With its adoption, the new goals, policies and action items are now effective.
- There are action items within Chapter 7 of the new General Plan that are of interest to the HLAC: COS-A10.1, 10.2, 10.3, and 10.4.
- HLAC staff will continue to update the HLAC on the progress of these action items.

F. Delta National Heritage Area (NHA) Management Plan Update - Carol Jensen

- HLAC Chair, Carol Jensen, is a member of the NHA Advisory Committee.
- NHA webpage: [Sacramento-San Joaquin Delta National Heritage Area - Delta Protection Commission \(ca.gov\) <http://delta.ca.gov/nha/>](http://delta.ca.gov/nha/)
- This Discussion item provides Chair Carol Jensen the opportunity to share the current progress of this with the HLAC.

G. Properties of Interest to the HLAC:

Properties within unincorporated County with that are of historical interest to the HLAC.

- **Contributor property to the Diablo Historic District - 1699 Alameda Diablo, Diablo**
 - In-progress 2-lot subdivision (County File #CDMS24-00013) is currently being prepared to be heard by the Zoning Administrator, tentatively June 2nd or 16th.
- **TUGS restaurant - 6201 Bethel Island Road, Bethel Island**
 - No change in status - pending response to Building's comments.
- **Byron Hot Springs - 5400 Byron Hot Springs Road, Byron**
 - No change in status - pending response to Building's comments.
- **No Permit Activity:**
 - Nail Ranch - 3890 and 3900 Sellers Avenue, Brentwood
 - Diablo Country Club - 1700 Club House Road, Diablo
 - Bethel Island Fire Station - 3045 Ranch Lane, Bethel Island
 - Eugene A. Bridgford house - 4090 Gateway Road, Bethel Island
 - Knightsen Saloon - 3055 Knightsen Ave, Knightsen

5. Committee Member's Comments

- HLAC members provide suggestions for items to be included on the next agenda.

6. Next Agenda Discussion: Thursday, August 8, 2025, at 2:30 PM.

Attachments:

1. Summary Minutes for February 13, 2025, Meeting
2. Historical Resources Evaluation report for item 4A
3. Historical Resources Evaluation report for item 4B

Contra Costa County Historical Landmarks Advisory Committee (HLAC)
Summary Minutes for February 13, 2025, Meeting

Members Present: Carol Jensen (Chair), Melissa Jacobson (Vice Chair), Anthony Geisler, and David Yuers

Members Absent: Ruben Hernandez

Staff: Dominique Vogelpohl

1. Call to Order: The meeting was called to order at 2:35 PM.

2. Public Comment:

- Darcy Matthews, Bob Dottery, Lenore Krause, and Charlie Hoover – Pleasant Hill residents that requested the HLAC provide guidance on how to save the Pleasant Hill Elementary School building (2050 Oak Park Blvd, Pleasant Hill), a building listed on the County’s Historic Resources Inventory and also located in the City of Pleasant Hill.
- HLAC suggested they reach out to the Contra Costa County Historical Society and the Pleasant Hill police department.

3. Acceptance of Summary Minutes for November 14, 2024, Meeting: Melissa Jacobson moved to accept the minutes; Anthony Geisler seconded. The minutes were accepted: 4 Ayes (Jensen, Jacobson, Geisler, and Yuers), 0 Nays

4. Discussion Items:

A. Consider Recommending that the Board of Supervisors Support the Contra Costa County Historical Society

- Melissa Jacobson moved to request staff report to the Board that the HLAC recommends to them to support the Contra Costa County Historical Society in receiving an increased stipend from the County and be located in the County owned building. David Yuers seconded. The motion was accepted: 4 Ayes (Jensen, Jacobson, Geisler, and Yuers), 0 Nays
- No public comments received for this item.

B. Attending Transportation, Water & Infrastructure Committee (TWIC)

- The meeting will be held on Monday, February 24th at 1PM.
- When the TWIC agenda is posted, staff will forward to HLAC members.
- Staff informed the HLAC that DCD would be only informing TWIC only on background and coming back at a later date on options on how to promote historic preservation.
- The HLAC requested staff provide TWIC their draft Historic Ordinance.
- No public comments received for this item.

C. Status of the Contra Costa County 2045 General Plan

- Carol Jensen informed the HLAC that she has requested the County Historical Societies provide the coordinates to the resources listed in the HRI to assist staff with preparing the HRI map.
- No public comments received for this item.

D. Delta National Heritage Area (NHA) Management Plan Update - Carol Jensen

- As a member of the National Heritage Area Advisory Committee, Carol Jensen requested the HLAC provide a letter of support to the Delta Protection Commission (DPC) for their Delta Heritage Area management plan.
- Carol Jensen informed the HLAC that the management plan was approved by the National Parks Service.
- There is now a Delta Heritage Area Management Plan Advisory Committee, that Carol Jensen sits on, to advise on how to implement the new management plan.
- No public comments received for this item.

E. Properties of Interest to the HLAC:

- Anthony Geisler requested contributor to the Diablo Historic District, 1699 Alameda Diablo, be added to this agenda item.
- Carol Jensen requested the Nail Ranch in Brentwood be added to this agenda item.
- No public comments received for this item.
- **Diablo Country Club – 1700 Club House Road, Diablo**
 - Staff informed the HLAC that the Country Club renovation project is complete.
- **TUGS restaurant – 6201 Bethel Island Road, Bethel Island**
 - No change in status – pending response to Building's comments.
- **Byron Hot Springs – 5400 Byron Hot Springs Road, Byron**
 - No change in status – pending response to Building's comments.
- **No Permit Activity:**
 - Bethel Island Fire Station - 3045 Ranch Lane, Bethel Island
 - Eugene A. Bridgford house – 4090 Gateway Road, Bethel Island
 - Knightsen Saloon – 3055 Knightsen Ave, Knightsen

5. Committee Member's Comments:

- none.

6. Next Agenda Discussion: May 8, 2025, at 2:30 PM.

The meeting adjourned at 4:18 PM.

HAROLD THIEDERMAN RESIDENCE
205 Lake Drive, Kensington, CA, 94708
HISTORIC RESOURCES EVALUATION (HRE)

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Intro

The subject of this historic resource evaluation (HRE) is a single parcel of land (APN: 570-231-018) with an associated dwelling, primarily consisting of the personal residence of architect Harold L. Thiederman, along with a range of attached additions. The bulk of this effort is focused on the Thiederman-designed addition of the residence, originally completed in 1949, and later expanded in 1964. Thiederman made two subsequent additions in the 1980s to the overall footprint.

What follows is a study assessing the architectural and historical significance of the Harold Thiederman Residence, located at 205 Lake Drive, Kensington, CA, 94708. It was prepared at the request of Ms. Aya Sugano, current owner of the property. The parcel of land that this single-family residence occupies is bordered by Lake Drive and Ye Olde School Path and faces the Tilden Natural Area on the northwest side. The 1964 remodel and expansion of this single-family residence was designed by architect Harold Thiederman, based in San Francisco, and was completed in 1953. Thomas Church was the landscape architect of the grounds of the campus.

In understanding the potential eligibility of both the individual buildings and the overall complex to fall into the California Register of Historic Resources, this document outlines recommendations for consideration to deal with the existing structure as the necessity to rehabilitate the property for safe occupation is currently in the works. This report deals with both the historical import of the architect of the Harold Thiederman Residence and the design specifics of this project as it relates to his career for the purpose of understanding which portion of the existing residence to preserve as part of the historical heritage of the structure.

It is recognized that Thiederman had a significant role in the development of a design language defining the post-war architectural heritage in the San Francisco Bay Area and his historical importance is amply documented in peer-reviewed literature. What is in question is the extent of his overall architectural vision as it pertains to the original dwelling, the actual expansion Thiederman designed, documented, and permitted, and the other two portions he designed, but did not submit for permit, and for which there are no original drawings and/or records. It is argued that the cumulative result of the existing condition of the residence is comprehensively a unified design by the same architect, therefore falling into criteria 2 and 3 as defined in the guidelines of the California Register of Historic Resources.

In this report an argument is crafted maintaining that both the architecture and the architect meet the eligibility criteria for their designation as a landmark. In fact, it is acknowledged that substantive portions of the original 1949 building, of the 1964 and 1980s additions by Harold Thiederman together with specific garden elements maintain to this day coherent architectural traits comprehensively eligible for designation. The last addition to the house- an unpermitted observatory above roof level, it is argued instead, does not meet the eligibility criteria and can be treated as a non-essential structure to the architectural legacy of Contra Costa County and California at large.

The purpose of this evaluation effort is to specifically determine if the Thiederman Residence does or does not qualify as historic resources per the California Register of Historical Resources (CR) criteria and with respect to the California Environmental Quality Act (CEQA).

This evaluation effort is based on:

- Multiple site visits to survey and record the residence and its setting;
- Research visits to the Environmental Design Library at the University of California, Berkeley;

Archival research of the Avery Architectural Index, Art Index, AIA Historical Directory of American Architects, and Access Newspaper digital archives;
 Site visits to the Alumni House at UC Berkeley, Kaiser Clinic in Oakland, and two private residences, the De Golyer Residence of 1955 and the Jenkins House of 1956 both in Piedmont designed by the Mayhew and Thiederman practice;
 Research visits to the former West Coast Editor of Architectural Record Elizabeth Kendall Thompson's archive concerning Clarence Mayhew;
 Consultation of the Oral History of architects Vernon DeMars, Joseph Esherick, and William Wurster.

It is of note that the papers of neither Harold Thiederman nor those of Clarence Mayhew are in any public or private institutions. At the time of writing this report, those collections are nowhere to be found.

Evaluation Summary

As detailed herein, the 1964 remodeling and addition, the 1980 addition by Thiederman and selective hardscape elements of the garden area as well as the entry gate at street level meet a range of applicable historic resource criteria, so it qualifies as a historic resource under the CR's historical resource inventory. No subsequent additions to those mentioned above qualify.

The history of the Thiederman Residence and its grounds is of no identifiable historic importance for the purpose of this evaluation.

The architecture of Thiederman Residence is a historically worthy piece in the three of the four expansions. Its architectural expression is a fusion of regional and oriental influences treated in reciprocity with the surrounding landscape. It belongs to a particular phase of Northern California Modernism where emphasis on the respect of natural materials and the porosity of the built form to its surrounding natural environments were first principles generative of a powerful architectural tradition. Furthermore, its architect is directly associated with Clarence Mayhew, one of the most consequential protagonists of what will be later defined as the Bay Region Style, a later questioned umbrella term encompassing a collective of architects operating in direct opposition to the Modern architecture directly transplanted from Europe. Given the associate role that Thiederman had in Mayhew's practice for over two decades, it is highly likely that he designed himself many of the residences given also the fifteen-year age difference between Mayhew and Thiederman.

Further, as noted, the fourth and last expansion of the house concerns the construction of an observatory built in the late 1980s, does not qualify as historic resources, as it meets none of the historical criteria.

Thus, this evaluation effort concludes that the original 1949 residence, its 1964 and 1980s remodeling and expansion by Hal Thiederman, selected items of hardscape in the garden areas, and the entry gate leading to the property comprises the historic resource.

Author's Professional Qualifications

PIERLUIGI SERRAINO, Ph.D., FAIA

Pierluigi is a California registered architect and author of architectural history books and peer-reviewed articles on Mid-Century modern architecture in the United States, with a particular focus on California, and on architectural photography. His books have been published by Phaidon, Taschen, Monacelli Press, Routledge, John Wiley & Sons, and Birkhäuser, among others. Some of

his books are *Modernism Rediscovered* (Taschen, 2000), *Eero Saarinen* (Taschen, 2005), *The Creative Architect* (Monacelli Press, 2016), *Ezra Stoller: A Photographic History of Modern American Architecture* (Phaidon, 2019) and *The Modern Garden: The Outdoor Architecture of Midcentury America* (Phaidon, 2019). He has written articles for *Perspecta*, *The Architectural Review*, *Architectural Record*, *Architectural Design*, *Architecture + Urbanism (A+U)*, *Journal of Architectural Education*, and *Journal of the Society of Architectural Historians*, among other magazines and academic journals. He holds multiple professional and research degrees in architecture and architectural history from the University of Rome "La Sapienza", Southern California Institute of Architecture, and the University of California Los Angeles. He earned his Ph.D. at the University of California Berkeley in Design Theories and Methods. Using mainly qualitative research methods, all his writings are based on primary research, targeting untapped resources rarely accessed in the subjects he has published on.

Some of his writings have been assigned as mandatory readings in institutions of higher learning in the United States and Europe, have been used in legal cases concerning landmarking buildings of the Mid-Century vintage, referenced in preservation efforts, and leveraged in the real estate sector to establish value of Mid-Century inventory. Serraino has lectured in museums, universities, and symposia, among them Columbia University, the New School, and the Center of Architecture, all these in New York, Princeton University, the Graham Foundation in Chicago, the Seattle Art Museum, the Los Angeles County Museum of Art and the Museum of Contemporary Art, the San Francisco Museum of Art, and the Monterey Design Conference.

Architect

HAROLD L. THIEDERMAN'S BIO (1922-2010).

Born in Boise, Idaho, on April 2, 1922, he received his education in his home state. In World War II, Thiederman served as a captain in the Air Corps in New Guinea and Okinawa for four years. After the war, he moved to the Bay Area to enroll in the architecture program at the University of California Berkeley graduating cum laude in 1948 with a bachelor's degree. There, he continued his studies earning a master's degree in 1949, winning the Silver Medal for general excellence. For his student outstanding performance Thiederman won the first-place award of the East Bay chapter of the American Institute of Architects in June 1949.¹

In Healdsburg, California, Harold "Hal" Thiederman married on December 6, 1947, Elivia Rose Martinelli, a fellow UC Berkeley, and settled in Berkeley. Elivia, a Healdsburg native, studied at the University of California Berkeley and graduated in 1947. She also studied art at Saint Mary's College in Moraga. Elivia became involved in the East Bay artistic and architectural scene. She was frequently helping in the home tours organized by the East Bay chapter of Women's Architectural League, an auxiliary group of the American Institute of Architects active from 1941 to the 1980s nationwide. Her engagement confirmed that the Thiedermans were in contact with the most creative designers of the San Francisco Bay Area throughout their lives.

Thiederman earned his California architectural license (C 1393) on September 21, 1951, and let it expire on April 30, 2005. Despite the family involvement with the AIA affairs, Thiederman was not a member of the American Institute of Architects and therefore no records are available on him from that organization. From 1962 till the rest of their lives, the couple lived at 205 Lake Drive Kensington Ca 94708, Contra Costa County.

¹ *Oakland Tribune*, Volume 150, Number 166, 15 June 1949, p. 11.

Early in his career, his professional focus was residential design. By 1959 he was an associate architect of noted architect Clarence Mayhew (1906–1994). Mayhew was one of the leading residential architects from the late 1930s, whose 1937 Manor House in Monte Vista, Orinda, was a widely published landmark project representative of the structural connection between architecture and site distinctive of the Northern California sensibility. Mayhew was also the designers of the primary house of David and Lucille Packard in the Los Altos Hills. Mayhew was one of the main writers of the catalog linked to the *Domestic Architecture of the San Francisco Bay Region* show held at the San Francisco Museum of Art from September 16–November 6, 1949. Thiederman in all likely absorbed the ideas and principles feeding that groundbreaking venue. Together with Mayhew, Thiederman is credited for the design of a single-family residence in Piedmont featuring the landscape design of Geraldine Knight Scott, appearing in the highly respected architectural journal *Progressive Architecture*, in a pivotal issue devoted to architecture and landscape.² That same house was also covered in the Sunday Section of the *San Francisco Chronicle*.³

During Thiederman's tenure in the office, Mayhew expanded over time his practice to encompass restaurants, universities and health care buildings. As an associate architect, Thiederman was involved in the design and construction of Alumni Hall at UC Berkeley, as well as the Kaiser Clinics in Napa, Walnut Creek, and Redwood City. Renowned architectural photographer Morley Baer photographed all these projects. These smaller projects share a quasi-domestic architectural quality that in the surviving example such as in the facility on Jackson St and 19th St currently occupied by the apartment building management and brokerage firm "Bay Apartment Advisors". In Seattle, the firm designed the Manning's "Taj Mahal" in Seattle's Ballard neighborhood in the early 1960s producing one of the most iconic examples of Googie architecture in the area. By 1965, Thiederman's authority in health care design was recognized in governmental publications as well.⁴

In 1969, from associate Thiederman became founder of a new company with Mayhew offering architectural design services.⁵ Mayhew-Thiederman Inc., was the name of the practice with offices located on the 6th floor at 121 2nd St, in San Francisco. In 1979 the Mayhew-Thiederman enterprise was still operating with exclusive focus on health care architecture. The Kaiser Foundation Hospital in Hayward and its later addition, and the Kaiser Medical Center in Terra Linda, are among the most notable projects.

He died on July 4, 2010 following a long illness.

Property and Building History and Description

THIEDERMAN RESIDENCE

The house was a remodel of an existing residence. It is virtually intact since the first sale of after the passing of the earliest owners occurred in 2022. While being a remodel, its architectural expression is typical of the Mid-Century modern period of the area. Its design is very disciplined and highly regulated by the geometric module of the plan visible in the spacing of the exterior windows. Except for the observatory added in the 1980s on the top floor, the building envelope has remained original. Its plan organization is functionally clear. Public areas on the top floor; sleeping quarters on the lower floor. This footprint is rectangular (approximately 1 to 3 ratio) with

² *Progressive Architecture*, MAY 1960, page 180.

³ *San Francisco Chronicle*. Sunday Section. August 16. 1959, p. 121.

⁴ *Medical care for the Aged: Executive hearings before the Committee on Ways and Means, House of Representatives*. United States Government Printing Office, Washington, DC, 1965, p. 180.

⁵ *Daily Review*. November 12, 1969, page 18.

an attached short wing perpendicular to the bar and only at the lower level. Abundant natural light makes most spaces pleasant for day-to-day living. The outdoor decking is mostly intact, with some need of repair where dry rot is visible and overall refinishing. In essence this residence is a pavilion open to the landscape, partially screened from the public way due to the change in levels of the existing topography. The roof line is a very strong datum partially compromised by the later addition of the observatory.

The original home built in 1949 was a two-bedroom house on two levels. While the name of the architect is unknown, the pictures Thiederman took prior to remodeling his newly acquired home exhibit architectural features consistent with the modern language of architecture blossoming in the post-war years. The architecture shares similarities with the mid-career residential works of William Wurster. The east facing window wall toward the park showed the 4-foot module structuring the floor plans. An exterior staircase with open risers provided access to the level 2 deck. Horizontal exterior siding throughout gave a plain character to the residence. On the west side where the entry is located, there was an elaborate system made of thin wooden elements to drain the water from the roof provides the backdrop for the garden on the upper level. That feature is still existing and works as originally intended.

The Thiedermans bought the small house in 1962 and significantly expanded and remodeled its frame in 1964. The couple met in architecture school, and they jointly worked on the gardens and interiors. Elivia Thiederman was an artist working with tapestries and all the rooms in the house were hung with her distinctive yarn tapestries inspired by African art and religious themes. The couple designed the Japanese garden that surrounded their home. As the remodel and expansion of their house was in the works, the couple was exposed to various residential designs through their social circles heavily influenced by Japanese architecture. In all likelihood the experiencing of Japanese inspired spaces, of which the 1959 Ewer Residence in Berkeley by Robert Klemmedson, was an oriental influence widely shared in the architects' community of the period.

The 1964 intervention originated numerous changes. Harold Thiederman increased the length of the house by three 4-foot modules toward the south and created a deep deck on the upper level directly in front of the living room. He cut a portion of the roof and raised it to create a lantern, extending the beams with distinct terminations he picked up in the extension of the beam supporting the deck, and in the trellis, he added to the front area. On the entry side, Thiederman created an outdoor space with a square penetration in the roof overhang enabling a tree to grow through it. The 4-foot module of the house is readable in the outdoor extension of the wood framing with two infill panels turned into pivot doors acting as light exterior dividers between the entry path from the street level and the deck area in front of the living room. Additionally, he expanded the upper floor half bath encroaching in the clearance of the deck area. It is at this stage that several landscape ideas matured to further reinforce a newly crafted Japanese character to the house, a stylistic quality the 1949 original cell did not have. Large round pavers on the gardens at the upper and lower levels, with a matching tube railing gave a three-dimensional flavor to the garden.

A later expansion loosely dated around the early 1980s per the family members' memory, concern the addition of a bedroom wing and full bathroom laid out perpendicular to the body of the main house toward the east side. The accessible roof above was directly aligned to face the dining room area. At present a sliding door separates this bedroom from the office area directly adjacent to it. There are no drawings available on this third expansion of the house, designed and built without submitting a permit.

The fourth and last expansion of the house concerns the construction of an observatory built in the late 1980s on top of the existing roof level. Thiederman became interested in astronomy later in his life and despite remaining an amateur of the field, he did invest time and resources in building this structure that currently houses a rather heavy telescope. There are no drawings available on this fourth expansion of the house, designed and built without submitting a permit.

There is a set of original blueprints. A site plan is missing, and the title block reveals only the architect's name. Neither the name of a structural engineer or a landscape architect are visible. Specifications are stapled to the drawing sheets and appear to be complete. There are no civil engineering drawings, nor a plot plan is available. Most of the casework appears original with built in bookshelves and walk in closets. The most powerful space is the living room under the skylight. An underdeveloped space of great promise is the void containing the spiral stairs connecting the top floor to the sleeping quarters. Currently this area is dark and uncelebrated. It also the only space within the interior where the full height of the house can be perceived and experienced.

From the public way, the entry experience is highly scripted. In that zone of the overall site, a very clear landscape design at first sight original is present. Even in its current state, it is a powerful visual anchor from the street and the house interiors (kitchen). In comparison, the landscape at the lower level is significantly underdeveloped. Missing is an overall concept of how the outdoors related to the house. There is an unclear definition of both roles and functions of hardscape and planting. A cornerstone of the architectural appeal of the Mid-Century residential heritage is its strong connection between the house and the landscape, which is in essence outdoor architecture. The gardens have a spatial character that in this section of the overall site is missing from this property.

Evaluation

The subject property has not previously been evaluated for historic resource eligibility. In order to address the requirements of CEQA specific to historic resources, the current effort has been requested and is intended to provide such historic resource evaluation. The following addresses the subject property and building using the California Register (CR).

California Register

To be eligible for listing on the CR, a resource must be historically significant at the local, state, or national level, under one or more of the following four 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;*

In its historic context, the Thiederman Residence constitutes an event of no historic importance. It does not meet CR criterion 1.

2. *It is associated with the lives of persons important to local, California, or national history;*

The persons directly associated with the Thiederman Residence are Harold "Hal" Thiederman and his wife Elivia Rose Martinelli. Harold was a pillar of the Clarence Mayhew practice and the residential portfolio of that office during the Thiederman's tenure share remarkable similarities in the oriental and more specifically Japanese architectural characters of those residences. He was consequential for the growth of the practice that went from a primarily single-family home practice to a mid-size office capable of handling large scale health care projects mostly for the

Kaiser organization. Elivia was a creative artist specializing in tapestry design and exhibiting her works in locale galleries. She was a cultured socialite championing design causes and campaigning for the broader dissemination of design literacy across her generation.

As a couple they supported each other in their endeavors and jointly worked on the interior and the gardens of their home. Their collaboration resulted in the coherent synthesis of a residential environment merging eastern and western influences in the floors plan, furnishing, and interior décor.

Consequently, Thiederman Residence has direct and intimate associations to persons important to history, so meets CR Criterion 2.

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;

The Thiederman Residence, inclusive of related additions and alterations except for the fourth phase, embodies design and construction distinction in terms of its type, period, region, and methods. The architecture shows evident design intention beyond utility. It has a range of architectural design characteristics – the expression of its modular structure, the exterior pivoting panels, the beam extension with singular termination, an emphasis on horizontality, and its glazed exteriors under continuous low-lying eaves – these qualities amount to distinction relative to its mid-20th century design period and, in particular, relative to the characteristic work of its architect.

Thus, Thiederman Residence is representative of the work of the post-war California period and it is eligible for the CR under CR Criterion 3.

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;

Beyond the information presented herein, the subject property do not appear to have the potential to yield any additionally important historic information (prehistory is outside the scope of this historical effort). Thus, relative to the subject of this evaluation – potential historic resources – the Thiederman Residence does not meet CR Criterion 4.

Evaluation of Historic Integrity

The following requisitely addresses the extent to which the identified historic resource, the Thiederman Residence and its associated landscapes, retains its historic integrity. Integrity as defined by the National Register and taken into consideration under both NR and CR evaluations. Under both the NR and CR, a resource must be found to be significant based on one or more criterion and be found to retain its integrity based on a set of seven aspects with which to measure the extent to which the identified historic significance is conveyed in the present, as follows:

Location – Intact, as Thiederman Residence stands on its original site.

Design – The design of Thiederman Residence is mostly intact, largely so for the original 1949 residential cell and the 1964 and 1980 expansion. However, the disciplined character of the horizontal roof line has been substantially disrupted by the erection of an unpermitted observatory raising above the building envelope. Numerous elemental changes have been made

ranging from the front door, the door to the lower garden, the addition of acoustical tiles on the ceiling of both floors, covering the existing wooden soffit, the extensive painting of wood, and numerous additional miscellaneous items, have diminished the design integrity of the existing artifact.

Setting and Feeling – While the original 1949 building and the 1964 addition remain, the original setting has been changed with the third perpendicular 1980 expansion as the purity of the pavilion immersed in the landscape was somewhat lost with the resulting L-shape plan. The original 1949 building stood nearly alone in its setting. Since the 1964 elongation of the residence occurred, the only portion of the original site and building that are somewhat intact is at its southern end. Thus, setting and feeling are not intact.

Materials and Workmanship – As under the aspect of design, the materials and associated workmanship of the Thiederman Residence are mostly intact, largely so at its southern end. However, again, the northern end and the roof plane have been substantially changed. Consequently, materials and workmanship are largely intact yet partially lost.

Association – The important, identified associations are to the Thiedermans and Clarence Mayview. As the 1948 residence, two subsequent expansions and associated landscapes are largely extant and remained in use until very recently, these associations are intact.

In sum, the historic integrity of the identified historic resource – its ability to convey its significance in the present – is under several aspects lost (setting and feeling) or partially so (design, materials and workmanship). Yet, these losses are focused at the northern end of the Thiederman Residence, whereas the integrity of design, materials, workmanship and association are substantially intact in the southern end of the house, and in several associated designed site areas, landscapes and gardens.

In conclusion, as the historic integrity is substantially intact and focused at the southern end and the range of associated landscapes, based on this overall analysis, the identifiable historic resource consists of:

The original 1949 house;

The 1964 expansion designed by Thiederman;

The 1980 expansion designed by Thiederman;

The outdoor wooden elements, and the hardscape of the landscape the Thiedermans as a couple designed;

Conclusion

In sum:

The obvious and unequivocal historic resource is the intact original, Thiederman-designed residence plus selected hardscape elements of the landscapes directly associated with the residence. This important interrelationship consequently elevates the importance of entry path connecting the house to the street level. Whereas privately held entry path do not necessarily have historic resource potential, this internal lane is a fine and intact example of period design directly related to the original Thiederman-designed structure.

In conclusion, the original intact residence, two additions, and the hardscape elements of its landscape are clearly identifiable, definitively cohesive and directly associated with the architect: Harold Thiederman.

As detailed above, the Thiederman Residence and its directly associated landscapes, located at 205 Lake Drive, Kensington, 94708, meet CR criteria 2 and 3, so is eligible for listing on the CR.

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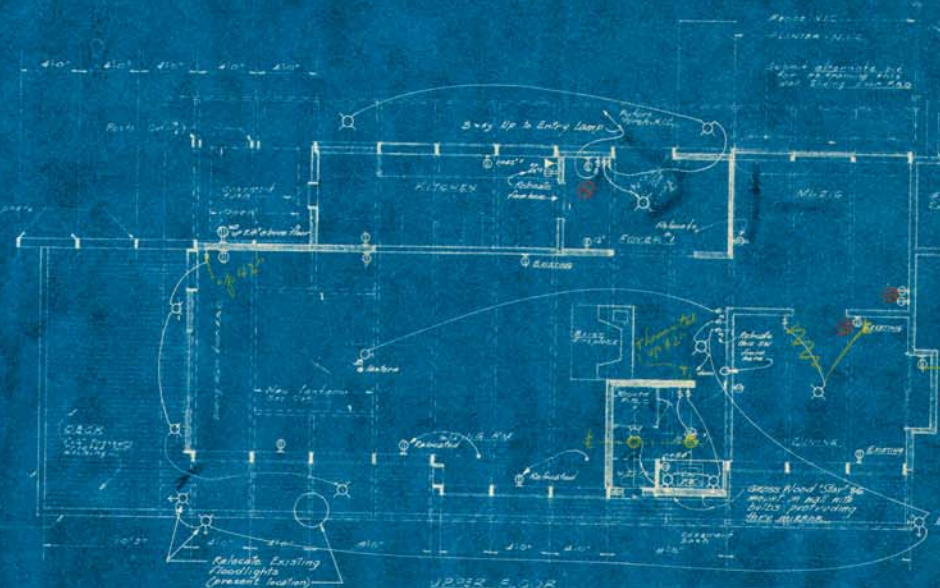
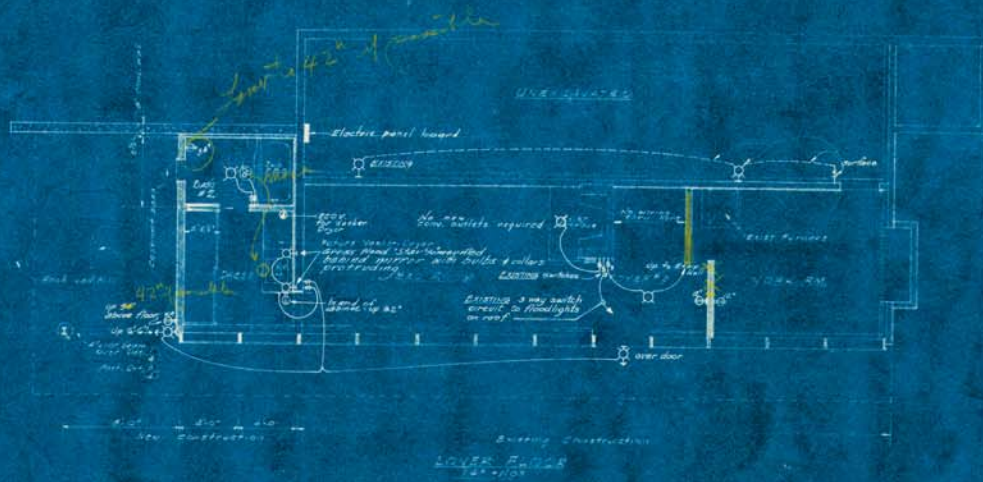
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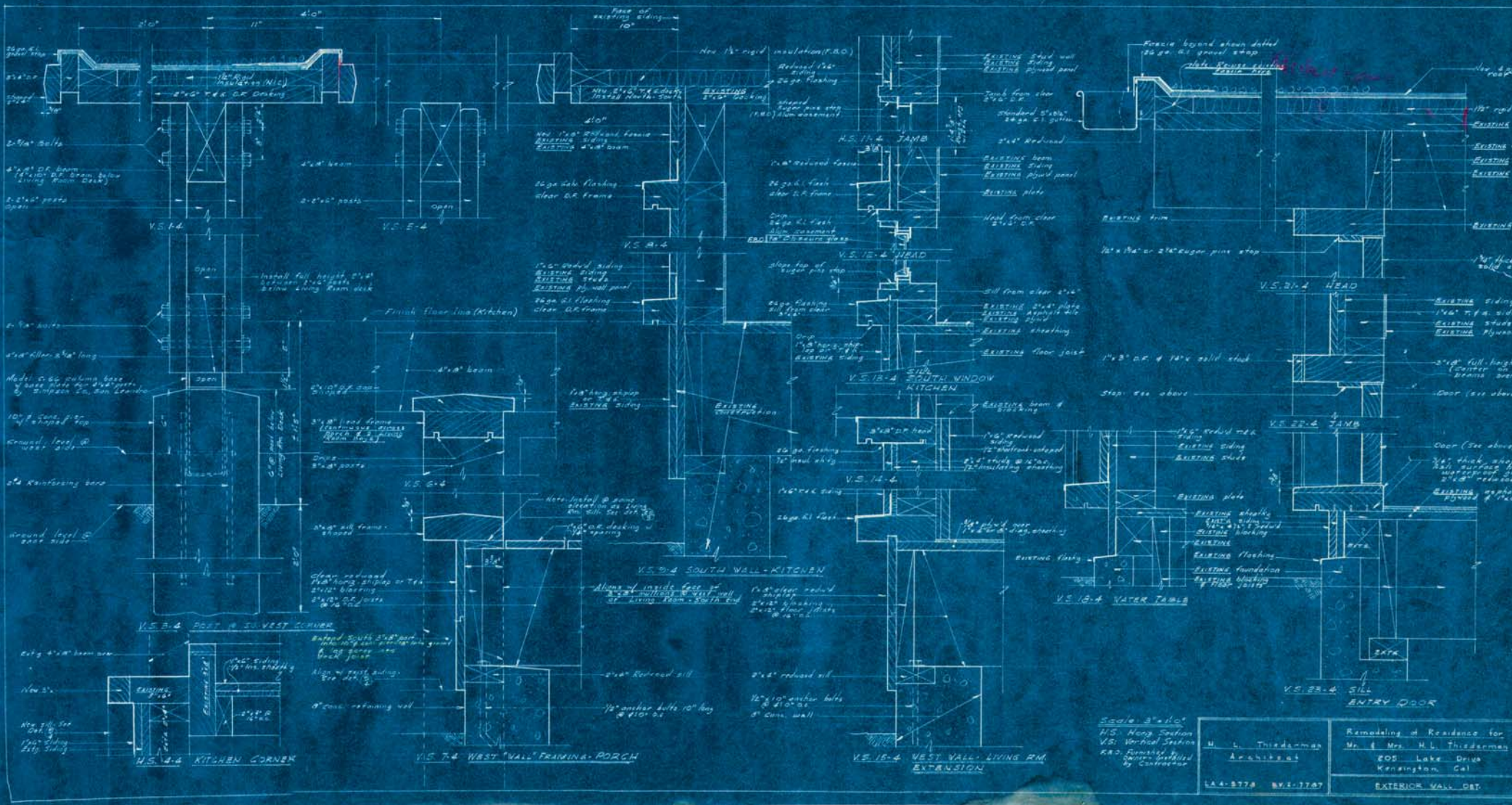


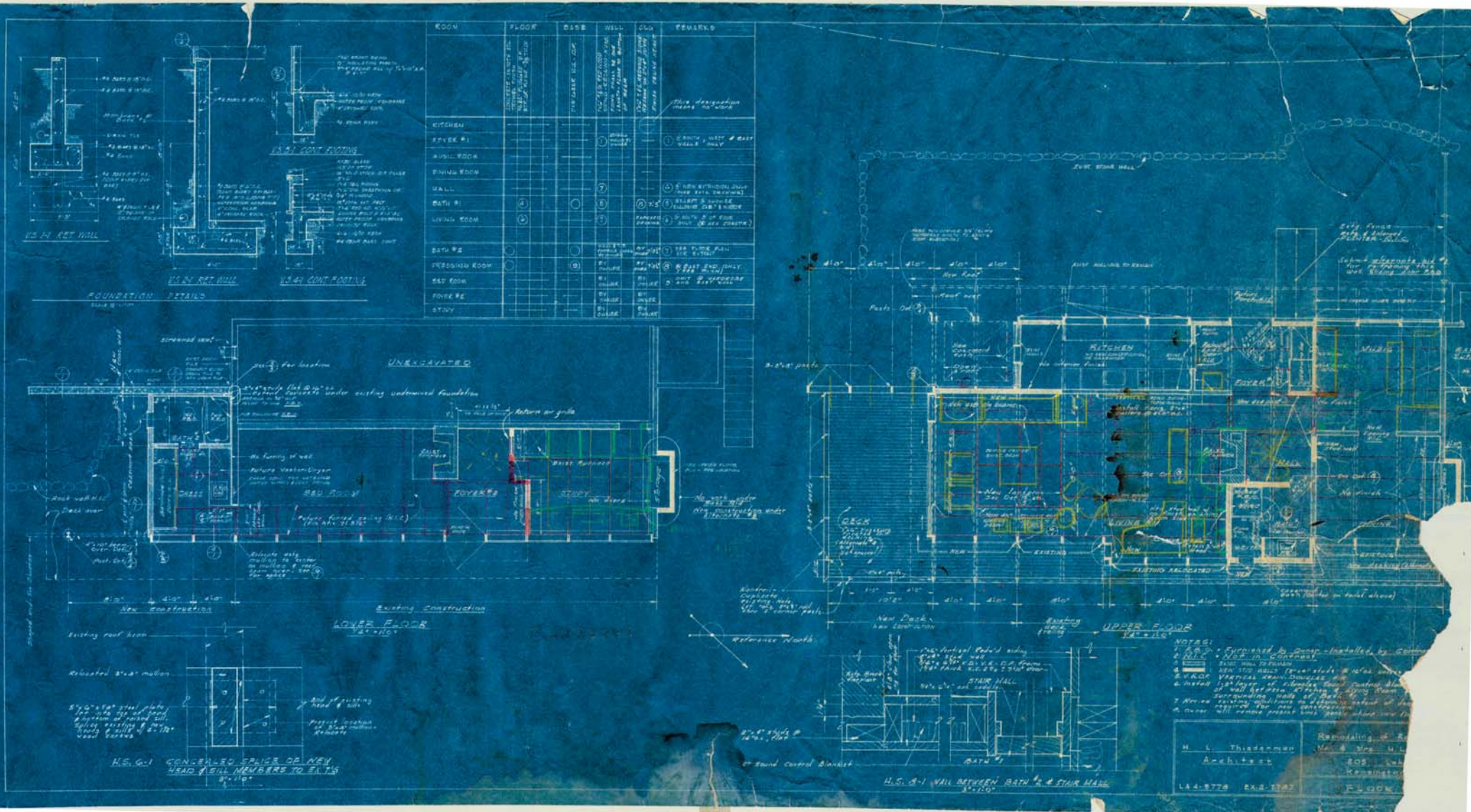
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 2. Light fixture
 3. Floodlight with arrival
 4. All switches are 3-way
 5. All switches are 3-way
 6. All switches are 3-way
 7. All switches are 3-way
 8. All switches are 3-way
 9. All switches are 3-way
 10. Convenience outlets, unless noted otherwise

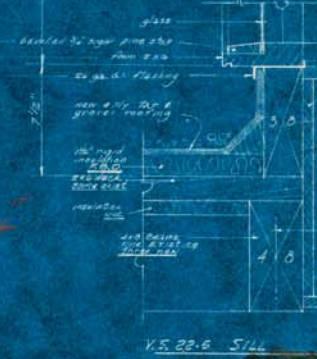
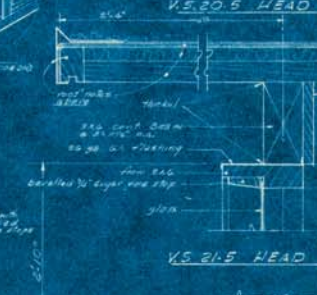
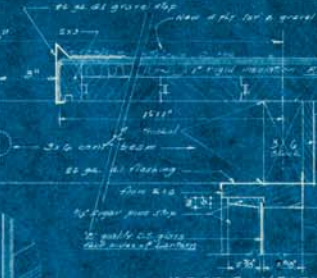
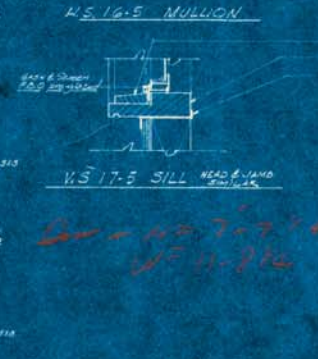
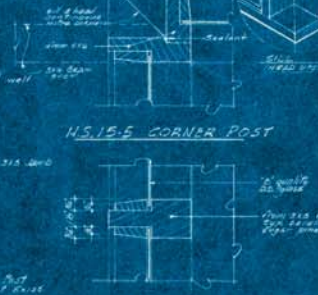
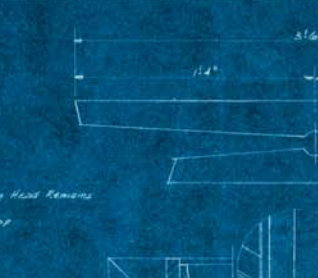
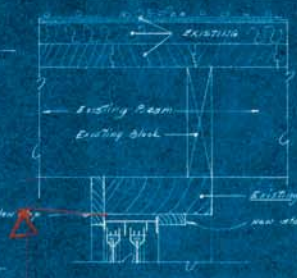
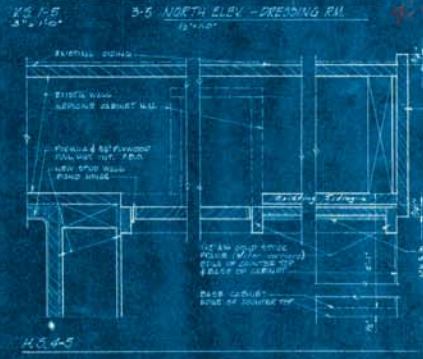
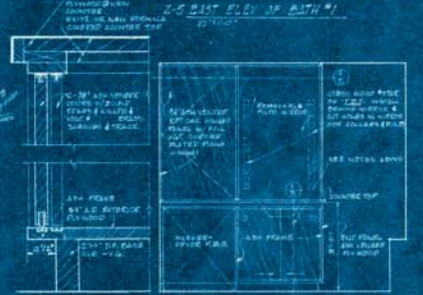
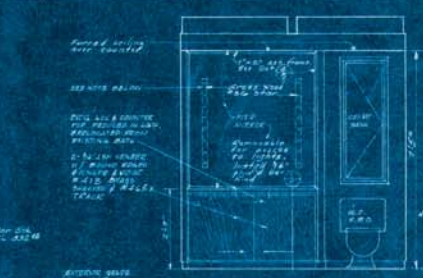
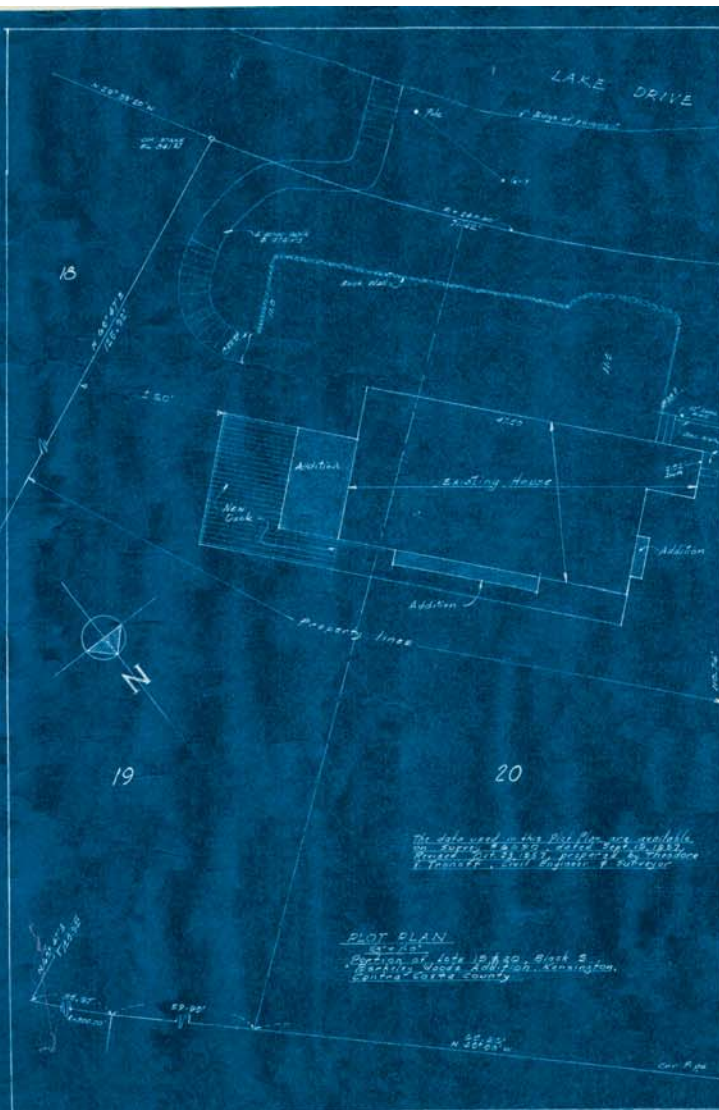
Remodeling of Residence, Inc.
 Mr. & Mrs. H. C. Thompson
 201 Lake Drive
 Kalamazoo, Mich.
 ELECTRICAL PLANS



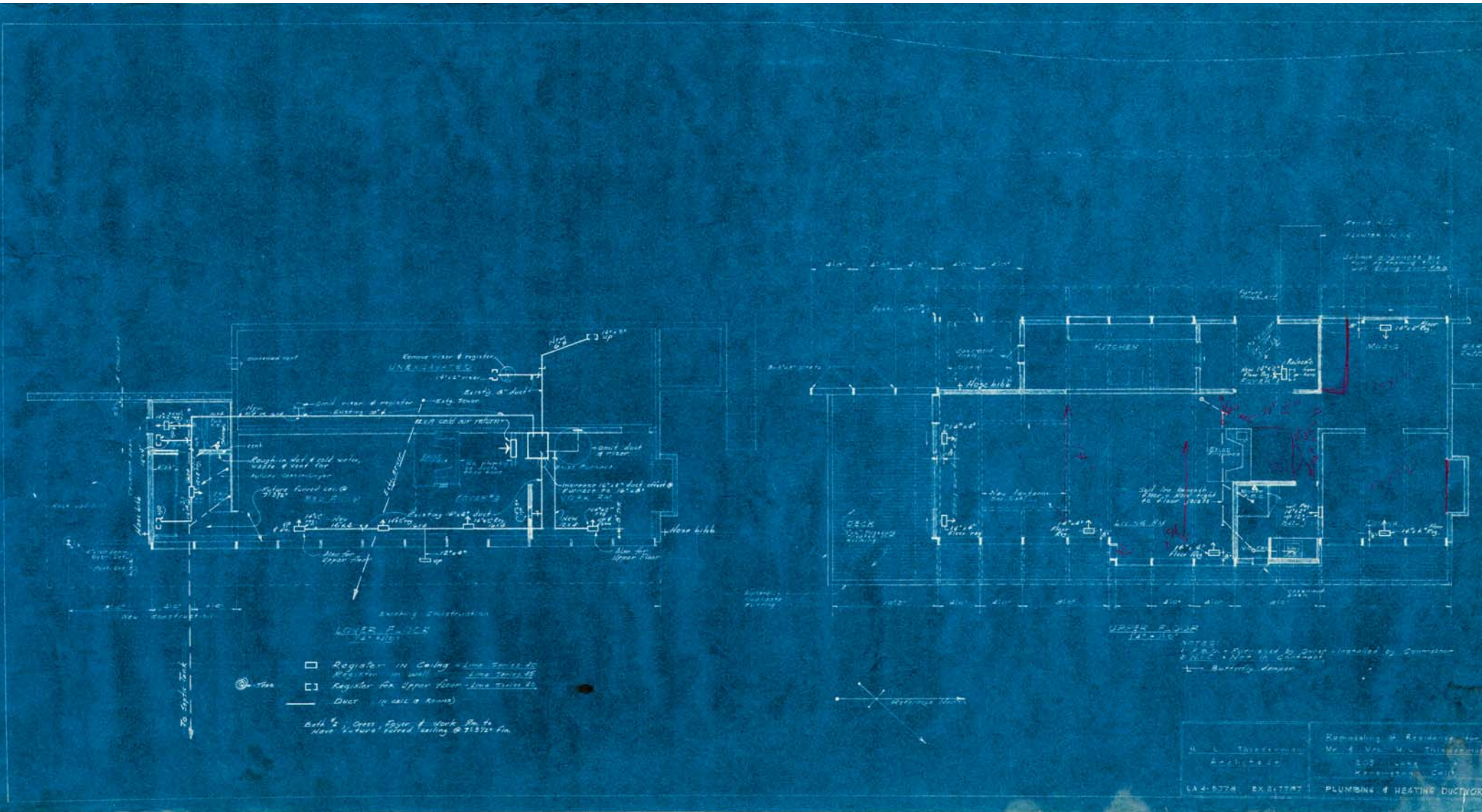








LA 4-5776 EXT. 7787	PLOT PLAN & DETAILS
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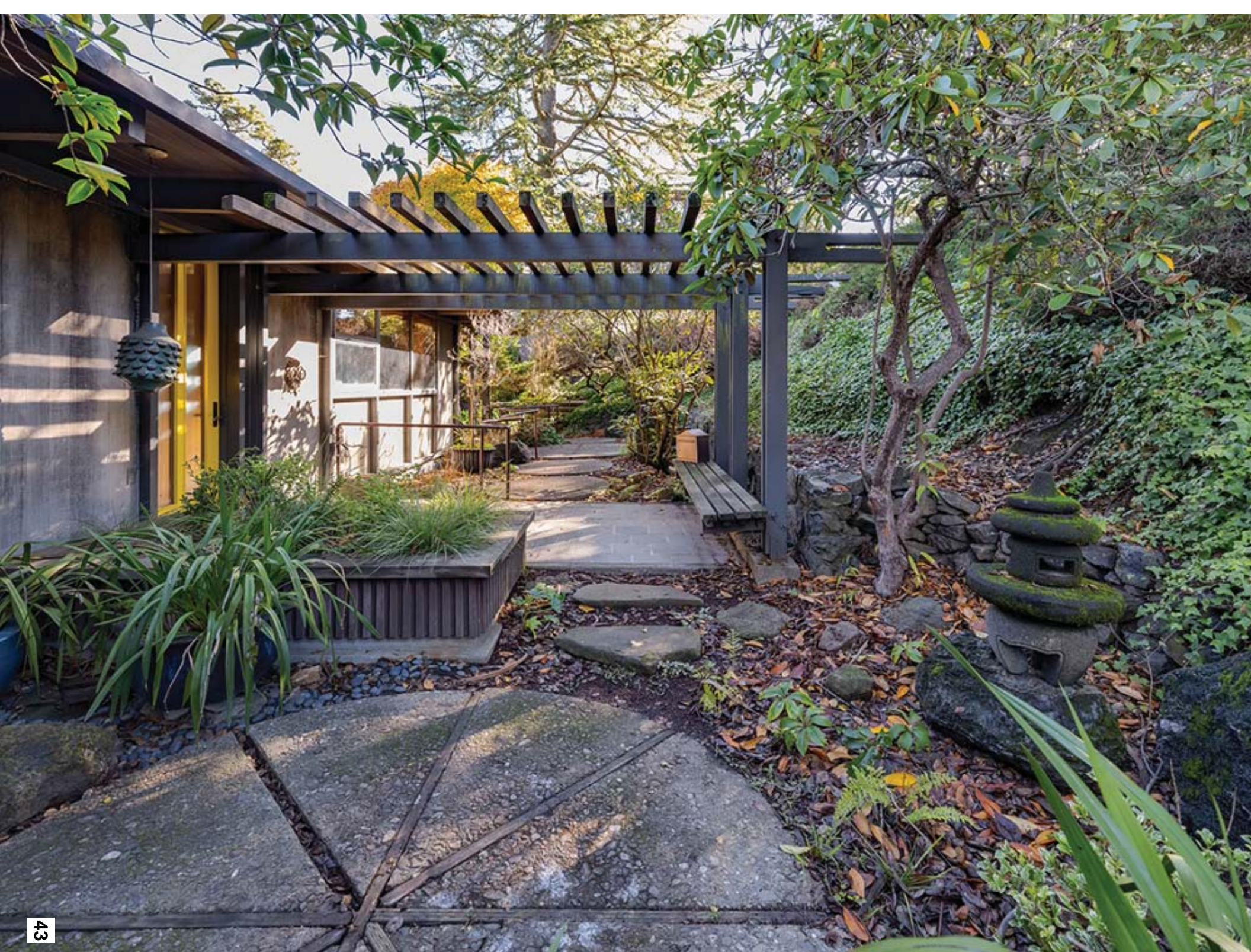




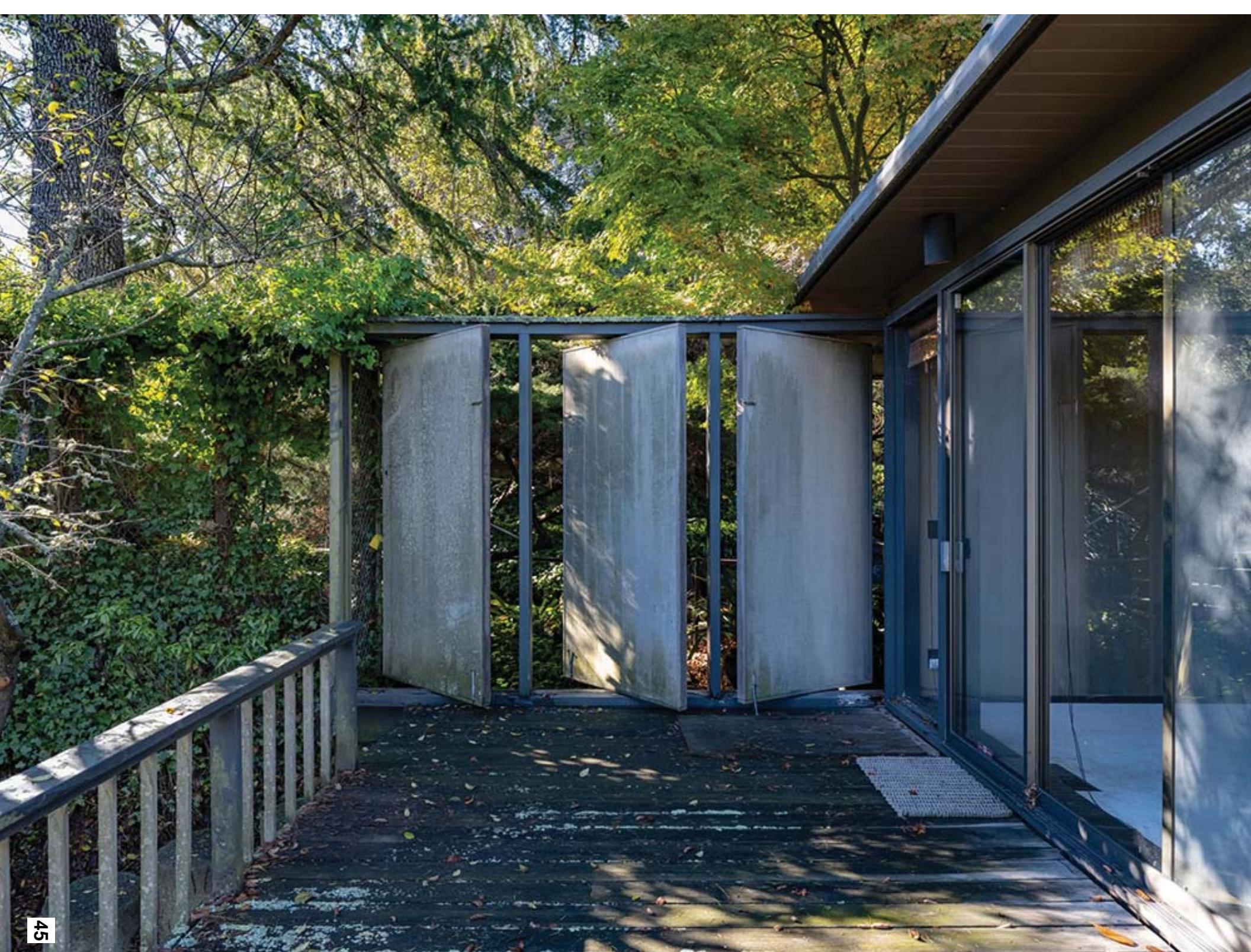








































April 24, 2025

1850 ALAMEDA DIABLO
Historic Resource Evaluation - DRAFT

The following report summarizes and develops the subject property's historical resource status for the purposes of applying for the Mills Act's historic preservation tax incentive.

1850 Alameda Diablo is a single-family property (assessor's parcel #195-200-01) and residence located within the unincorporated community of Diablo on the western side of Mt. Diablo in western Contra Costa County (figs.1-2). First mapped as lot #139 in the Mt. Diablo Estate tract (fig.3), 1850 Alameda Diablo is an identified contributor to the California Register and Contra Costa County register *Diablo Historic District* (fig.4).

Research efforts underlying this evaluation report have included the collection and review of deed and permit records from Contra Costa County; historic telephone directories (at the Library of Congress, loc.org), newspapers (at the CA Digital Newspaper Collection, CDNC.org and at the San Francisco Library, sfpl.org), and censuses (@heritagequest.com), along with site visits to record the property, its context and conditions. The current effort is also based upon previous research and documentation, by the present author, of another Diablo property (1897 Calle Arroyo), also for the purposes of the Mills Act.

Summary Descriptions

Site and Exteriors (figs.5-24, ske5ch plan fig.31)

The subject lot is a generally rectangular, .42 acre parcel, its 103 foot northern frontage on Alameda Diablo, its parallel side lot lines some 216 feet (west) and 200 feet (east), its rear lot line bent inward to reflect a curve of Diablo Rd. to the south. The property has a generous front yard accommodating a wraparound driveway with interspersed landscape beds. The 1 to 2 story house lies in the middle of the parcel, its entry via a raised brick-paved terrace that is canted (i.e., crooked), as is the front façade.

Along with multiple canted-gabled roofs, the canted form is a primary design characteristic of this house. In plan, the original house was a square with the living room wing canting from its northeast corner. A detached carport/garage, rebuilt in 1988, stands at the east side of and orthogonal to the body of the house. Additions were also completed in the 1980s and that wraparound its rearward half, including wraparound porch roofs at the west side and rear of the original house, as well as a 2-story family and bedroom add at the rearward east side, their roofs complexly integrating with the original roof forms.

A primary characteristic of the site is the creek channel that crosses from west to east at the rear of the original house, which is largely covered by a wood deck while also flowing beneath the family room addition to the east, yet with an open portal and wooden footbridge at the west side yard. To the south of the decked-over creek is a built-in oblong swimming pool, added in 1974, with a fieldstone paved apron, the south side apron raised with a stone clad face above the pool and which apron transitions into stone steps at the pool's east end. Across the whole of the property's rear is a stone retaining wall at the base of a steep wooded bank, as Diablo Rd. lies a couple of stories above the level of the house. A range of trees stand in that steep bank at the top of which a concrete

masonry wall forms the southern property boundary. A small, manufactured garden/pool shed stands just behind the southeast corner of the house.

As inferred above, the exterior form is multi-faceted yet uniformly treated. Exterior walls of the house and garage are painted wood shingles with wood trims. Doors and windows are wood, also painted, with multiple lites plus a few picture windows in the living room, where the eastern window is in the form of a shallow projecting bay capped with a sloped roof. The one exceptional door is the unpainted oak panel with beveled glass lite at the front. Plain windows in one of the west gables and at the south side of the main house are anomalies.

A central front feature is the field stone chimney that stands at and rises above the canted front façade. Wood trimmed roof eaves overhang walls, with metal gutters at level eaves. Deeper roof overhangs with turned wood posts cover outdoor space at the west side and returning to the south. There is another covered porch at the west side of the rearward family room wing, which wing has a shingle clad chimney standing at its south wall. All roofs are wood shake. Entered via a narrow passage between the east side of the living room and garage, an small open court lies in the middle of the house, where there is are secondary entries into the surrounding spaces, including a gabled entry portal wedged between the main house and family room wing. A range of ornamental light fixtures are mounted to exterior walls.

Interiors (figs.25-30, sketch plans figs.32-33)

The house Interiors consist of living spaces – living, dining, kitchen, office, laundry – and a bedroom suite at the first floor of the main house. In the middle of which a stair ascends to a second floor bedroom suite that occupies the spaces of the gabled dormers. A central stairs also descends to a small basement below the kitchen at the rear. From the east side of the kitchen and from a second entrance way from the exterior court, the rear wing includes the family room with a covered porch, a large bedroom suite, a half-bath with access from the rear exterior, and pantry. As depicted, the interiors reinforce the architectural quality and character of the house. However, as this is a private residence, no interior spaces or features are identified herein as having historic importance.

Summary History and Summary of Historic Significance

As noted, 1850 Alameda Diablo is an identified contributor to the California Register and Contra Costa County register listed *Diablo Historic District*. The extant historic district records provide some information about the home's origins as one of a pair of directly neighboring houses built for sisters Ruth Morse John (#1850) and Susan Louise Morse Melvin (#1842), the two homes together known as "The Twins." ¹

The following are excerpts from the previous historical records for 1850 Alameda Diablo (attached).

From CA Department of Parks and Recreation (DPR) from 523 A&B for 1850 Alameda Diablo, dated 2/1/2001:

"Built in 1917, this English Cottage-style house has decorative latticed windows and a pitched shingled roof of intersecting gables. Its exterior is cedar shingles painted a soft moss green.

¹ The historical inventory form identifies the originator of the two houses as William Letts Oliver and for his daughters, which information is not correct, though it is very possible Letts may have done so on the Diablo lots his family then owned.

There is a rock chimney. A brick walk and arbor, partially restored, connect this house to its mirror image home next door. The two homes built as summer cottages and are still called The Twins. The home, in nearly original excellent condition, has a garage and guest quarters addition. In 1970 the house underwent renovation and additions, nearly doubling the size of the home. Roof lines were matched, shingles were hand cut, interior matches were also made. The front door, and many of the windows and street facing features are original. The interior oak floors have a rich patina. Wood shingled exterior with multi-gabled wood shake roofs, multi-lite wood windows and a prominent front chimney of field stone.

A portion of the brick terrace still exists in the front yard. Both "twins" have been renovated and added to, but from the street, they have changed little. They are charming, livable, unique homes. This house is an excellent example of an English Cottage style house, it has strong associations with its neighbor and the site and it is a contributor to the Diablo Historic District."

From *Diablo's Treasures: The Historic Homes & Heritage Oaks of Diablo*, 2021 (p.15):

"Twin Creeks"

1850 Alameda Diablo

Original Owners: Jenkin and Ruth Morse Bevan John

Architectural Style: English Cottage

Built: 1917

"Twin Creeks is one of two neighboring creek-side homes that locals call "The Twins" or the "Sister Houses." As their monikers suggest, the homes look alike: both are in the English Cottage style with brown shingle exterior cladding punctuated with the same pleasing arrangement of paned windows. Prior to additions to both homes, their geometric massing formed a symmetrical unit with each home the mirror image of the other. From the street, the mirror image sections can still be discerned. The names also hint at the relationship of the Oakland residents who built the homes: Mrs. Jenkin Bevan John, formerly Miss Ruth C. Morse, and her husband built Twin Creeks in 1917. Her sister, Susan Louise Morse Melvin and her husband, California Supreme Court Associate Justice Henry A. Melvin, built the other Sister House.

Completing their mirror images in landscaping, each of the Sister Houses had a red brick terrace. Befitting the sisters' close relationship, each terrace was connected by a pergola to a shared teahouse midway between the homes. A small portion of Twin Creeks' brick terrace remains, hinting at the home's fascinating past.

A substantial 1970 addition to Twin Creeks was a study in sensitive renovation.

Importantly, the picturesque streetscape was kept very close to the original by continuing existing roof lines and pitches. New cedar shingles were hand-cut and painted to match the old. The front door, unique paned windows, rock chimney, and interior oak floors were preserved as testaments to the craftsmanship of former times. Since 1996, Ted and Barbara Barstad have lovingly preserved Twin Creeks' unique architecture, a jewel for all to behold."

As were most of the originally developed homes in Diablo, 1850 Alameda Diablo was built as a country home for its city residents, Jenkin B. and Ruth M. John, who resided in Oakland then San Francisco in the brief period of their ownership, 1917-1920. From 1920-1927, the property's

subsequent owner, Helen S. Dinwiddie, likewise resided elsewhere, in her case Berkeley. It was the third owner, Harriett S. Campbell, who made this her residence and which single-family use has continued under its successive owners.

From the time of its mapping in 1916 until the mid-1960s, the street name was Camino Tassajara, thereafter Alameda Diablo.

No original or early plans or photos of this residence have been located. While the original owners are known – Jenkin B. John, a real estate broker, and Ruth M. John, who acquired the parcel directly from the Mount Diablo Villa Homes Association in June 2017 – no original designer is identifiable. The earliest building permit record dates to 1967, at which time it is assumed that the property was still largely original. Since, as permit records indicate, there have been a range of alterations and additions – all, as the historic record states in the following, in accord with the character of the original residence. Such permit records include:

<i>date</i>	<i>work</i>	<i>owner</i>
1967	Repair carport (storm damage)	Tompkin (?)
1974	Add pool, garage repair, add deck and bath, int. remodel	Baender
1986	Addition, int. remodel	Holt
1988	Carport rebuild, foundation repair/replace	Holt
2002	Reroof	?
2007	Bedroom and bath add	?

Based on the record and a current site visit and inventory, historic character-defining features of the site and building are:

@ Site

- Generous and generously landscaped front yard with wraparound drive and walks of exposed aggregate concrete and raised, brick and stone paved entry terrace
- Creek channel bisecting the site, with associated wood bridge, railings and decking
- Designed relationship to adjoining residence

@ Residence

- Primary exterior forms including canted building front and multiple canted-gabled roof forms
- Rustic wood shake roofing
- Rustic fieldstone clad front chimney
- Wood wall shingles and wood trimwork, painted
- Multi-lite wood windows, painted
- Ornamental wood front entry door with beveled glass lite
- Attic vents in gables, painted
- Ornamental exterior lighting
- Contributing additions:
 - Garage
 - Family room
 - Shed roofs with turned posts at west side

As noted above, no interior spaces or features of this private residence are character-defining.

10 Year Mills Act Recommendations

The subject residence and property are well cared for and in good condition. Current and near-term rehabilitation of historic features includes:

Proposed scope	Estimated cost
1. Reroofing, roof drainage and flashing repairs	\$110,000
2. Repair and selective replacement of wood shingles, overall repainting	\$15,000
3. Door and window maintenance and repair	\$5,000
4. Cleaning, repair and repointing of brick and stone front porch	\$4,000
5. Cleaning and maintenance of aggregate concrete paving	\$4,000
6. Repair/replacement of wood deck, railing and bridge at creek	\$30,000
7. Tree maintenance (to reduce falling hazards)	\$12,000
Total est. rehab and maintenance cost: \$184,000	

Proposed Mills Act Rehabilitation Summary

The outline of proposed rehabilitation work associated with the Mills Act application includes:

Exterior Feature/Materials Rehab Work at House

- Wood windows and doors - painted Repair and maintain
- Wood siding and trim - painted Repair, selectively replace and repaint
- Roofs, roof drainage and flashing Replace roofing, flashing and roof drainage assemblies equal to existing
- Wood doors and windows Repairs, selective replacement and maintenance

at Site

- Brick and stone front porch Clean, repair and repoint
- Aggregate concrete paving Repair and maintain
- Wood deck and bridge at creek Repair and rebuild deck and bridge
- Trees Trim (to reduce falling hazards at buildings)

Rehabilitation Project Evaluation

The following evaluates the proposed rehabilitation work relative to the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)* and, specifically, the Standards for Rehabilitation, which is defined as follows:

"When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment."

The following lists the ten *Standards for Rehabilitation* and analyzes the proposed project with respect to each.

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.*

The subject property was historically a single-family residence. The proposed work intends to retain and rehabilitate the single-family residential use. As such, *Standard 1* is met.

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.*

The proposed work retains all identified characteristic forms and individual features of the house and its property, so *Standard 2* is met.

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.*

The proposed work fully respects the overall form and individual characteristics of the historic house and its associated site. The proposed work does not add or copy any features or elements from this or other historic properties. Thus, the project meets *Standard 3*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The identified character of the subject house dates to the period of its origins and early history. Its deck and bridge at the creek are either original or early structures that, as they are directly associated with the original and early property, have gained significance in their own right and which, like the house, are proposed to be rehabilitated, so *Standard 4* is met.

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

All identified character defining forms, features, finishes, examples of construction techniques and craftsmanship embodied in the house and its site are proposed to be retained and rehabilitated or selectively replaced in kind. Consequently, the proposed work meets *Standard 5*.

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.*

The rehabilitation program proposes to repair and maintain deteriorated exterior features and materials of the house and site along with selective replacement of irreparable features and materials, as required, to match existing, so the work meets *Standard 6*.

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.*

At this planning stage, all potential treatments of identified historic materials are anticipated to be careful and protective in order to avoid damage. As such, the project also meets with *Standard 7*.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed rehabilitation program has no potential to disturb archeological resources.

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 shall 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.*

As summarized, the subject house and associated site are proposed to be retained and rehabilitated without alteration of its identified characteristic forms or features. No new work, new additions or new construction is proposed. Thus, the proposed rehabilitation work meets *Standard 9*.

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

Again, no new additions or new construction is proposed, so the proposed rehabilitation work also meets *Standard 10*.

In conclusion, since the proposed work program meets each applicable Standard, then the proposed project readily meets the Secretary of the Interior's Standards for Rehabilitation.

Signed:

A handwritten signature in dark ink, appearing to read "Mark Hulbert", with a stylized flourish at the end.

Mark Hulbert
Preservation Architect

attached: figs.1-30 (pp.8-22); Sketch plans (pp.23-25); DPR forms, 04/24.2025; pages from Diablo Historic District & Diablo Treasures; MH qualifications



Fig.1 – 1850 Alameda Diablo (highlighted) – Location aerial (Google Earth 2024)



Fig.2 – 1850 Alameda Diablo (highlighted) – from Assessor's parcel map

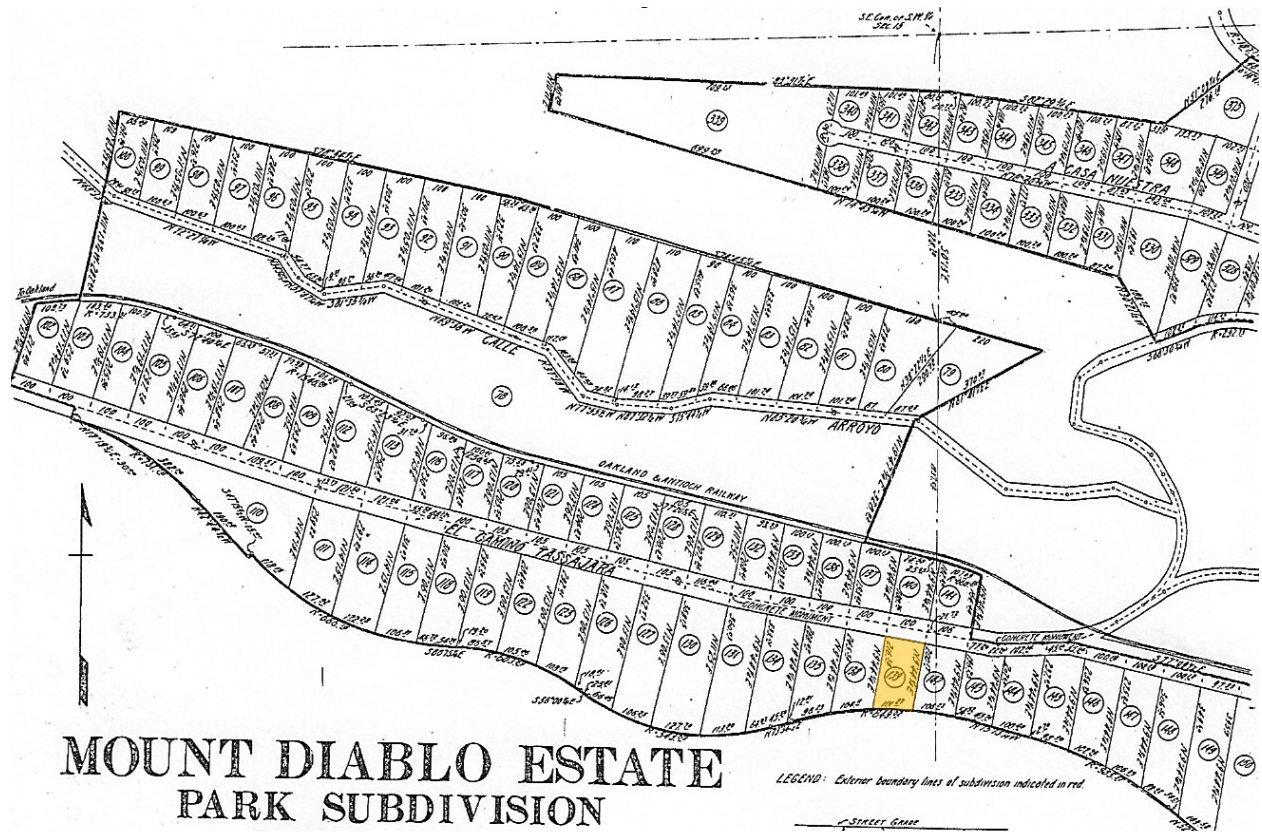


Fig.3 – 1850 Alameda Diablo (highlighted) – 1916 Tract map

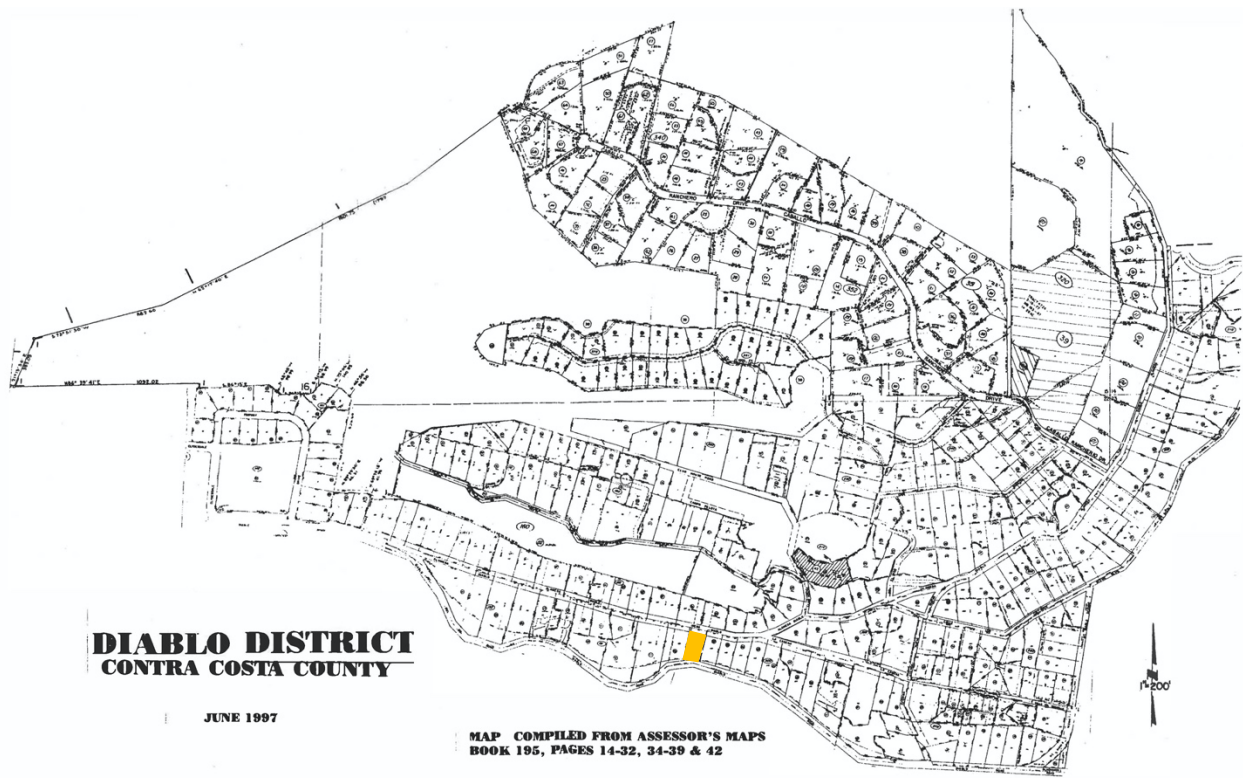


Fig.4 – 1850 Alameda Diablo (highlighted) – Diablo Historic District map, 2002



Fig.5 – 1850 Alameda Diablo – Site aerial depicting original house and carport (bright orange) with rearward additions (north is up)



Fig.6 – 1850 Alameda Diablo – Front (north) of house from west driveway at street (figs.6-24, MH 2025)



Fig.7 – 1850 Alameda Diablo – Front of garage (north) from east driveway at street



Fig.8 – 1850 Alameda Diablo – Canted front (north) façade and front garden, looking south



Fig.9 – 1850 Alameda Diablo – Canted front (north) façade and walks, looking southwest



Figs.10-11 – 1850 Alameda Diablo – Canted front façade and entry (left); Front entry terrace (right)



Fig.12 – 1850 Alameda Diablo – Garage front and east side of living room wing



Fig.13 – 1850 Alameda Diablo – West side from creek bridge



Fig.14 – 1850 Alameda Diablo – Rear of house (left and center) and family room wing (right)



Fig.15 – 1850 Alameda Diablo – Overall rear of house from upper rear yard, looking northeast



Fig.16 – 1850 Alameda Diablo – Overall rear of house from upper rear yard, looking northwest



Fig.17 – 1850 Alameda Diablo – Rear of house with creek deck, creek portal and bridge (at upper left) and pool



Figs.18-19 – 1850 Alameda Diablo – Rear yard looking east (left) and southeast (right)



Figs.20-21 – 1850 Alameda Diablo – Creek portal and bridge



Fig.22 – 1850 Alameda Diablo – South side, living room wing from interior court



Figs.23-24 – 1850 Alameda Diablo – Interior court looking south (right) and east (left)



Fig.25 – 1850 Alameda Diablo – Living Room, looking north towards front (figs.25-XX, Redfin)



Fig.26 – 1850 Alameda Diablo – Living Room, looking east and south



Fig.27 – 1850 Alameda Diablo – Dining Room, looking east



Fig.28 – 1850 Alameda Diablo – Kitchen, looking south



Fig.29 – 1850 Alameda Diablo – Family Room, looking southwest



Fig.30 – 1850 Alameda Diablo – Office, looking west

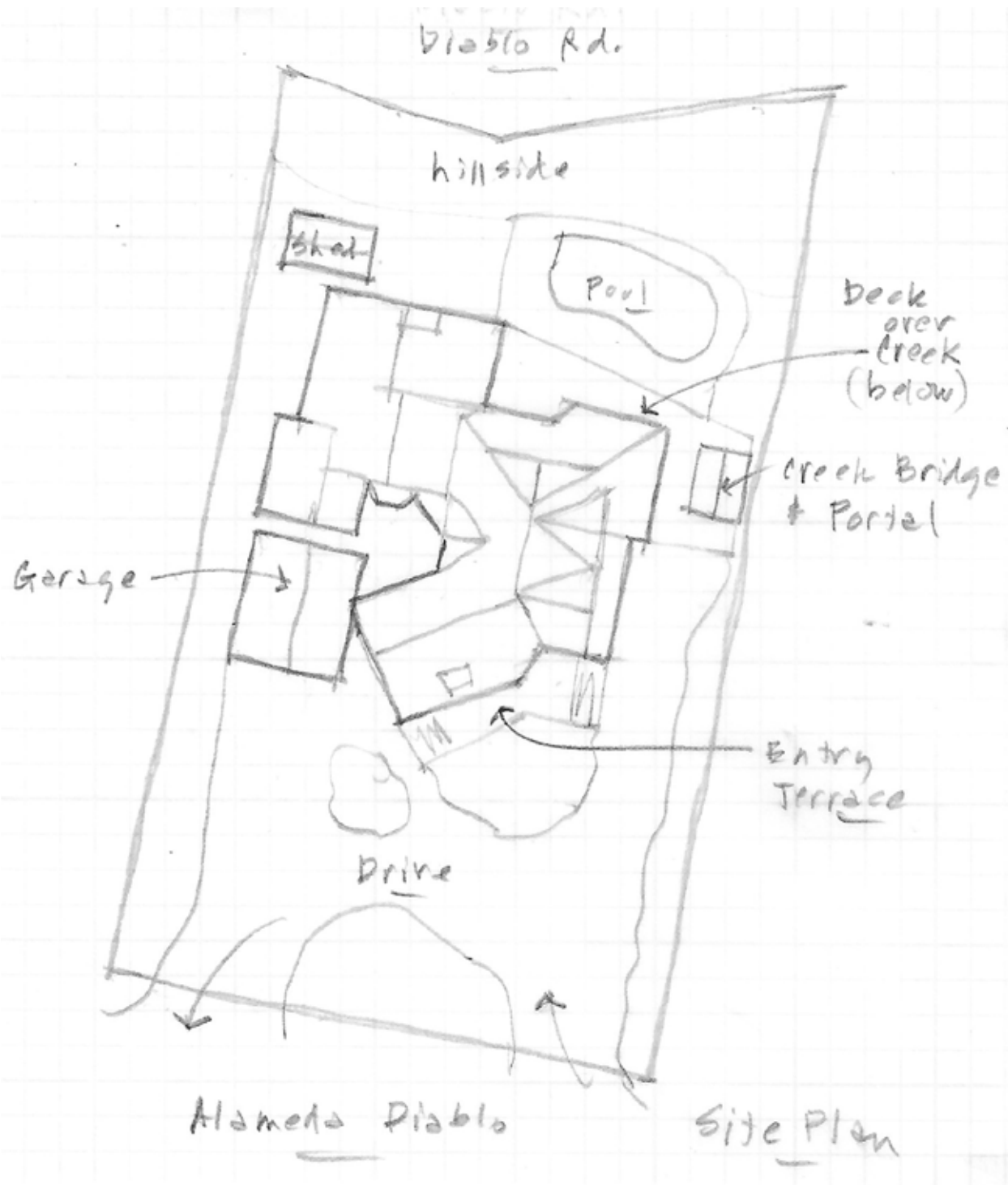


Fig.31 – 1850 Alameda Diablo – Site plan (note: south is up)

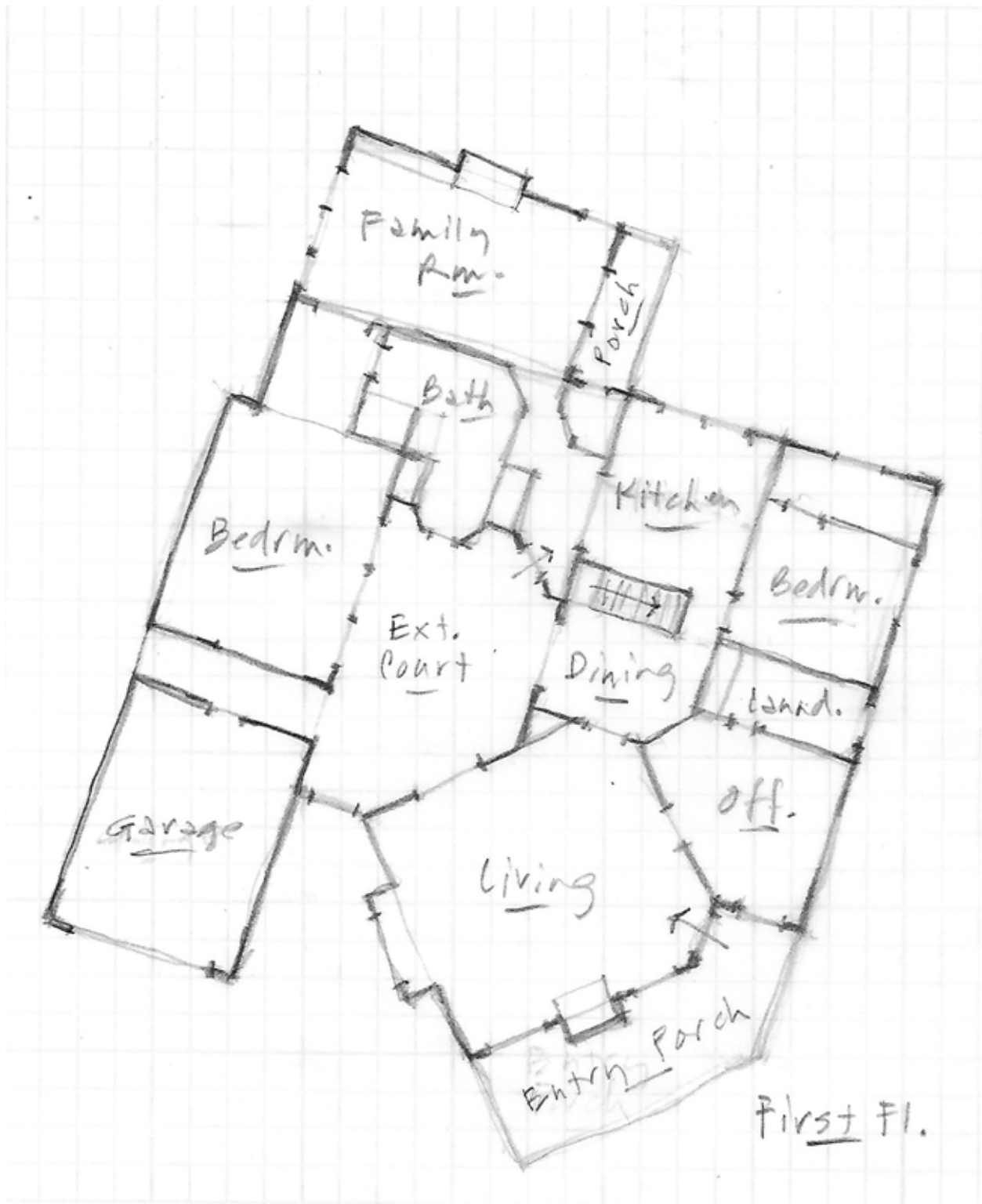


Fig.32 – 1850 Alameda Diablo – First floor plan (south is up)

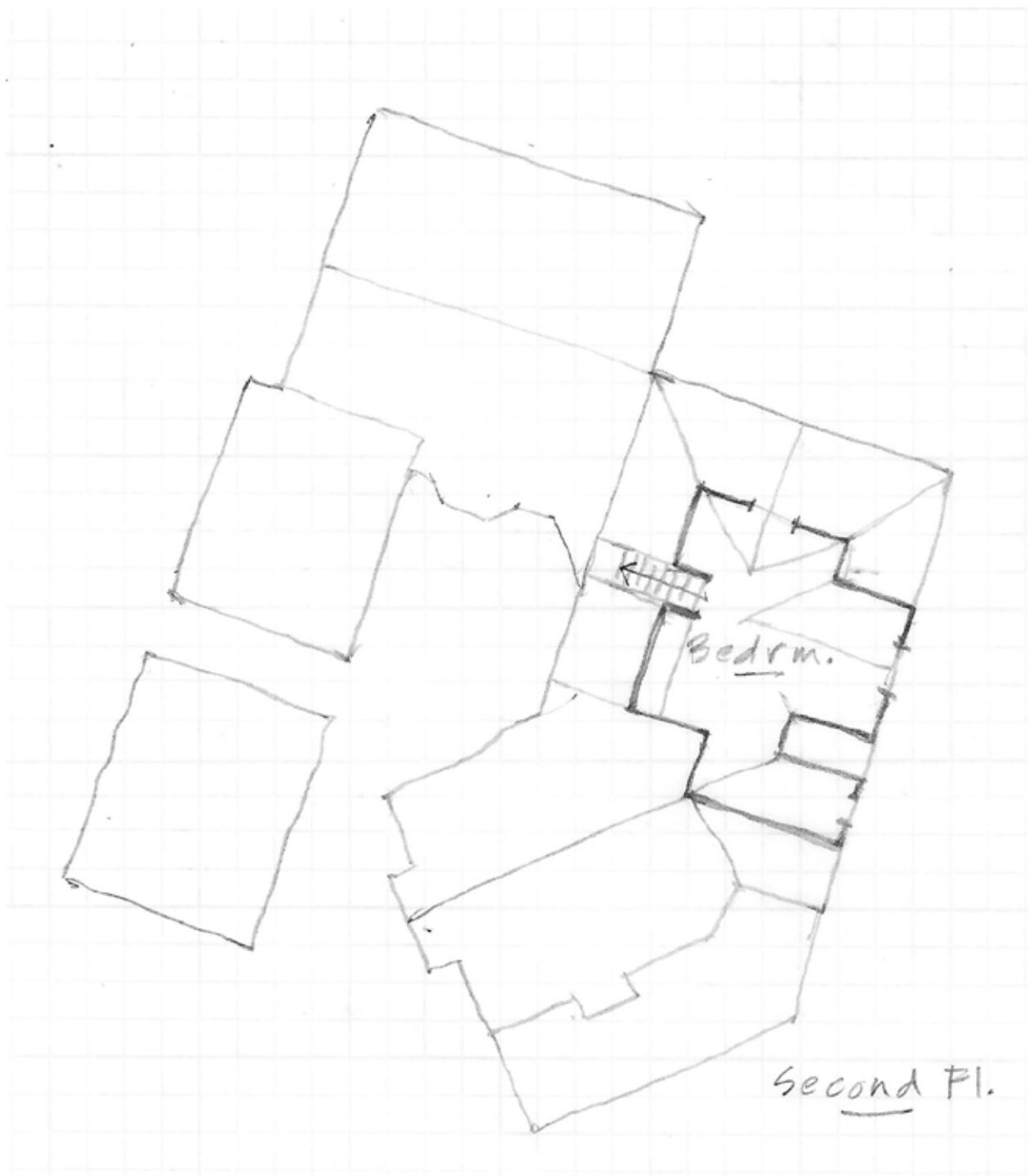


Fig.33 – 1850 Alameda Diablo – Second floor plan (south is up)

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 5 *Resource Name or #: 1850 Alameda Diablo, Diablo, CA

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Contra Costa and

*b. USGS 7.5' Quad Diablo, CA Date 2021 Township & Range --

c. Address 1850 Alameda Diablo City Diablo Zip 94528

d. UTM: Zone ___, _____ mE/ _____ mN

e. Other Locational Data: Assessor's Parcel Number 195-200-01.

*P3a. Description:

1850 Alameda Diablo is a single-family property and residence located within the unincorporated community of Diablo on the western side of Mt. Diablo in western Contra Costa County. The subject lot is a generally rectangular, .42 acre parcel, its 103 foot northern frontage on Alameda Diablo, its parallel side lot lines some 216 feet (west) and 200 feet (east), its rear lot line bent inward to reflect a curve of Diablo Rd. to the south. The property has a generous front yard accommodating a wraparound driveway with interspersed landscape beds. The 1 to 2 story house lies in the middle of the parcel, its entry via a raised brick-paved terrace that is canted (i.e., crooked), as is the front façade. (cont. on p3)

P5a. Photograph



Fig.1 – 1850 Alameda Diablo – Front (north)

*P3b. Resource Attributes:

HP-2 – Single-family property

*P4. Resources Present: ☒ Building ☐
☐ Structure ☐ Object ☐ Site ☐ District ☐
☐ Element of District ☐ Other

P5b. Description of Photo:

fig.1,3-4) MH 2025;

2) Google Earth, 2024

*P6.Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
1917 (historic record)

*P7. Owner and Address:

Mark and Chika Lewandowski

1850 Alameda Diablo

Diablo, CA 94528

*P8. Recorded by:

Mark Hulbert

1315 Walnut St.

Berkeley, CA 94709

P9. Date Recorded:

April 24, 2025

*P10. Survey Type: Intensive

*P11. Report Citation: CA Department of Parks and Recreation (DPR) from 523 A&B for 1850 Alameda Diablo, 2/1/2001; Diablo's Treasures: The Historic Homes & Heritage Oaks of Diablo, 2021

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1850 Alameda Diablo, Diablo, CA *NRHP Status Code _____
Page 2 of 5

B1. Historic Name: The Twins; Twin Creeks
B2. Common Name: 1850 Alameda Diablo, Diablo, CA
B3. Original Use: Single-family residence B4. Present Use: same
*B5. Architectural Style: English Cottage

***B6. Construction History:**

As were most of the originally developed homes in Diablo, 1850 Alameda Diablo was built as a country home for its city residents, Jenkin B. and Ruth M. John, who resided in Oakland then San Francisco in the brief period of their ownership, 1917-1920. From 1920-1927, the property's subsequent owner, Helen S. Dinwiddie, likewise resided elsewhere, in her case Berkeley. (cont. on p4)

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

*B8. Related Features: Adjacent residence at 1842 Alameda Diablo

B9a. Architects: unknown b. Builders: unknown

*B10. Significance: Theme Community Plan Dev, Recreation & Architecture Area Contra Costa County.
Period of Significance 1917-1929 Property Type Residential Applicable Criteria 1 and 3

1850 Alameda Diablo is an identified contributor to the California Register and Contra Costa County register listed *Diablo Historic District*. As identified in that 2002 *Diablo Historic District* record, 1850 Alameda Diablo is significant under CR criterion 1 for its association with the planned recreational development of the community of Diablo and under criterion 3 as the residence is a distinctive example of an English Cottage style house with strong historical associations to its direct western neighbor. (cont. on p5)

B11. Additional Resource Attributes: none

***B12. References:**

Contra Costa County directories (loc.org; sfpl.org); Contra Costa County permit and Assessor's records; U.S. Census records (heritagequest.com); historic newspapers (cdnc.org).

B13. Remarks:

*B14. Evaluator: Mark Hulbert Preservation Architect

*Date of Evaluation: April 24, 2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Fig.2 – 1850 Alameda Diablo (highlighted)



CONTINUATION SHEET

Property Name: 1850 Alameda Diablo, Diablo, CA

Page 3 of 5

Description (cont. from p1)



Fig.3 – Canted front (north) façade and walks, looking southwest



Fig.4 – Overall rear of house from upper rear yard, looking northeast

CONTINUATION SHEET

Property Name: 1850 Alameda Diablo, Diablo, CA

Page 4 of 5

Description (cont. from p3)

Along with multiple canted-gabled roofs, the canted form is a primary design characteristic of this house. In plan, the original house was a square with the living room wing canting from its northeast corner. A detached carport/garage, rebuilt in 1988, stands at the east side of and orthogonal to the body of the house. Additions were also completed in the 1980s and that wraparound its rearward half, including wraparound porch roofs at the west side and rear of the original house, as well as a 2-story family and bedroom add at the rearward east side, their roofs complexly integrating with the original roof forms.

A primary characteristic of the site is the creek channel that crosses from west to east at the rear of the original house, which is largely covered by a wood deck while also flowing beneath the family room addition to the east, yet with an open portal and wooden footbridge at the west side yard. To the south of the decked-over creek is a built-in oblong swimming pool, added in 1974, with a fieldstone paved apron, the south side apron raised with a stone clad face above the pool and which apron transitions into stone steps at the pool's east end. Across the whole of the property's rear is a stone retaining wall at the base of a steep wooded bank, as Diablo Rd. lies a couple of stories above the level of the house. A range of trees stand in that steep bank at the top of which a concrete masonry wall forms the southern property boundary. A small, manufactured garden/pool shed stands just behind the southeast corner of the house.

As inferred above, the exterior form is multi-faceted yet uniformly treated. Exterior walls of the house and garage are painted wood shingles with wood trims. Doors and windows are wood, also painted, with multiple lites plus a few picture windows in the living room, where the eastern window is in the form of a shallow projecting bay capped with a sloped roof. The one exceptional door is the unpainted oak panel with beveled glass lite at the front. Plain windows in one of the west gables and at the south side of the main house are anomalies.

A central front feature is the field stone chimney that stands at and rises above the canted front façade. Wood trimmed roof eaves overhang walls, with metal gutters at level eaves. Deeper roof overhangs with turned wood posts cover outdoor space at the west side and returning to the south. There is another covered porch at the west side of the rearward family room wing, which wing has a shingle clad chimney standing at its south wall. All roofs are wood shake. Entered via a narrow passage between the east side of the living room and garage, an small open court lies in the middle of the house, where there is are secondary entries into the surrounding spaces, including a gabled entry portal wedged between the main house and family room wing. A range of ornamental light fixtures are mounted to exterior walls.

Construction History (cont. from p2)

It was the third owner, Harriett S. Campbell, who made this her residence and which single-family use has continued under its successive owners. From the time of its mapping in 1916 until the mid-1960s, the street name was Camino Tassajara, thereafter Alameda Diablo.

No original or early plans or photos of this residence have been located. While the original owners are known – Jenkin B. John, a real estate broker, and Ruth M. John, who acquired the parcel directly from the Mount Diablo Villa Homes Association in June 2017 – no original designer is identifiable. The earliest building permit record dates to 1967, at which time it is assumed that the property was still largely original. Since, as permit records indicate, there have been a range of alterations and additions – all, as the historic record states in the following, in accord with the character of the original residence. Such permit records include: (cont. on p5)

CONTINUATION SHEET

Property Name: 1850 Alameda Diablo, Diablo, CA

Page 5 of 5

Construction History (cont. from p4)

<i>date</i>	<i>work</i>	<i>owner</i>
1967	Repair carport (storm damage)	Tompkin (?)
1974	Add pool, garage repair, add deck and bath, int. remodel	Baender
1986	Addition, int. remodel	Holt
1988	Carport rebuild, foundation repair/replace	Holt
2002	Reroof	?
2007	Bedroom and bath add	?

Significance (cont. from p2)

Based on the record and a current site visit and inventory, historic character-defining features of the site and building are:

@ Site

- Generous and generously landscaped front yard with wraparound drive and walks of exposed aggregate concrete and raised, brick and stone paved entry terrace
- Creek channel bisecting the site, with associated wood bridge, railings and decking
- Designed relationship to adjoining residence

@ Residence

- Primary exterior forms including canted building front and multiple canted-gabled roof forms
- Rustic wood shake roofing
- Rustic fieldstone clad front chimney
- Wood wall shingles and wood trimwork, painted
- Multi-lite wood windows, painted
- Ornamental wood front entry door with beveled glass lite
- Attic vents in gables, painted
- Ornamental exterior lighting
- Contributing additions:
 - Garage
 - Family room
 - Shed roofs with turned posts at west side

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) 1850 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: 1850 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)

Right side, Alameda Diablo from Diablo's entrance. One of two mirror homes built side-by-side

Parcel No. 195-200-0014

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

Built in 1917, this English Cottage-style house has decorative latticed windows and a pitched shingled roof of intersecting gables. Its exterior is cedar shingles are painted a soft moss green. There is a rock chimney. A brick walk and arbor, partially restored, connect this house to its mirror image home next door. The two homes built as summer cottages and are still called The Twins. The home, in nearly original excellent condition, has a garage and guest quarters addition. In 1970 the house underwent renovation and additions, nearly doubling the size of the home. Roof lines were matched, shingles were hand cut, interior matches were also made. The front door, and many of the windows and street facing features are original. The interior oak floors have a rich patina.

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.)

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

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



P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

built in 1917
Deed, County Records

P7. Owner and Address

Ted and Barbara Barstad
1850 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

D.4 12-03-02 41
Primary # _____

HRI # _____

Page 2 of 2

NRHP Status Code _____

Resource Name or #: (Assigned by recorder) 1850 Alameda Diablo

B1. Historic Name: The Twins

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: English cottage

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

Built 1917 by Letts Oliver, one of two identical homes mirrored, for his two married daughters. Jenkin H. Johns and his wife lived in this home.

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

Original Location: _____

B8. Related Features: _____

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.)

Letts Oliver bought two lots and had identical homes built in mirror image of each other with connecting brick terraces and pergola with a tea house in the center. His two married daughters each received a home. This house, 1850 Alameda Diablo, was given to Jenkin H. Johns and his wife, Oliver's daughter. A portion of the brick terrace still exists in the front yard. Both "twins" have been renovated and added to, but from the street, they have changed little. They are charming, livable, unique homes. This house is an excellent example of an English Cottage style house, it has strong associations with its neighbor and the site and it 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.

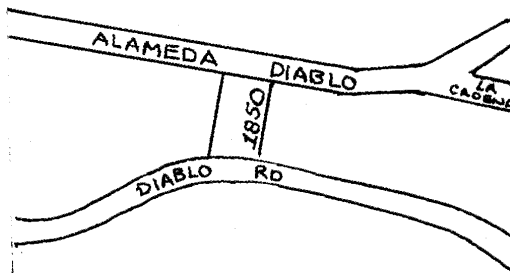
N
↑
(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: Diablo Historic Preservation Committee

Date of Evaluation: 2/1/2001

(This space reserved for official comments.)





"Twin Creeks"
1850 Alameda Diablo
Original Owners: Jenkin and Ruth Morse Bevan John
Architectural Style: English Cottage
Built in 1917

Twin Creeks is one of two neighboring creek-side homes that locals call "The Twins" or the "Sister Houses." As their monikers suggest, the homes look alike: both are in the English Cottage style with brown shingle exterior cladding punctuated with the same pleasing arrangement of paned windows. Prior to additions to both homes, their geometric massing formed a symmetrical unit with each home the mirror image of the other. From the street, the mirror image sections can still be discerned. The names also hint at the relationship of the Oakland residents who built the homes: Mrs. Jenkin Bevan John, formerly Miss Ruth C. Morse, and her husband built Twin Creeks in 1917. Her sister, Susan Louise Morse Melvin and her husband, California Supreme Court Associate Justice Henry A. Melvin, built the other Sister House.

Completing their mirror images in landscaping, each of the Sister Houses had a red brick terrace. Befitting the sisters' close relationship, each terrace was connected by a pergola to a shared teahouse midway between the homes. A small portion of Twin Creeks' brick terrace remains, hinting at the home's fascinating past.

A substantial 1970 addition to Twin Creeks was a study in sensitive renovation. Importantly, the picturesque streetscape was kept very close to the original by continuing existing roof lines and pitches. New cedar shingles were hand-cut and painted to match the old. The front door, unique paned windows, rock chimney, and interior oak floors were preserved as testaments to the craftsmanship of former times. Since 1996, Ted and Barbara Barstad have lovingly preserved Twin Creeks' unique architecture, a jewel for all to behold.

Mark Hulbert
Preservation Architect

With forty years of professional preservation experience – including, since 2002, as an independent historical and cultural resources consultant with offices in Oakland – I have been privileged to work on many important historical projects as a consultant, planner, architect and author. The range of my work includes:

- Preservation and rehabilitation consultation to property owners, project sponsors and their project teams;
- The preparation of historic structures reports, landscape reports, and preservation plans;
- Cultural and historical resources evaluation and consultation specific to local, state and national criteria;
- Historic preservation tax credit applications.

My professional qualifications exceed the Secretary of the Interior's Professional Qualifications Standards in the fields of History, Historic Architecture and Architecture; I am listed by the State of California Historical Resources Information System (CHRIS) as a CEQA qualified historical architect and historic preservation consultant; additionally hold a Certificate in Architectural Conservation from UNESCO's International Centre for the Conservation and Restoration of Cultural Property (ICCROM) in Rome, Italy; am serving a second term as a member of Marin County's Frank Lloyd Wright Civic Center Conservancy; and have been a registered California Architect since 1989.

Professional Experience

2002- Mark Hulbert Preservation Architecture, Oakland, CA
1998-2002 Associate/Preservation Architect, C David Robinson Architects, San Francisco
1990-1998 Architectural Conservator/Preservation Architect, Page & Turnbull, San Francisco
1986-1989 Architect, Michael Rex Associates, Sausalito, CA
1984-1985 Architecture & Preservation, Buttrick, White & Burtis, NY, NY
1982-1984 Retail Planning, Architectural & Industrial Design, Milton Glaser, NY, NY
1981-1982 Architecture & Preservation, William A. Hall & Associates, NY, NY

Professional Education

International Centre for the Conservation of Cultural Property, Rome, Italy; ARC, 1996.
North Carolina State University School of Design, Raleigh, NC: B-Env.Des.-Arch., 1980-81.
Boston Architectural Center, Boston, MA; 1979-1980
Mercer College, Trenton, NJ: A. Arch., 1977-1979

Professional Registration/Affiliation

Certificate, Architectural Conservation, ICCROM, 1996
California Architect C 21014, 1989
Member & Chairperson (current), The Frank Lloyd Wright Civic Center Conservancy, Marin County

Selected Preservation & Rehabilitation Project Experience

Pier 70/20th Street Historic Buildings (1886-1945), San Francisco
Brickyard Landing Masonry Structures, Point Richmond
Mare Island Sentry Houses, Mare Island, Vallejo
Tomaes Town Hall, Tomaes
Napa Post Office (William Corlett, 1933), Napa
Sherwin Factory (The Austin Co., 1920-1938), 1450 Sherwin Ave. Emeryville
General Storehouse Building 8 (1939), Naval Station Alameda
Hawk Hill/Battery Construction 129, Marin Headlands, GGNRA

Selected Preservation & Rehabilitation Project Experience-cont.

HJK/Oakland Auditorium (John J. Donovan, 1914), Oakland
La Bahia Hotel/Casa del Rey (William C. Hays, 1926), Santa Cruz
BPR Hotel/Petaluma Silk Mill (C. Havens, 1892; Brainerd Jones, 1922), Petaluma
Borroo Building (1877), Napa
Eschol/Trefethen Winery Building (Hamden McIntyre, 1886), Napa
471 Throckmorton Ave. (Harvey Klyce, c1892), Mill Valley
The Chalet, (Bernard Maybeck, 1904) Sonoma County
The Marshall Houses (C.M. Cook, 1900; Cunningham Bros., 1903), Berkeley
Archer Hotel/1212-1221 First Street (1929), Napa
Phoenix Lake Log Cabin (1893-94), Marin Municipal Water District
Cardiff House (1864), UC Santa Cruz
Mill Valley Lumber Co. (c1892-1926), Mill Valley
Gamble Building (c1850), Big Oak Flat
Buildings 45 and 223, Mare Island
Saint Mary's College (John J. Donovan, 1928; Milton T. Pflueger, 1960), Moraga
Marin County Civic Center Chambers (Frank Lloyd Wright, 1962), Marin County
Filbert Street Cottages (1906-1946), San Francisco
Shattuck Hotel (Benjamin McDougal, 1909-14; Walter Ratcliff, Jr., 1927), Berkeley
The Valhalla (1893), Sausalito
Demmel Boathouse, Inverness
Petaluma & Santa Rosa Railroad Trestle (1922), Petaluma
Highland Hospital (Henry H. Meyers Arch., Howard Gilkey Landscape Arch., 1926), Oakland
Claremont Branch Library (James Plachek, 1924), Berkeley
Richmond Civic Center (Pflueger & Pflueger Arch., H. Leland Vaughan Landscape Arch., 1948), Richmond
San Joaquin Experimental Range (1934), Madera County
Ford Assembly Building (Albert Kahn, 1929), Richmond
Clark Kerr Campus Buildings and Landscape (Alfred Eichler, 1930-1950), UC Berkeley
Building 165/Baylink Ferry, Mare Island Naval Shipyard, Vallejo
Chi Theta Chi House (W. Corlett, 1935-1950), Stanford
Municipal Boathouse (John G. Howard, 1907), Oakland
Los Gatos High School Theatre (William Weeks, c1925), Los Gatos
Marshall General Store/Hog Island Oyster Co., Marshall
Cryer Ranch, Hayward
Kingman Hall (Drysdale & Thomson, 1914), Berkeley
YWCA (Julia Morgan, 1914), Oakland
Studio One Arts Center, Oakland
William Colby House (Julia Morgan, 1905), Berkeley
Keeler Residence (Bernard Maybeck, 1902), Berkeley
SummerHill Historic Homes, (904-932 Bryant St., 264-270 Channing Way), Palo Alto
Edwards Stadium, UC Berkeley
Pier 40, San Francisco
Boudrow Residence (Julius Krafft, 1881), Berkeley
Heritage Theatre/Campbell High School Auditorium (William Weeks, 1925), Campbell
Lucie Stern Community Theater (Birge Clark, c1921), Palo Alto
Hearst Memorial Mining Building (John G. Howard, 1907), University of California, Berkeley
Geary Theater (Bliss & Faville, 1910), San Francisco
Pacific Gas & Electric Company (Bakewell & Brown, 1922; Bliss & Faville, 1925), San Francisco

Selected Historical Resource and Project Evaluations

Sausalito Yacht Club
Mallard Point, Belvedere
CA Capitol Annex, Sacramento
100 E. Grand Ave., South San Francisco
Laflin Residence, Berkeley
1897 Calle Arroyo, Diablo
170 Bridge Rd., Hillsborough
Dwight/Milvia Properties, Berkeley
Alexandria, San Carlos
2526 Hawthorne, Berkeley
Hayward Plunge, Hayward
12/14 Onyx Street, Larkspur
2115 Broadway, Oakland
Ladera Winery, Angwin
Kennedy Park House, Napa
Cambrian Park Plaza, San Jose
Stanford Financial Square, Palo Alto
Trefethen Winery, Napa County
Sausalito City Hall, Sausalito
Point Reyes Lodge, Olema
Saint Mary's College, Moraga
94th & International, Oakland
1212-1222 First Street, Napa
1945 Broadway, Oakland
Demmel Boathouse, Inverness
Mill Valley Lumber Co., Mill Valley
450 Hayes Street, San Francisco
565 Throckmorton Avenue, Mill Valley
The Valhalla, Sausalito
167 Lovell Avenue, Mill Valley
Wheeler Plaza, San Carlos
1538 3rd Street, Napa
1501 Third Street, Napa
94th & International, Oakland
136 Ord Street, San Francisco
University/Shattuck Properties, Berkeley
466 Missouri Street, San Francisco
352 Richland Ave., San Francisco
1531 Oak Park Blvd., Pleasant Hill
12 Laurel Way, Kentfield
St. Matthew School, San Mateo
2 Glenwood Avenue, Ross
Claremont Branch Library, Berkeley
Horseshoe Hill Ranch, Bolinas
Menlo Park Fire Station 2, East Palo Alto
Yolanda-Hurd Ranch, Danville

Lick Mansion, Santa Clara
Laurel Ranch, Clayton
401 Taylor Blvd., Pleasant Hill
350 Bella Vista, Belvedere
Fire Station 66, Richmond
Masonic Homes, Union City
280 Divisadero Ave., San Francisco
660 Bridgeway Blvd., Sausalito
24829 Palomares Road, Castro Valley
Richmond Public Library, Richmond
San Antonio Hills Neighborhood, Oakland
30935 Vallejo Street, Union City
1 Culloden Park Road, San Rafael
1500 San Pablo Avenue, Berkeley
2600 Shattuck Avenue, Berkeley
St. Brigids Church, San Francisco
2255 Lyon Street, San Francisco
216 Corte Madera Avenue, Mill Valley
Armstrong School Building, Berkeley
First Congregational Church, San Francisco
412 Monte Vista Avenue, Oakland
1849 Van Ness Avenue, San Francisco
Booker T. Washington Center, San Francisco
SF Boys & Girls Club, San Francisco
430 Main & 429 Beale Street, San Francisco
Town & Country Village, Palo Alto
Winters Building, Richmond
3900 Adeline Street, Emeryville
323 University Avenue, Palo Alto
Alto Spring Estate, Berkeley
5924-30 Foothill Blvd., Oakland
Mazda Lamp Works, Oakland
461 Baker Street, San Francisco
Berkland Baptist Church, Oakland
Pier 40, San Francisco
1505 Shattuck Avenue, Berkeley
Harrison Street Properties, San Francisco
2121 Allston Way/Magnus Museum, Berkeley
45 Lansing Street, San Francisco
401 Alice & 420 Third Streets, Oakland
Pier 23, San Francisco
1919 Market Street, Oakland
Clayburgh Building, San Francisco
Terminal One, Richmond
Saratoga Lanes, San Jose
Macdonald Avenue, Richmond

Historic Structure Reports and Preservation Plans

Maybeck Chalet, Sonoma	323 University Avenue, Palo Alto
Phoenix Lake Log Cabin, MMWD	Camera Obscura, San Francisco
Hawk Hill/Battery 129, GGNRA	Ahwahnee Hotel, Yosemite
Girton Hall, UC Berkeley	Geary Theatre, San Francisco
The Pelican Building, UC Berkeley	California State Office Building, San Francisco
Sea Scout Base, Palo Alto	Casa Amesti, Monterey
Municipal Boathouse, Oakland	U.S. Court House, Los Angeles
SummerHill Historic Homes, Palo Alto	U.S. Customs House, San Francisco
Petaluma Silk Mill, Petaluma	U.S. Appraiser's Building, San Francisco
Richmond Civic Center, Richmond	U.S. Court of Appeals, San Francisco
Cloyne Court Hotel, Berkeley	Presidio of Monterey
Clark Kerr Campus, UC Berkeley	

Recent Awards**Pier 70, 20th Street Historic Buildings, San Francisco:**

- Governor's Historic Preservation Award, 2023

Pier 70, Building 102, San Francisco:

- Traditional Building's Palladio Design Award, 2022

Pier 70, Buildings 113-116, San Francisco:

- ASCE-SF Historical Renovation Project of the Year, 2019
- California Preservation Foundation, Preservation Design Award, 2018
- Engineering News Record, Best Project Award, 2018

Trefethen Winery Building, Napa:

- California Preservation Foundation, Preservation Design Award, 2017

Filbert Street Cottages, San Francisco:

- California Preservation Foundation, Preservation Design Award, 2017

Ford Assembly Building, Richmond:

- California Governor's Historic Preservation Award for 2013
- California Heritage Council, Award of Recognition, 2013
- National Trust for Historic Preservation, National Honor Award, 2008
- California Preservation Foundation, Preservation Design Award, 2009
- AIA East Bay Chapter, Citation Award, 2009
- AIA San Francisco Chapter, Historic Preservation and Innovation Award, 2010

Highland Hospital, Alameda County:

- Design/Build Institute of America, Western Pacific Region, Award of Distinction, 2012

Richmond Civic Center, Richmond:

- California Governor's Historic Preservation Award, 2011
- California Preservation Foundation, Preservation Design Award, 2010
- AIA San Francisco Chapter, Historic Preservation and Innovation Award, 2010
- Design/Build Institute of America, Western Pacific Region, Regional Award, 2010
- City of Richmond, Historic Preservation Award, 2010
- California Construction Award, Overall Top Project, 2009

Municipal Boathouse, Oakland:

- California Preservation Foundation, Preservation Design Award, 2011

Studio One Arts Center, Oakland:

- AIA East Bay Chapter, Citation Award, 2011