



# **HISTORIC RESOURCES BOARD**

## **STAFF REPORT**

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**TO:** HISTORIC RESOURCES BOARD

**FROM:** Amy French, Planner                      **DEPARTMENT:** Planning and  
Community Environment

**DATE:** March 3, 1999

**SUBJECT:** 2330 Bryant [99-HRB-16]: Application of William Conlon and Judith Schwartz for historic merit evaluation of a single family residence constructed prior to 1940.

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### **SUMMARY**

The attached report from Bridget Maley, Architectural Historian, recommends a designation of Contributing Residence pursuant to Palo Alto Municipal Code Chapter 16.50 (Interim Historic Regulations). The report includes a historical overview and conclusions. Please note the following:

- (1) The property is located within the R-1 Zoning District;
- (2) The property is **not** on the City's existing Historic Inventory.
- (3) In a preliminary assessment of potential historic properties conducted by the City, this property has been assessed as **not** potentially eligible for the California Register of Historic Resources, nor eligible for the National Register of Historic Places.

### **TIMELINE:**

All historic designations are subject to an appeal period, which allows for the applicant or members of the public to file an appeal from the decision of the Historic Resources Board and the director of the project. The appeal period is 10 calendar days from the mailing of the notice of the decision of the Director of Planning and Community Environment.

### **ATTACHMENTS**

Report prepared by Bridget Maley, Architectural Historian, Architectural Resources Group  
Applicant Correspondence  
Application for Historic Review

Reviewed by:

  
\_\_\_\_\_  
George White, Planning Manager

### **COURTESY COPY:**

Applicant/Owner: William Conlon and Judith Schwartz, 2330  
Bryant Street, Palo Alto, CA 94301

ARCHITECTURAL RESOURCES GROUP  
Architects, Planners & Conservators, Inc.

*MEMORANDUM*  
.....

*To:* Ms. Amy C. French, Associate Planner  
Planning Division  
City of Palo Alto  
250 Hamilton Street  
Palo Alto, California 94303

*From:* Bridget Maley, Architectural Historian

*Subject:* Merit Review - 2330 Bryant Street

*Project No:* 98121

*Date:* February 17, 1999

**Pier 9, The Embarcadero**  
**San Francisco**  
**California**  
**94111**  
*fax* 415.421.0127  
**415.421.1680**

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SUBJECT:

2330 BRYANT STREET [99-HRB-016]: APPLICATION OF WILLIAM M. CONLON AND JUDITH E. SCHWARTZ FOR HISTORIC MERIT EVALUATION OF A SINGLE FAMILY RESIDENCE CONSTRUCTED PRIOR TO 1940 (R-1 ZONE DISTRICT).

REQUEST/PROJECT DESCRIPTION:

The City of Palo Alto requested that Architectural Resources Group evaluate the historic merit of the house located at 2330 Bryant Street. Under the City of Palo Alto's Interim Historic Program, properties may be assigned a historic designation of Structure Without Historic Merit, Contributing Residence, or Historic Landmark Residence.

RECOMMENDATION:

Architectural Resources Group recommends assigning the historic designation of CONTRIBUTING to the residence at 2330 Bryant Street.

BACKGROUND INFORMATION:

Date of initial construction:

1939 - Assessor information, *Palo Alto Times* Building Permit Announcement  
Gary Goss Historical Research for Dames & Moore Survey

Assessor Parcel Number:

124- 14-03 1

**Style:**

Minimal Traditional

Architectural Description:

This is a one-story house with gable and hipped roofs covered with wood shingles. An interior brick chimney rises from the roof ridge. The house is clad with medium-colored stucco. The front facade is adorned with a large, multi-paned casement window flanked with wood shutters.

# ARCHITECTURAL RESOURCES GROUP

Architects, Planners & Conservators, Inc.

## MEMORANDUM

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Remaining fenestration includes **multi-paned** casement and one-over-one double-hung sash with street facing windows flanked by wood shutters. The front facade, which faces northeast, is covered with ivy. There is a wood paneled front door with a top fan lite.

An attached one-car garage located on the southeastern corner of the residence, facing the street. The garage has a hipped roof covered with wood shingles and is clad with light-colored stucco.

### Historical Overview:

Many individuals have been associated with this property. The house was constructed in 1939 for Laura Neff by builders, Aro and Okerman. Mrs. Neff remained owner and resident of the property until the early 1950s. After 1950, the owners or residents remained for approximately 2-3 years at a time. The individuals include; John Vyn, Hans Birnie **Kirkwood** and Dorthy Colvin, Mary **McMahan**, Ellen Jackson, Robert and Angela Westley, George and Helga **Sundell**, Warren **Kourt**, and Bradford and Judith **O'Brian**.

Natives of Finland and long time residences of Palo Alto, Niilo J. Okerman and Andrew Aro formed a partnership called Aro and Okerman, Builders in 1923. For the most part their houses were of high quality and represent a number of different architectural styles within many neighborhoods of Palo Alto.

### Permit History:

No information was obtained in the Microfiche files in the Palo Alto Planning Department regarding this property.

Only one permit record was located in the BODS files for Bill Canlon in 1994. The permit was for roof work.

### Sanborn History:

This house appears on the 1949 Palo Alto Sanborn Map. It does not appear on earlier maps.

### References:

Palo Alto City Directories identified the residents of this property  
Palo Alto Planning Dept. BODS Files I Microfiche files  
Palo Alto Sanborn Insurance Maps  
Palo Alto Historical Association Files including building permit card index, obituary files, and the builders and contractor index

### FINDINGS:

#### Neighborhood Character:

This residence is located on the east side of Bryant Street. The neighborhood is characterized by primarily pre-1948 houses, among several post- 1948 houses. Many of the neighborhood houses that date to pre-1948 have been altered to include a second story. The neighborhood consists of a mix of architectural styles.

ARCHITECTURAL RESOURCES GROUP

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The residence at 2330 Bryant Street may be eligible in future evaluations for consideration as a significant historic resource within a historic district. This residence, in conjunction with the surrounding period houses, provides a coherent frame of reference for the development of the neighborhood.

**Individual Contributing Character:**

Even though many of the houses in this neighborhood have been altered, the scale, style, and setting of this house supports the historic character of the neighborhood grouping. The residence is representative of and contributes to the surrounding neighborhood architectural character and is sited among other period residences of varying architectural styles.

**Criteria for Consideration:**

Under the City of Palo Alto's Criteria for Evaluating the Significance of Historic Resources, 2330 Bryant Street satisfies Criterion 4 and best fits the category of CONTRIBUTING residence. The building qualifies as a distinctive representation of an Minimal Traditional residence significant within the neighborhood. Although several owners and builder were identified, there was not enough information about these individuals to meet the requirements for Criterion 2: resources associated with the lives of architects, builders, other persons, or historical events that are important within Palo Alto history.

**ATTACHMENTS:**

Sanborn Maps  
DPR Form

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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Resource Name or #: (Assigned by recorder) *2330 Bryant*

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County *Santa Clara*  
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: *2330 Bryant* City *Pa/o Alto* Zip *94306*

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)

Parcel No. 003-27-040

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

*This is a one-story house with gable and hipped roofs covered with wood shingles. An interior brick chimney rises from the roof ridge. The house is clad with medium-colored stucco. The front facade is adorned with a large, multi-paned casement window flanked with wood shutters. Remaining fenestration includes multi-paned casement and one-over-one double-hung sash with street facing windows flanked by wood shutters. The front facade, which faces northeast, is covered with ivy. There is a wood paneled front door with a top fan lite.*

*An attached one-car garage located on the southeastern corner of the residence, facing the street. The garage has a hipped roof covered with wood shingles and is clad with light-colored stucco.*

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

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



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

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

*Assessor information, 1939*

P7. Owner and Address  
*William M. Conlon & Judith E. Schwartz  
2330 Bryant Street  
Palo Alto, CA 94301*

P6. Recorded by: (Name, affiliation, and address)  
*Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, CA 94111*

P9. Date Recorded: *2-17-99*

P10. Survey Type: (Describe)  
*Merit Review*

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**

Resource Name or #: (Assigned by recorder) 2330 Bryant

B1. Historic Name:

B2. Common Name: 2330 Bryant

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Minima/ Traditional

36. Construction History: (Construction date, alterations, and date of alterations)  
 Constructed in 1939.

B7. Moved?  No  Yes CI Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Aro and Okerman

B10. Significance: Theme:

Area: Palo Alto

Period of Significance:

Property Type:

Applicable Criteria:

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

Constructed in 1939, this house appears on the 1949 Palo Alto Sanborn Map. It does not appear on earlier maps. Many individuals have been associated with this property. The house was constructed in 1939 for Laura Neff by builders, Aro and Okerman. Mrs. Neff remained owner and resident of the property until the early 1950s. After 1950, the owners or residents remained for approximately 2-3 years at a time. The individuals include; John Vyn, Hans Birnie, Kirkwood and Dorothy Colvin, Mary McMahan, Ellien Jackson, Robert and Angela Westley, George and Helga Sundell, Warren Kourt, and Bradford and Judith O'Brian.

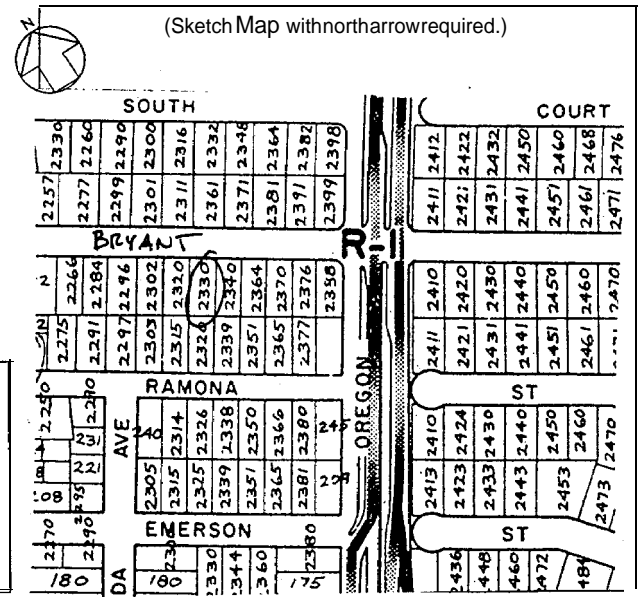
Natives of Finland and long time residences of Palo Alto, Niilo J. Okerman and Andrew Aro formed a partnership called Aro and Okerman, Builders in 1923. For the most part their houses were of high quality and represent a number of different architectural styles within many neighborhoods of Palo Alto.

This residence is located on the east side of Bryant Street. The neighborhood is characterized by primarily pre-1948 houses, among several post-1948 houses, Many of the neighborhood houses that date to pre-1948 have been altered to include a second story. The neighborhood consists of a mix of architectural styles. The residence at 2330 Bryant Street may be eligible in future evaluations for consideration as a significant historic resource within a historic district. This residence, in conjunction with the surrounding period houses, provides a coherent frame of reference for the development of the neighborhood.

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

912. References:

- Palo Alto City Directories, Planning Dept. BODS Files,
- Sanborn Insurance Maps
- Palo Alto Historical Association Files



B13. Remarks:

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 2-77-99

(This space reserved for official comments.)



Application for

# Historic Review

City of Palo Alto

Department of Planning & Community Environment,  
250 Hamilton Ave, Palo Alto, CA 94301.  
Tel: (415) 529-2441

Date Received	2-4-99
Revised	
File Number(s)	99-HRB-10

## 1 Applicant Request

Interim Regulations for Residential Buildings:

- Historic Merit Screening
- Historic Merit Evaluation
- Historic Landmark Alteration Review
- Compatibility Review
- Compatibility Standards Exception
- Historic Property Survey

Other Historic Review:

- Non-residential Historic Review
- Downtown Contributing Residential Review
- Voluntary Review
- Non-residential Historic Designation or Re-designation
- Mills Act Contract

Application Fee(s)

Fee(s): \$ \_\_\_\_\_

Receipt #: \_\_\_\_\_

Job Ledger #: \_\_\_\_\_

## 2 Property Location

Address of Subject Property: 2330 BRYANT STREET

Zone District: R-1 Assessor's Parcel Number: 24-14-031 Historic Category(if applicable): \_\_\_\_\_

## 3 Requested Action

Description of requested action: DETERMINE THAT RESIDENCE IS NOT HISTORIC AND NOT CONTRIBUTING

## 4 Applicant

~~NOTE~~ APPLICANT & PROPERTY OWNER must be placed on the submitted mailing list in order to be notified of Meetings, Hearings or action taken.

Name: WILLIAM M. CONLON & JUDITH E. SCHWARTZ

Address: 2330 BRYANT STREET Phone: 650-325-1602

City: PALO ALTO State: CA Zip: 94301

## 5 Property Owner

NOTE: The APPLICANT & PROPERTY OWNER must be placed on the submitted mailing list in order to be notified of Meetings, Hearings or action taken.

Name: WILLIAM M. CONLON & JUDITH E. SCHWARTZ

Address: 2330 BRYANT STREET phone: 650-325-1602

city: PALO ALTO State: CA Zip: 94301

I hereby certify that I am the owner of record of the property described in Box #2 above and that I approve of the requested action herein. If his application(s) is subject to 100% recovery of planning costs, I understand that charges for staff time spent processing this application(s) will be based on the Policy, and Procedures document provided to me. I understand that my initial deposit is an estimate of these charges and not a fee, and I agree to abide by the billing policy stated.

Signature of Owner: William M Conlon Date: 2/1/99

## 6 Action Taken (for office use only)

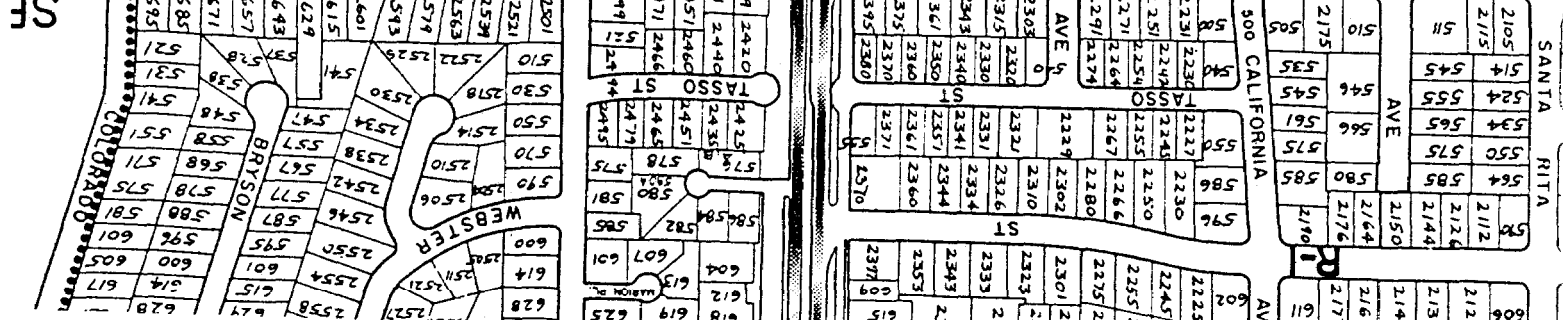
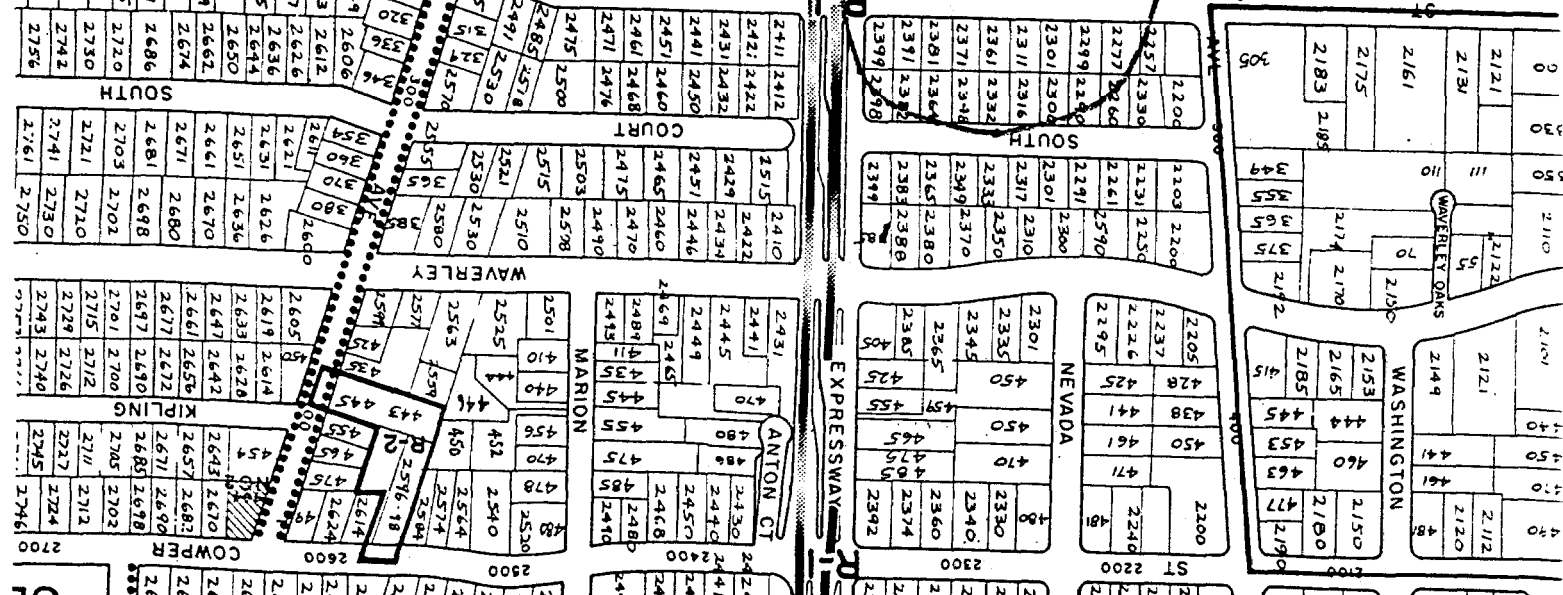
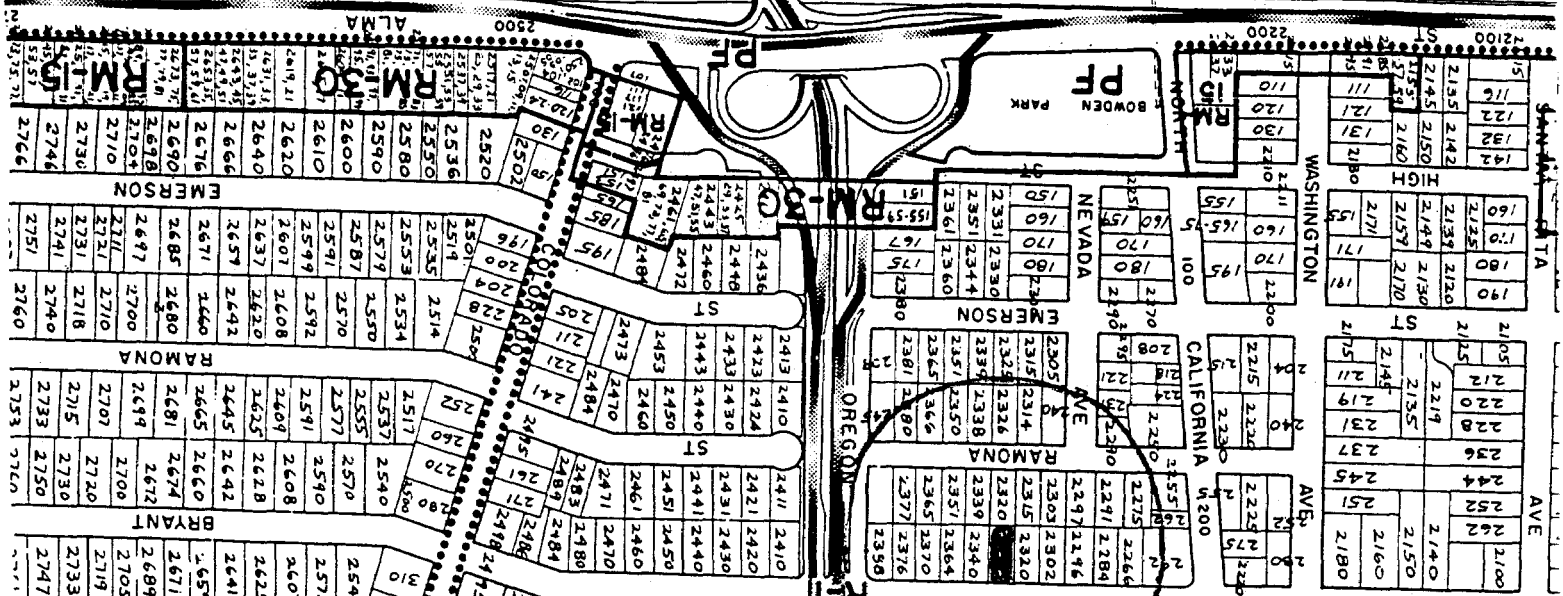
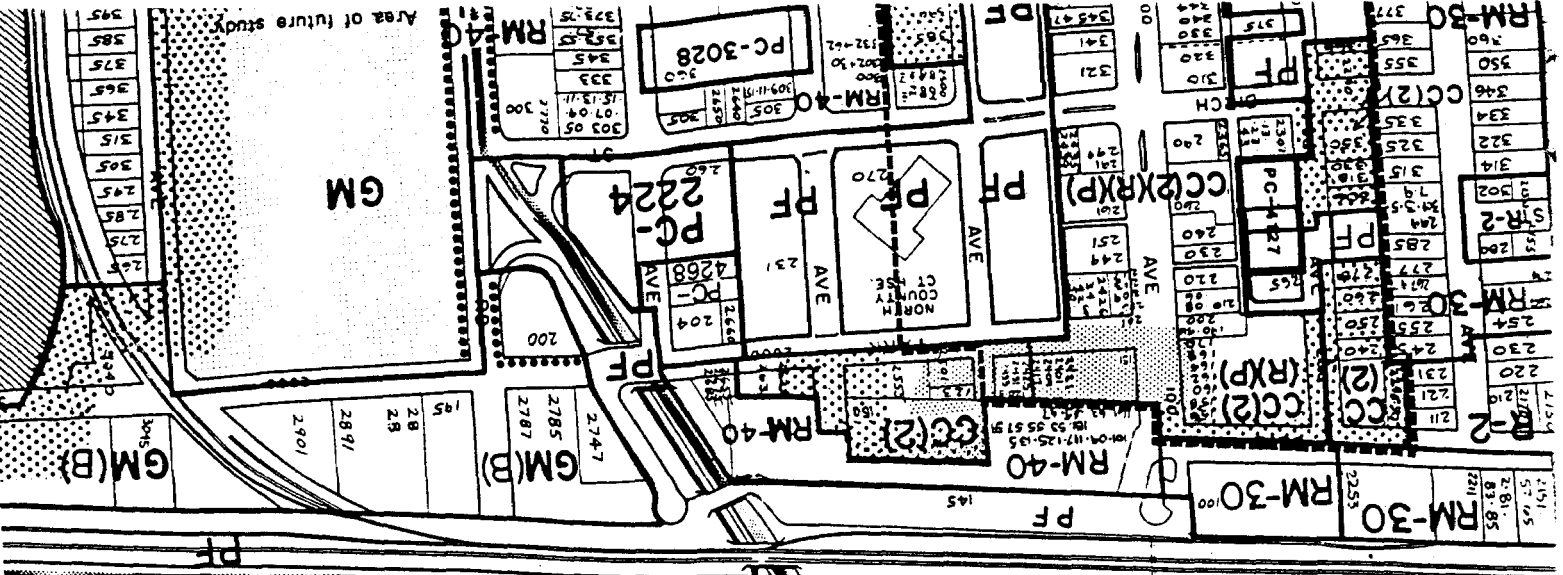
- Historic Resources Board
- City Council
- Director of Planning

Date	Decision

## 7 Your NEXT Sep.....

- Apply to the Building Inspection Division (or other originating Department) for your Permit.
- Findings and Conditions are attached

The project must comply with the requirements of ALL applicable Cii Codes and Ordinances



This table represents the zoning map data, organized by street blocks. Each entry includes a street name, lot numbers, and corresponding zoning district codes. The map is oriented with North at the top.

Street	Lot Numbers	Zoning Districts
AVE 100	375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, GM, PC-3028
AVE 150	275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, GM, PF
AVE 200	175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, GM, PF
HIGH ST	110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, PF
WASHINGTON ST	110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, PF
CALIFORNIA ST	210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, PF
OREGON ST	210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, PF
SOUTH ST	210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, PF
WASHINGTON ST	210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, PF
NEVADA ST	210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, PF
EXPRESSWAY	210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500	RM-30, RM-40, PF
SANTA RITA AVE	505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000	RM-30, RM-40, PF



# Optional Other Materials

## Schwartz-Conlon Residence 2330 Bryant Street

### 1. Property

The property is described as follows:

LOT 6 in **BLOCK 64**, as shown on that certain Map entitled "Re-Subdivision of Blocks 58 and 63 of the Seale Addition, to the Town of Palo Alto, Plat No. 2-Book K, page 75", which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California on December 4, 1907 in Book "M" of Maps, at page(s) 6.

The lot has a frontage of 50 feet and a depth of 112.5 feet. It is zoned R-1.

### 2. Structure

The structure is a wood frame and stucco single story residence, of approximately 1,315 square feet including a one-car garage. In addition to the garage, there are two bedrooms, one bathroom, a foyer, living room with fireplace, dining room, kitchen and laundry room. A covered lanai of approximately 150 sq. ft. is at the back of the house.

There are no distinctive architectural features.

### 3. History

The house is believed to have been built *circa* 1930. The original architect, builder and owner are unknown.

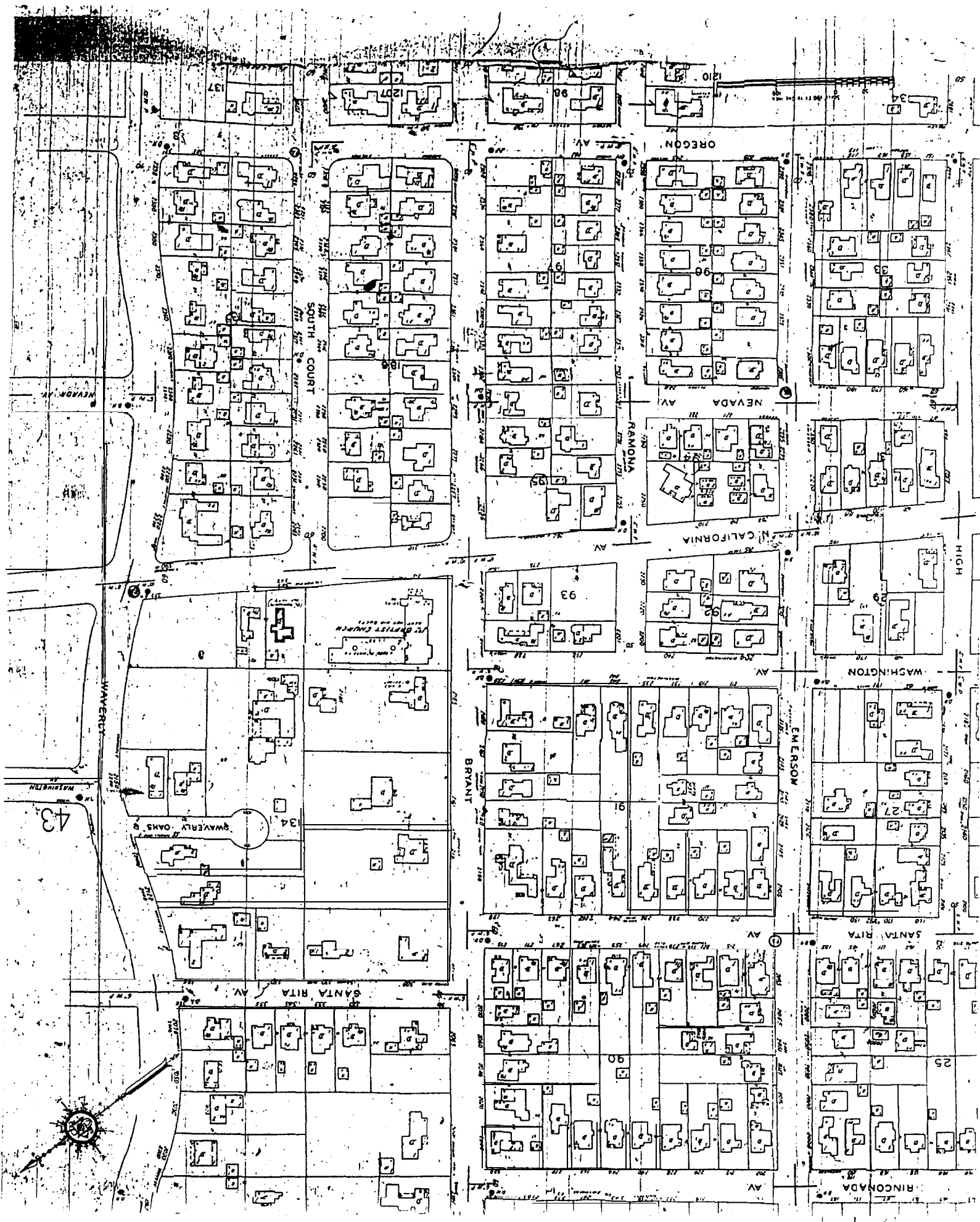
The present owners purchased the house in May, 1984 from Judith and Bradford O'Brien, who used the house as a rental property prior to selling it. According to the title reports, the O'Briens had purchased the house from Warren K. Kourt in February, 1977. Previous owners are unknown.

### 4. Modifications

Few modifications appear to have been made to the house. The lanai was added probably in the 1970s. 100 amp electrical service was installed for the laundry room, probably during the 1960s. Kitchen and bath remodeling was probably undertaken in the 1960s, judging by the style and color of appliances.

### 5. Neighborhood

The surrounding neighborhood consists of a diverse array of styles, primarily two story. All of the adjoining properties have been remodeled or rebuilt as 2 story residences. The house to the south (2340 Bryant) was remodeled in the 1970s to add a second story. The house to the north was demolished *circa* 1988 and replaced with a roughly 4,000 sq. ft. two story house. The adjoining properties to the rear have had two story additions (one is now under construction).



SOUTH COURT

OREGON

NEVADA

RAMONA

CALIFORNIA

WASHINGTON

EMERSON

SANTA RITA

RINCONADA

METHODIST CHURCH

SWAVERLY OAKS

43

