

A P P E N D I X D

HISTORICAL RESOURCE  
ASSESSMENT REPORT





# KnappARCHITECTS

HISTORIC PRESERVATION

## Memorandum

Date 21 January 2015

Project Lennar Homes

To Terri McCracken, PlaceWorks  
Kelly Cha, PlaceWorks

From Frederic Knapp, Knapp Architects

Topic Historical Resource Assessment

Copied Jill Johnson Historic Preservation Services  
Ruchira Nageswaran, Knapp Architects

Via Email

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## 1 PURPOSE OF MEMORANDUM

This memorandum was prepared at the request of PlaceWorks to evaluate the historical significance of the existing buildings on the Lennar Homes Project Site. This historical assessment sets forth available information on the subject properties and offers a professional opinion of whether they appear to be eligible to the California Register of Historical Resources (California Register), which is the standard used to identify “historical resources” for the purposes of the California Environmental Quality Act (CEQA). This assessment does not consider whether the properties contain historically significant landscape features and does not address archaeological resources.

This document assesses the following three parcels:

Property Parcel Number	Address (street numbers on Mt. Diablo Boulevard)	Current Occupants/Structures
APN 241-020-008	3666	Celia’s Restaurant, warehouse, and carport
APN 241-020-013	3670 3674-3678/3678a 3680 3684	Lafayette Motorsports, Nationwide Home Loans, Solutions/ Chiropractic/ Other, Farmer’s Insurance and Richard Lee’s East-West Kung Fu
APN 241-020-005	3682	There are no buildings on this parcel.

## 2 METHODOLOGY

Jill Johnson evaluated the properties, performed research at the Lafayette Historical Society and reviewed online resources. Ruchira Nageswaran, AIA<sup>1</sup> conducted a site visit to observe and photograph the buildings, spoke to tenants, compiled project background documents from the client and previous research on Lafayette by Knapp Architects, and performed research at the Lafayette Planning Department, the office of the Contra Costa County Assessor, and (limited research) the office of the Contra Costa County Recorder.

CEQA Guidelines Section 15064.5 provides that properties eligible to the California Register are considered historical resources for the purposes of CEQA. Properties listed in qualifying local registers are also considered historical resources under CEQA. A project that would cause a substantial adverse change to historical resources would have a significant environmental impact. Based on the research performed and the information acquired, the methodology used for this document first identifies whether the subject properties are eligible to the California Register, and then assesses impacts only if they do appear eligible.

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<sup>1</sup> Ruchira Nageswaran, AIA meets the Secretary of the Interior’s Professional Qualifications Standards for Architecture and Historic Architecture; Jill Johnson meets the Secretary of the Interior’s Professional Qualifications Standards for Architectural History, Historic Architecture, and Architecture.

## CURRENT HISTORICAL STATUS

The City of Lafayette has officially designated only five historic landmarks, none of which is located on the subject parcels, although Celia's Mexican Restaurant at 3666 Mt. Diablo Boulevard was identified by the Lafayette Downtown Specific Plan as an additional resource.<sup>2</sup>

According to the Northwest Information Center (NWIC) at Sonoma State University (part of the statewide California Historical Resources Information System - CHRIS), there is no record of cultural resources studies that cover the proposed project area. The NWIC also confirmed that the State Office of Historic Preservation Historic Property Directory, which includes properties that are listed on the California Register, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, does not list the addresses within the project area. The NWIC base maps show no recorded buildings or structures within the project area.<sup>3</sup>



Image showing the three-parcel project site. (Contra County Tax Assessor.)

### 3 DESCRIPTION OF THE PROJECT SITE

The project site is located in the northwest quadrant of the intersection of Mt. Diablo Boulevard and Dolores Drive, just south of Hwy 24. Downtown Lafayette is located east of the project site, also south of Hwy 24.

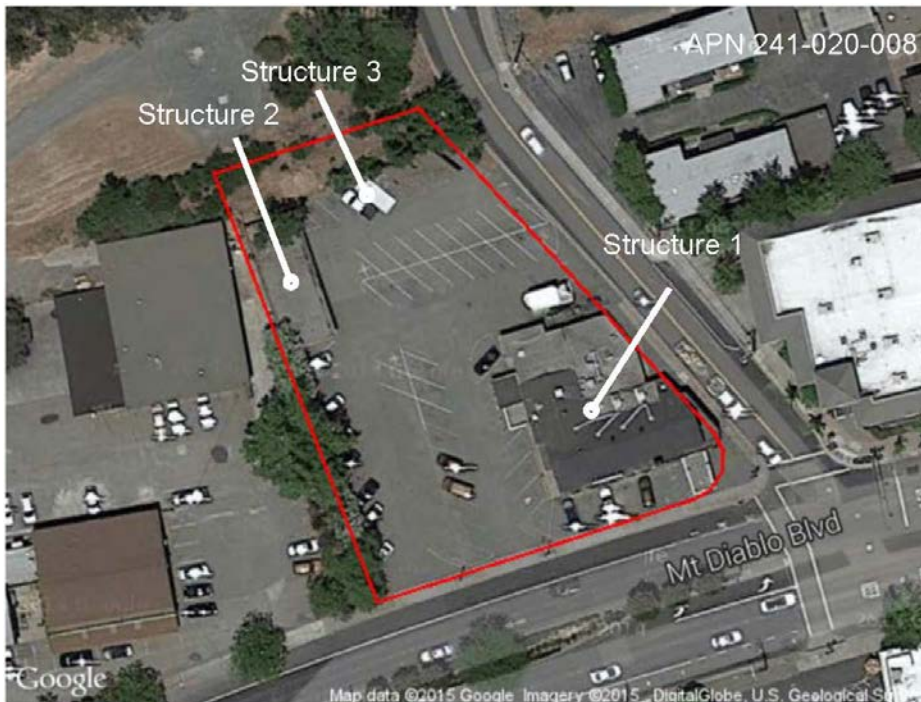
<sup>2</sup> Downtown Lafayette Specific Plan. Lafayette, California: City of Lafayette, September 10, 2012, p. 60-61.

<sup>3</sup> Much, Bryan. Assistant Coordinator, Northwest Information Center, Sonoma State University. Letter dated February 10, 2014 to Chad Kitz, Lennar, 6111 Bollinger Canyon Road, Suite 550, San Ramon California, 94583.

## DESCRIPTION OF THE BUILDINGS BY ASSESSOR'S PARCEL NUMBER AND ADDRESS

All existing conditions photographs were taken by Knapp Architects on January 16, 2015, unless otherwise indicated.

**APN 241-020-008-9**  
**3666 Mt. Diablo Boulevard**



View of APN 241-020-008 / 3666 Mt. Diablo Boulevard, showing the three structures on the site. (Contra County Tax Assessor.)

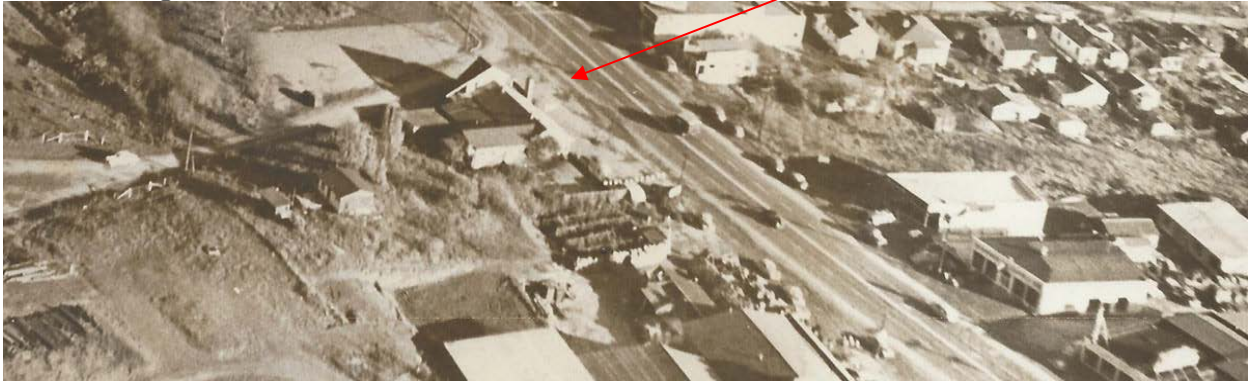
### Lot Description

The lot is located on the northwest corner of the intersection of Mt. Diablo Boulevard and Dolores Drive. It is a four sided polygon with irregular sides containing three structures herein named, for clarity, Structures 1-3. The site gently slopes down to the southeast. The restaurant building—Structure 1—is located tight to the east side of the lot at Dolores Drive and is set back a short distance from Mt. Diablo Boulevard at the south side of the lot. Except for a storage building adjacent to the lot line at the northwest—Structure 2—and a three-stall carport north of the main building near the lot's north edge—Structure 3—the lot is covered with asphalt for restaurant parking.



Historic Images of Structure 1

3666

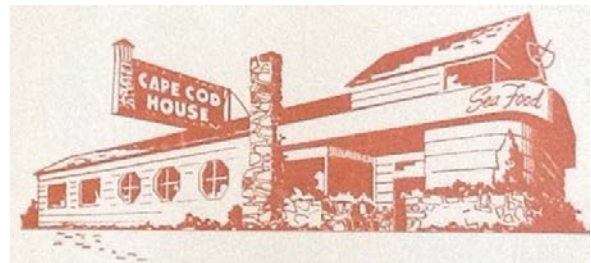


Detail of a historic view of Mt. Diablo Boulevard, looking east, 1950s. The photograph shows the Cape Cod House (3666) just left of center. It shows the west wall of the building before the 1990s additions. (Lafayette Historical Society.)

3666



Detail of a view of Mt. Diablo Boulevard, looking southeast, A.B. Howard, Photographer, February 15, 1953. The photograph shows the Cape Cod House (3666) in the center of the center of the image, below the gas station sign. (Lafayette Historical Society.)



Cape Cod House (3666 Mt. Diablo Boulevard/ Structure 1), date unknown. (Contra Costa County Tax Assessor.) Detail from Cape Cod House Menu, 1952. (<http://www.ebay.com/itm/400678735652>.)



Cape Cod House, interior view of waiting area at the left and Ships Wheel Bar at the right, date unknown (probably 1950s). (<http://postcards.bidstart.com/LAFAYETTE-CALIFORNIA-Cape-Cod-House-Interior-POSTCARD-/32667863/a.html> at left and [http://www.ebay.com/itm/SHIPS-WHEEL-BAR-at-CAPE-COD-HOUSE-LAFAYETTE-CALIFORNIA-CA-VTG-POSTCARD-/381111418722?pt=Postcards\\_US&hash=item58bc02bf62](http://www.ebay.com/itm/SHIPS-WHEEL-BAR-at-CAPE-COD-HOUSE-LAFAYETTE-CALIFORNIA-CA-VTG-POSTCARD-/381111418722?pt=Postcards_US&hash=item58bc02bf62) at right.)



Celia's Mexican Restaurant at 3666 Mt. Diablo Boulevard, January 1999. (Contra County Tax Assessor.)



Existing Conditions Photographs of Structures 1-3



View of the east (right) and south (left) exterior walls of 3666 Mt. Diablo Boulevard, looking northwest.



View of the west exterior wall of 3666 Mt. Diablo Boulevard, looking east.



View of the north exterior wall of 3666 Mt. Diablo Boulevard, looking south.





View of the north (right) and west (left) exterior walls of 3666 Mt. Diablo Boulevard, looking southeast.



View of the curved fascia at the southeast corner of 3666 Mt. Diablo Boulevard.



Views of the porte cochere (above) and entrance doors (below).



View of the dining room of 3666 Mt. Diablo Boulevard, looking east. The early bar is at the left in the background and the early masonry fireplace is at the right.



View of the existing bar, possibly in its original location.



View of the early fireplace.





View of the northern portion of the parcel numbered 3666, showing the storage building (Structure 2) at the left and the carport (Structure 3) at the right.

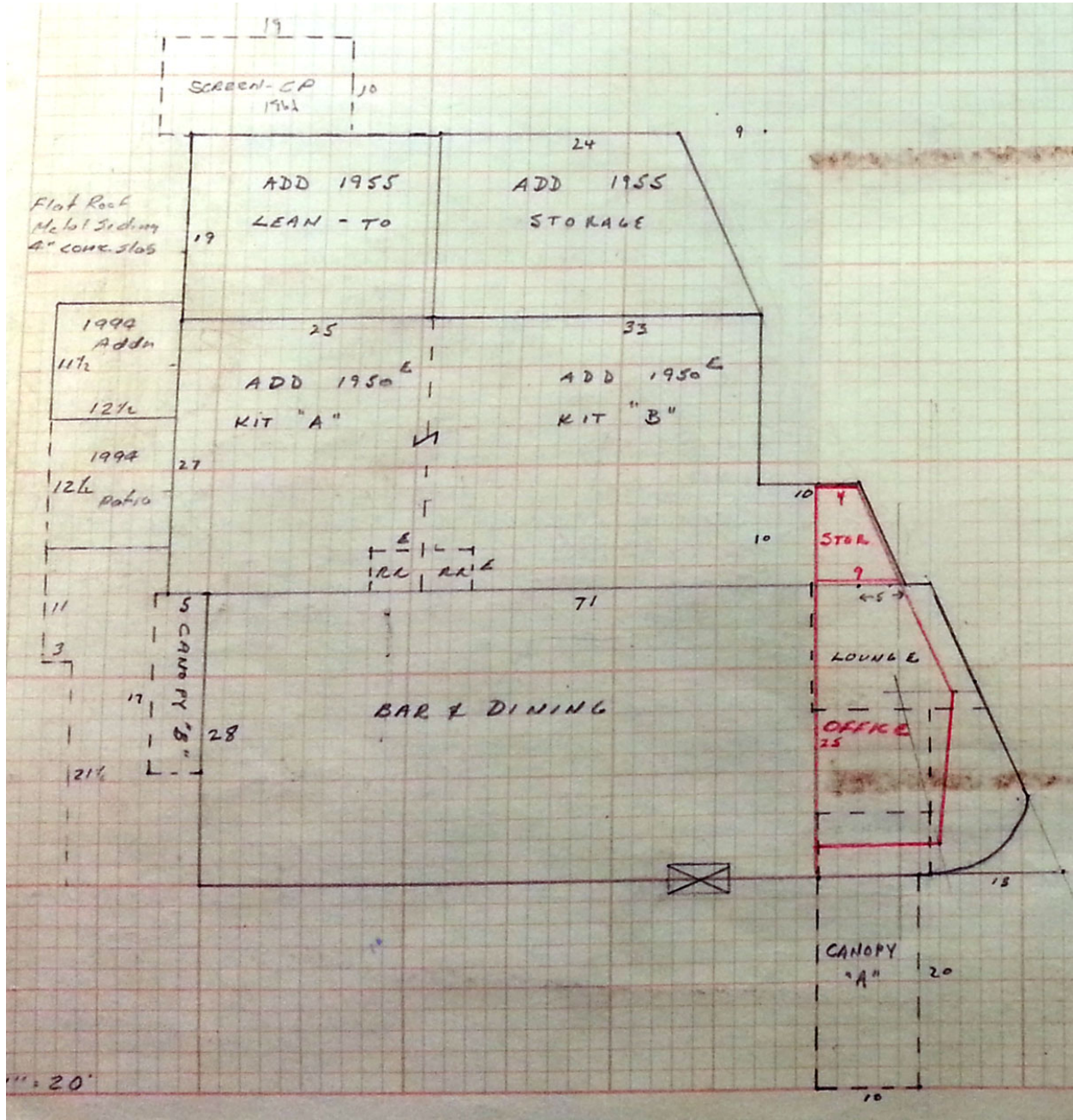


View showing the south (left) and east (right) walls of the storage building (Structure 2).



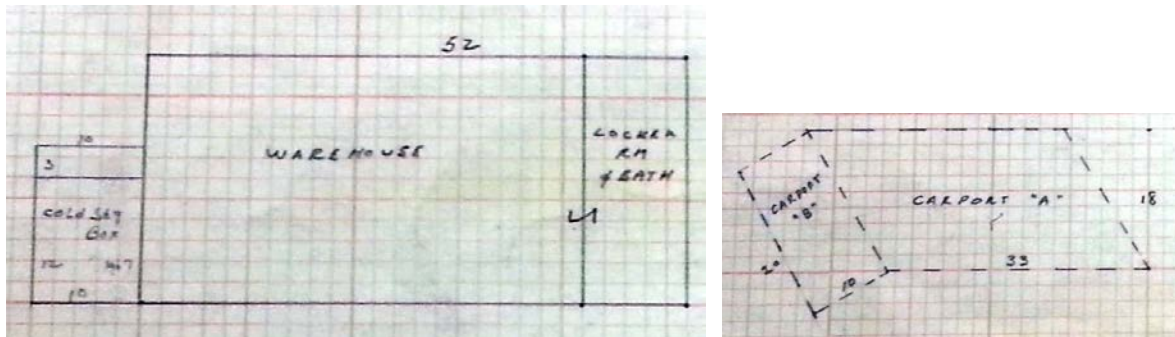
View of the south side of the carport (Structure 3), looking northeast.

Tax Assessor's Sketch Plans of Structures 1-3



Sketch plan of 3666 Mt. Diablo Boulevard / Structure 1 showing the building components and dates of additions. The area delineated in red is located on the second floor. (Contra Costa County Tax Assessor.)





Tax Assessor's sketch plan of Structure 2 (left) on this parcel, showing a locker and toilet room at the right and a cold storage room at the left. Tax Assessor's sketch plan of Structure 3 on the right.

#### Structure 1 Description

Structure 1 is located at the corner and is set back about 25 feet from Mt. Diablo Boulevard and about five feet Dolores Drive. The grade is fairly flat around the building with a slight upward slope from the south to north. Structure 1 is essentially a one-story building with a second story only at the southeast corner. In plan, Structure 1 is an irregular, roughly trapezoidal mass, composed of an original core and numerous additions built on the north and west of the original core. It is constructed of wood framing on reinforced concrete foundations and finished in transite (asbestos-cement) siding with a beveled wavy edge to mimic the appearance of rustic wood siding reflecting the Streamline Modern mentality of movement. The original core has a gable roof finished with composition sheet roofing while the additions have flat tar-and-gravel roofing. The design of the building, built as a roadhouse, is mixture of dilute Streamlined Moderne and vernacular Roadside.

The south façade facing Mt. Diablo Avenue has an entry at the east end approached through a porte cochere that resembles a pier with heavy timber columns on concrete bases and a flat roof with false mansard with shingles. This end of the façade is two stories with typical siding with a flagstone planter at the base and a high flat band course with corner signage reading "Celia's Mexican Restaurant." Both the flagstone base and the band course project from the building and are rounded at the corner. The second story element is not rounded and has corner window with three wood sash with a tall lower light and narrow upper light and gable roof. The west end of the south façade is a long one-story mass with three octagonal wood windows flanked by two rectangular wood windows at the west end and one at the east end. The eastern window and entry are separated from the other windows by a tall stone chimney. The chimney rises to the height of the gable ridgeline of the one-story structure. The rectangular windows at the west end each have one fixed sash with one large light at the bottom and four divided lights at the top. The central octagonal windows each have a single fixed sash with four lights. The window at the east end has two sliding aluminum sash, each with ten lights.

At the east façade, the two story mass occupies the south end and a one-story section of the building occupies the northend. The slim second story terminates in a steep gable; its façade has two faces which create a shallow projecting corner. The gable has a circular metal louver at the top, a corner window with three sash at the lower south corner and a smaller wood window with two sash to the north. The upper story windows are similar to ones on the upper story's south façade. The eave and base banding the lower story of the south façade curves around to the east façade. The lower story corner has two smaller fixed wood sash. One sash is similar to



the rectangular windows on the west end of the south façade and the other does not have divided lights; both have painted glazing. The north end of the upper gable, finished with vertical board siding, extends down to the roof of the one-story section, which is set back from the corner mass. There is a wood flat panel door at the north side of the corner mass. The set back one-story section has horizontal wood drop siding with one double-hung wood window with painted glazing at the north end.

The north (rear) façade is finished in horizontal wood drop siding and has a projecting eave with a flat roof. The façade is composed of two planes; the back has two windows on the east side, one double-hung and the other covered with plywood and a blank section adjacent to an enclosed porch which projects from back plane. The porch has drop siding at the lower wall and screened openings above on three sides with one wood screen door at the north face.

The west façade is composed of several sections including a screened porch at the north and a small addition with patio wall, both finished in drop siding and which project from a eastern plane further back finished in transite siding. The western end of the façade is a gable end finished in transite siding with a wooden louver at the roof peak. It has one wood door at the north end, with a glazed upper panel and a solid lower panel, and a fixed wood window at the south end, similar to those at the west end of the south façade. There is a low canopy roof below the roof gable, beneath which are wooden lockers with doors of vertical wood siding.

The interior of the bar/dining space is composed of carpeted floors, flat wood wainscot with projecting cap and base, painted rustic plaster walls with decorative painting, heavy timber trusses supporting the roof with wood trim which resembles rafters at the ceiling with acoustical tile between the rafters. There is a large fireplace at the east end of the south wall of the dining space with stone chimney, mantle, hearth, and raised base. The bar is located across from the fireplace and is composed of a wooden bar partition with stainless steel bar top. The wall behind the bar has a large wooden shelf assembly with central mirror. The wood is finished with a golden colored stain. The entry and lounge areas at the southeast have dropped gypsum board ceilings, plaster walls, wood wainscot, and carpeted floors. The front pair of doors are metal with one round port hole at head height at each door and glazed transom and sidelights in a wood frame. The west kitchen has plaster walls and ceilings and red tile floors. The other support spaces were not observed.

Several additions have been identified by comparing the Assessor's historic photographs and descriptions to the current state of the buildign. The original core, constructed in 1938 close to the street intersection, is composed of a rectangular bar/dining area and, to the east, a trapezoidal mass with a rounded corner at the street intersection comprised of the entry and lounge area. The corner wedge has a second story with office and storage room, which was added in 1955 according to Assessor's records. The upper story is an elongated trapezoid, roughly 10 feet wide in the east-west direction and 25 feet deep in the north-south direction and set back from the lower story rounded corner at the south and east sides. The pier-like porte cochere, 10 feet wide east to west and 20 feet deep north to south, extends from the front entry at the south façade. It may also have been added in 1955 as it is listed with the upper story additions on the Assessor's records. In addition, early images of the building show the flagstone chimney and base at the entry, but it may not be original to the building from 1938. Several additions were constructed at the rear of the building. Two rectangular kitchen areas were added north of the original core dining room in 1950, each approximately 30 feet wide east to west by 27 feet deep north to south. The eastern kitchen has a small leg extension to the east

adjoining the north end of the corner trapezoidal shape. North of the kitchens, a rectangular lean-to room and trapezoidal storage room were added in 1955, each approximately 25 feet wide east to west and 19 feet deep north to south. A rectangular screened porch was added north of the lean-to room in 1962, 19 feet wide east to west and 10 feet deep north to south. In 1994, two small 12 foot by 12 foot rooms were added west of the kitchens, one of which is an enclosed patio. The interior of the original core of the building appears fairly intact with some remodeling including repainting of walls, replacement of floor finishes, installation of acoustical tile at the ceiling, addition of dropped ceilings at the entryway and lounge, and alterations of the wall behind the bar which had wood paneling, a central ship's wheel, and projecting canopy in an earlier postcard. There may also have been alterations at the fireplace.

The physical condition of Structure 1 is good. There is minor exterior wood deterioration at the base of the rear additions and exterior side of windows. The interior appears intact with some patching of ceilings with plywood at the bar/dining area.

#### Structure 2 Description

The storage building is a simple one-story, wood frame structure, measuring overall about 52 feet long by 30 feet in depth. It has a sloped roof, exposed rafter tails at the eaves, vertical board siding and doors made up of vertical boards. There is a locker and toilet room at the north end of the structure and a cold storage room, added in 1967, at the south end. The interior was not observed. The condition is fair with wood deterioration at the base of siding and eave, and poor roof drainage.

#### Structure 3 Description

The carport is composed of two sections; one is trapezoidal, measuring 33 by 18 feet, and the other is rectilinear mass, measuring 10 by 20 feet. The main body of the carport was built from wood posts supporting a flat wood-frame roof. Two panels composed of vertical wood boards over wood framing provide some shear strength to two of the column lines. The bay at the west is covered by a lower roof, attached to the main roof framing, and supported by metal filigree posts. The condition is fair to poor; it appears unstable with some wood deterioration.

#### **APN 241-020-013 / 3670, 3674-3678/3678a/3680 and 3684 Mt. Diablo Boulevard**

The parcel numbered 241-020-013 contains three separate buildings: 3670 Mt. Diablo Boulevard herein referred to as Building 1 containing Lafayette Motorsports; 3674-3680 Mt. Diablo Boulevard—Building 2—which is comprised of three discrete sections and houses Earth and Sea Yoga, Behymer Chiropractic, and Lisa Marie Salon d'Excellence at 3674-3678 Mt. Diablo Boulevard, Robin Nicole Beauty Bar at 3678a, and Farmer's Insurance at 3680 Mt Diablo Blvd; and 3684 Mt. Diablo Boulevard or Building 3 housing Richard Lee's East-West Kung Fu.



View of APN 241-020-013 / 3670, 3674-3678/3678a/3680 and 3684 Mt. Diablo Boulevard, showing the three buildings on the site. (Contra County Tax Assessor.)

#### Lot Description

This parcel is located directly west and abutting the parcel described above. It is a pentagram, with irregular sides. The site gently slopes down to the southeast and, unbuilt areas are covered with asphalt. Building 1—a warehouse with an attached shed—is located at the northeast corner of the lot, set back from Mt. Diablo Boulevard. Building 2 is a U-shaped, one- and two-story commercial building located close to the street at roughly the east-west center of the parcel. Set back behind a porch that extends the full-width of the front façade, the eastern portion of the building is divided into three tenant spaces. A recessed wing—also a rentable space—connects the two larger portions of the building. The two-story portion of the building creates a western wing for the U-shaped structure. Building 3, currently housing a martial arts studio, is set back from Mt. Diablo Boulevard at the northwest corner of the site.

BUILDING 1 <sup>4</sup> / APN 241-020-013  
3670 MT. DIABLO BOULEVARD: LAFAYETTE MOTOR SPORTS

Historic Photograph of Building 1



Historic view of 3670 Mt. Diablo Boulevard, showing the warehouse (right) and storage shed (left), no date (probably 1950s). (Contra Costa County Tax Assessor.)

Existing Conditions Photographs of Building 1



View of the south exterior wall of Building 1, looking north.



View of the south side of the west exterior wall of Building 1, looking northeast.

<sup>4</sup> Contra Costa County Assessor. Commercial Building Record. 3672 Mt. Diablo Boulevard (Current Address 3670 Mt. Diablo Boulevard)



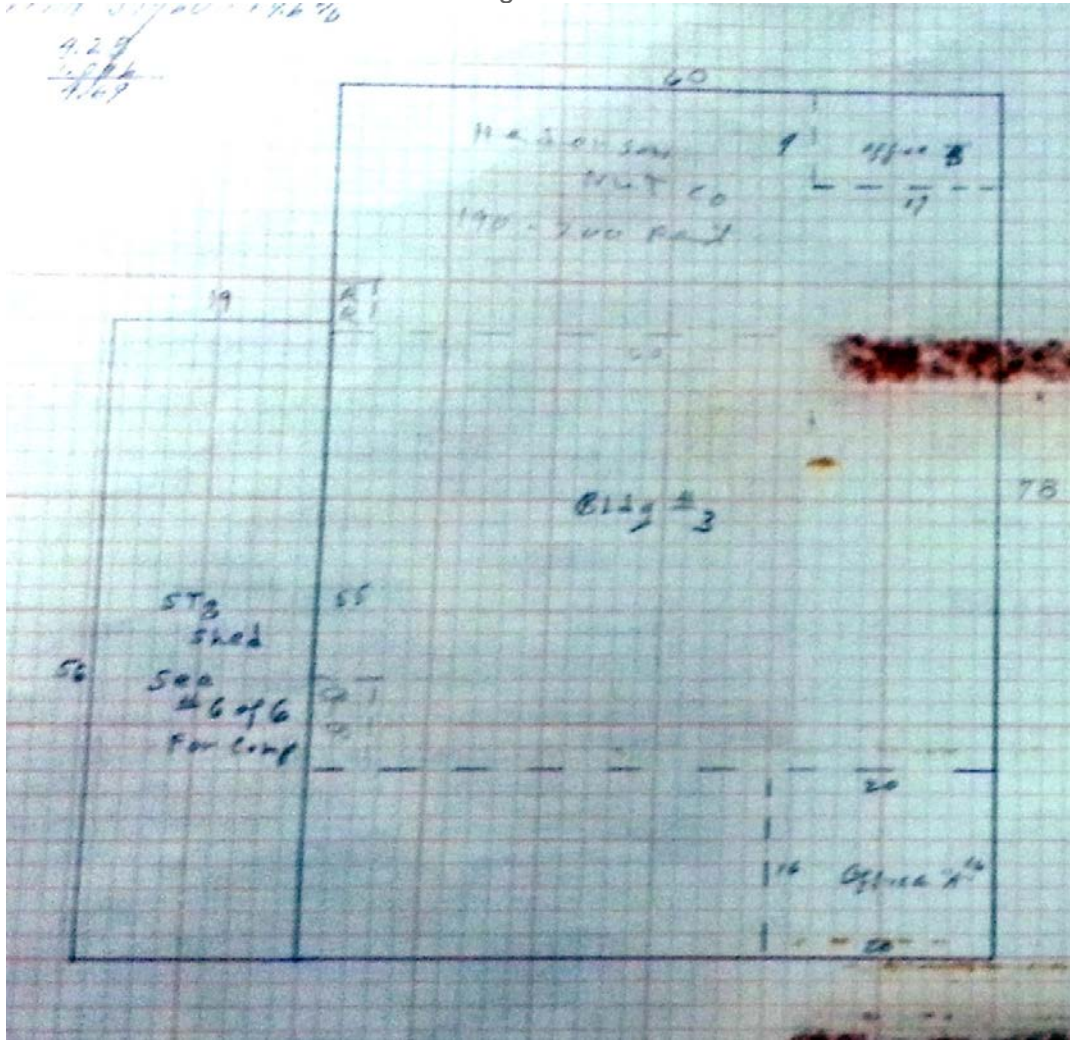


View of the north side of the west exterior wall of Building 1, looking east.



View of the of the east exterior wall of Building 1, looking north.

Tax Assessor's Sketch Plan of Building 1



Sketch plan of Building 1, showing a mezzanine along the south side of the 60 by 55 foot building, offices in the northeast and southeast corners and a 19 by 55 foot storage shed to the west. (Contra Costa County Tax Assessor.)

Description of Building 1

The grade slopes up slightly from the Mt. Diablo Boulevard toward the south façade of Building 1. The grade remains slightly sloped on the west façade but moderately increases in slope at the driveway along the east façade of the building and more steeply just behind the building. In plan, Building 1 is composed of two rectangular sections, a main warehouse building, which is 60 feet wide east to west, and 78 feet long north to south, and a smaller shed building which abuts the warehouse at the west and is 19 feet wide east to west and 56 feet long north to south. According to Contra Costa County Assessor's records, the warehouse was constructed in 1956 and the shed was constructed in 1938. The warehouse building is constructed of 8" painted concrete block with wood roof framing (the Assessor's Building Card also notes steel beams) and flat tar-and-gravel roof. The south façade facing Mt. Diablo Avenue has a central opening with three windows and two steel sash windows on either side. The east façade has a steel sash window at the south, wood door leading into the front office area and two steel roll-

down garage doors into the current garage area at the north. The north (rear) façade is adjacent to a steep grade change separated from the building by a drainage channel and is not highly visible. It appears to have at least two window openings. The west façade has a large opening at the north finished with horizontal wood siding and a large barn door with track. The south side of the west façade is partially obscured by the abutting shed. The shed section of the building is wood-framed with plywood siding. The west façade has three wood doors toward the north end, each with wooden steps, and a blank wall at the south end. The south façade has one wood door and a single aluminum window. The doors and windows have flat wood trim. The shed roof slopes down from the south to the north and is constructed of composition roofing and metal flashing at the eaves.

At the interior of the warehouse, painted concrete block is visible at exterior walls. The front office area along the south side of the warehouse is finished with carpet, dropped gypsum board ceiling, a long counter and gypsum board partitions. A long gypsum board partition separates the office from the garage area. The garage area is a double-height space with concrete floors, exposed concrete block walls, and wood roof framing. The interior of the shed was not observed.

In comparing the Assessor's historic photograph to its current state, exterior alterations include the replacement of the central loading dock opening with the three central windows at the warehouse south façade; the revision of a central door flanked by windows with a single door and window at the shed south façade; and revision of garage door openings from a larger central opening to two openings on the warehouse east façade. Observations indicate that the interior gypsum board partition and carpeting at the front office area is not original. It appears that the steel sash at the warehouse and one of three wooden doors on the shed west façade are original while the other doors and window appear non-original. These alterations may have occurred in as part of the 1975 alterations vaguely addressed in the Assessor's records or constructed thereafter.

The physical condition of Building 1 is fair to good. The condition of the concrete warehouse is good while the wooden shed section is fair with peeling painted and wood deterioration.



BUILDING 2 <sup>5</sup> <sup>6</sup> / APN 241-020-013  
3674-3678 MT. DIABLO BOULEVARD: EARTH AND SEA YOGA, BEHYMER  
CHIROPRACTIC, AND LISA MARIE SALON D'EXCELLENCE  
3678A MT. DIABLO BOULEVARD: ROBIN NICOLE BEAUTY BAR  
3680 MT. DIABLO BOULEVARD: FARMER'S INSURANCE.

Historic Image of Building 2



Detail of View of Mt. Diablo Boulevard, looking east, 1950s. The large low-sloped gable roof of 3674-3678 Mt. Diablo Boulevard is below and to the right of the center of the image and to the lower right of it is 3680 Mt. Diablo Boulevard before the Mansard roofed second floor was added in 1965. Shed additions, possibly used by 3680 tenant Lawrie Construction, extend to the rear of these buildings. (Lafayette Historical Society)

<sup>5</sup> Contra Costa County Assessor. Commercial Building Record. 3674 Mt. Diablo Boulevard (Current Address 3674-3678/3678a Mt. Diablo Boulevard)

<sup>6</sup> Contra Costa County Assessor. Commercial Building Record. 3680 Mt. Diablo Boulevard (Current Address 3680 Mt. Diablo Boulevard)





Detail of view of Mt. Diablo Boulevard, looking southeast, A.B. Howard, Photographer, February 15, 1953. The photograph shows storage sheds (center) for one of the tenants of 3674-3680 Mt. Diablo Boulevard; this tenant was possibly Lawrie Construction which occupied 3680. (Lafayette Historical Society.)



Historic view of 3680 Mt. Diablo Boulevard at center and a portion of 3674-3678a Mt. Diablo Boulevard to the right, no date. (Contra Costa County Tax Assessor.)

#### Existing Conditions Photographs of Building 2



View of the south wall of the east side of Building 2, the first section at 3674-78 Mt. Diablo Boulevard.



View of the north or rear exterior wall of the first section of Building 1 at 3674-78 Mt. Diablo Boulevard.



View of the shingled east exterior wall of 3674-78 Mt. Diablo Boulevard, the first section of Building 1.



View of the front porch of 3674-78 Mt. Diablo Boulevard.





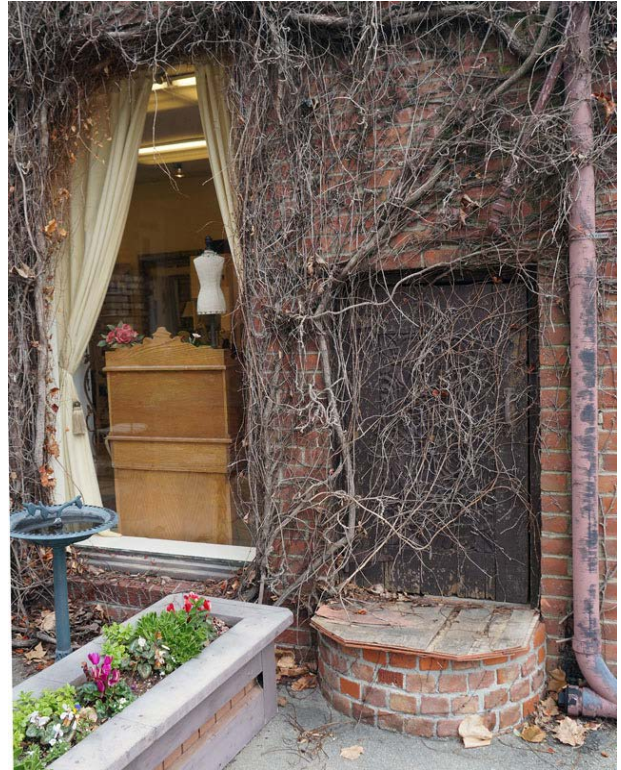
Detail of ornamental porch cushion capital and post.



Detail of one of three ornamental porch doors.



View of 3678a (second section of Building 1) which is recessed from back between 3674-78 (first section at the right) and 3680 Mt. Diablo Boulevard (third section at the left).



Detail of a niche in the west exterior wall of 3674-78 Mt. Diablo Boulevard.



View of the south exterior wall of 3680 Mt. Diablo Boulevard, with 3678a at right.



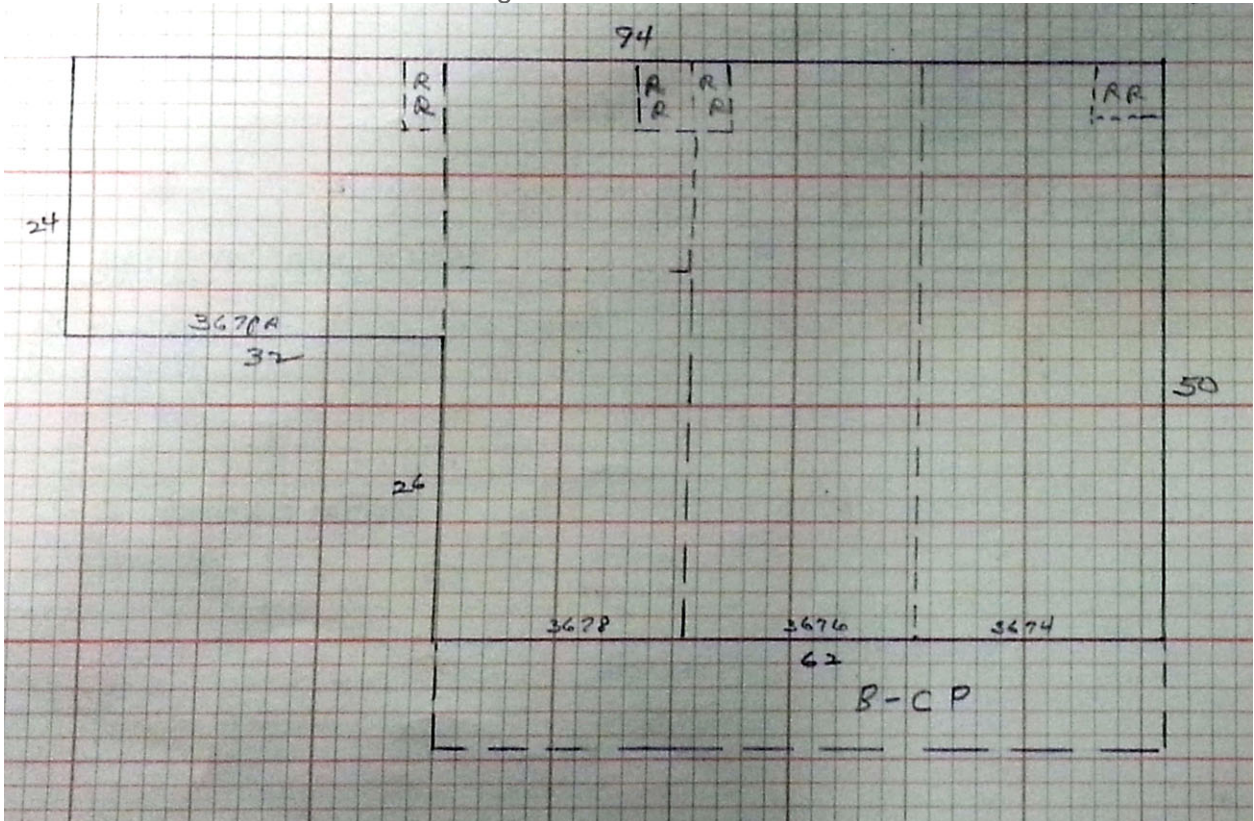


View of the north or rear wall of 3680 (right) and 3678a Mt. Diablo Boulevard (left), with a portion of 3674-3678 Mt. Diablo Boulevard at far left.



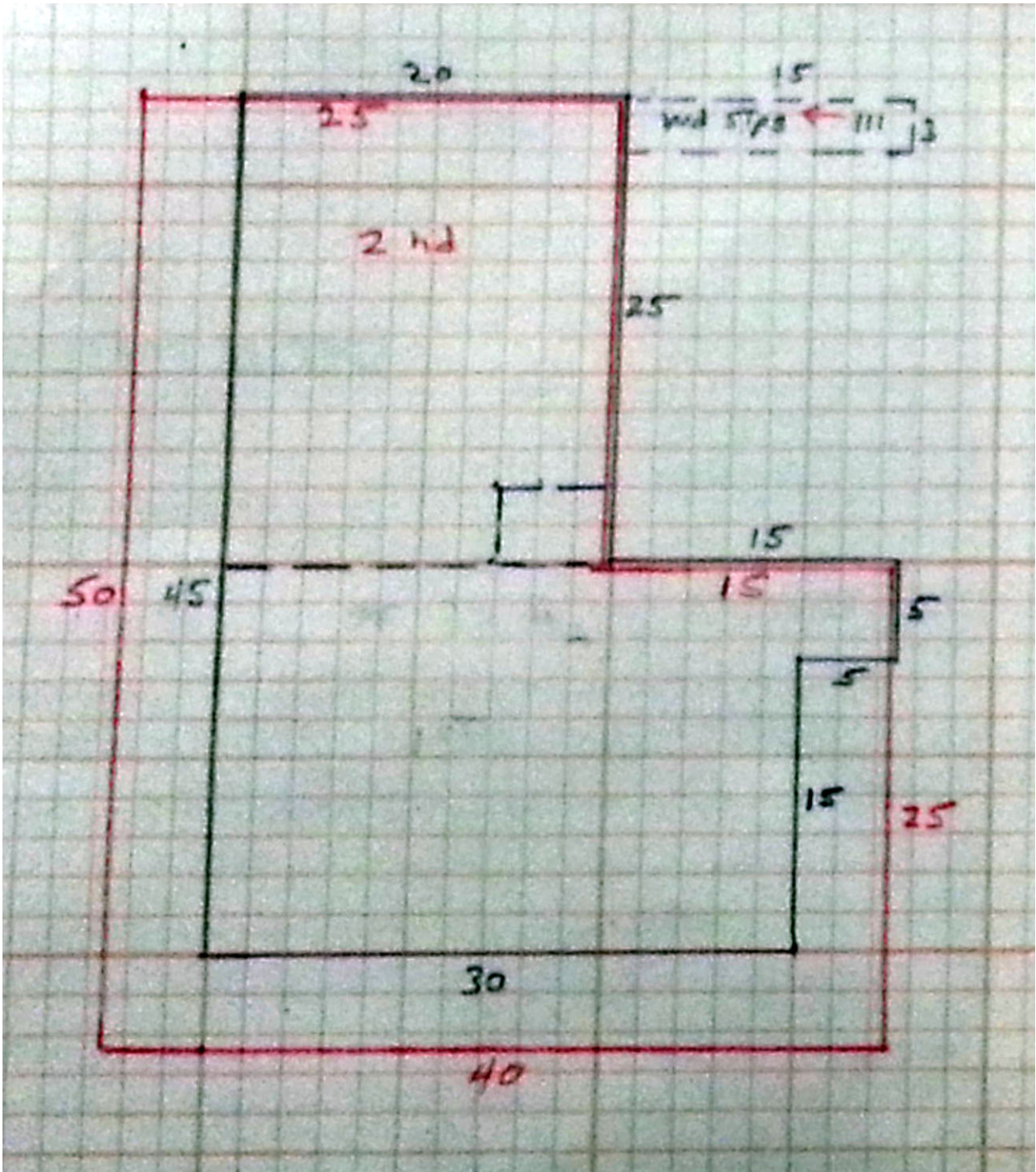
Interior view of 3680 Mt. Diablo Boulevard.

Tax Assessor's Sketch Plan of Building 2



Sketch Plan of 3674-3678 (right) and 3678a (left) Mt. Diablo Boulevard showing the 62 by 50 foot mass of 3674-3678 divided into three equal storefronts and the south porch. The recessed 32 by 24 foot commercial space which is now the center connector of Building 2, is labeled "3670A" on this plan. (Contra Costa County Tax Assessor.)





Sketch Plan of 3680 Mt. Diablo Boulevard showing the 30 by 45 foot L-shaped footprint and the overhanging 40 by 50 foot second story. (Contra Costa County Tax Assessor.)

#### Description of Building 2

The grade slopes up slightly from the Mt. Diablo Boulevard toward the south façade of Building 2 and is relatively flat around the building. In plan, Building 2 is composed of three building sections, a rectangular one-story section with porch, which is 62 feet wide east to west, and 50

feet deep north to south; a smaller rectangular one-story building at the west which is set back between the first and third sections and is 32 feet wide east to west and 24 feet deep north to south; and a two-story L-shaped building which is slightly set back from the first section and is 40 feet wide east to west and 50 feet deep north to south. According to Contra Costa County Assessor's records, the first section was constructed in 1946; the second section appears to be part of the first but it is unclear when this was built; and the third section was originally constructed in 1938.

The first section is constructed of wood framing and sheathing with brick facing at the south, east and west, and painted concrete block rear north wall on concrete foundations, and a gable roof with rustic composition tile roofing. The south façade along Mt. Diablo Boulevard has a brick paved porch with two concrete steps along the entire length of the porch. The porch eave is supported by six carved wood posts with decorative headers and wood 2x4 blocking covering the base of the post. The building wall is set back under the porch, the lower portion faced with red brick and the upper portion, above the porch roof, is finished in vertical wood board siding with flat wood trim at the edges protected by galvanized sheet metal flashing. The porch roof is framed with 4x6 rafters supporting solid 10-inch wide wood sheathing with two small skylights. Each of three large wood-framed storefront windows is paired with a carved wood door. The east façade is sheathed in wood shingles and has one window at the south end but is otherwise blank. The north (rear) façade is painted concrete block with four double-hung windows and three wood doors, one solid wood door and two stile-and-rail wood doors with a glazed six-light upper panel and solid lower panel. The west façade is visible from the south end in front of the second building section. The lower façade is finished with brick and the upper façade wood board siding. The façade has two tall storefront windows and a small carved wood door at the south end fronted by a small semi-circular brick planter at the base of the wall. There appears to be a small opening at the north end of the upper gable with flat wood trim with the opening covered with wood.

The second section is constructed similarly to the first with wood framed walls, wood sheathing, and brick facing at the south façade and concrete block at the rear north wall over concrete foundations. The roof appears flat with its edge capped with galvanized metal flashing. The roofing is not visible from grade. The south façade is set back from the other two sections of the building with irregular stone paving in front. The lower south façade is finished in brick and the upper façade with vertical wood board siding. The façade is composed of a central wood door, with flat lower section and upper glazed six-light panel, and flanking storefront openings, each with eight-light steel sash windows. The north rear façade is painted concrete block, which is primarily blank, with one wood stile-and-rail door with upper glazed six-light panel at the east side and one vinyl paneled door at the west end of the wall which extends behind the third section of the building.

The third section of Building 2 is constructed of wood framing on concrete foundations, with brick facing at the lower wall and vertical wood siding at the upper mansard roof. The roof is flat with tar-and-gravel finish. The south façade along Mt. Diablo Boulevard has a concrete paved porch which wraps around the east and west sides of the building. The porch is covered by the projecting second story, which is supported on a series of wood posts with 2x4 blocking covering the base of the post. The building wall is set back under the second story, the lower portion faced with red brick with vent openings at the base of the wall and the upper wall is finished in vertical wood board siding with flat wood trim protected at the edges by painted galvanized sheet metal flashing. The upper story appears as a mansard roof with segmental



arched wood framed openings within which sit two-panel sliding aluminum windows. The lower story of the south façade is composed of a central pair of paneled vinyl doors within a wood-framed opening with flanking large storefront windows in wood framed openings. The upper story of the south façade has a series of three window openings with inset aluminum windows. The east façade, typically finished, has one smaller window at the lower story at south side and a door at a south facing wall, and two window openings at the upper level. The west façade, typically finished, has one smaller window at the lower story south side and a vinyl door flanked by larger storefront windows at the north side; the upper story has two typically sized arched openings at the center and narrower arched openings at either end, each with inset aluminum windows. The north (rear) façade, typically finished, has a single aluminum window at the west end of the lower story and, at the upper story, two larger arched windows and one narrower one at the east end. A wooden stair extends from the upper story of the third section down and across the second section at the lower story.

At the interior of each of the three sections of this building are similarly finished. The first section has three separate tenant spaces. The interiors are typically gypsum board walls with dropped ceilings, gypsum board, or acoustical tile ceilings. There is wood plank flooring at 3674 Mt. Diablo Boulevard, carpet at 3676 Mt. Diablo Boulevard, and resilient floor tile at 3678 Mt. Diablo Boulevard. There are exposed painted original wooden beams at interior walls in 3676 Mt. Diablo Boulevard ( the other two spaces, though not observed, maybe be similar). The second section interior has gypsum board walls and ceilings and wood plank floors. The third section of the building has gypsum board walls and dropped ceilings, and carpeted floors. Tenants noted a floor safe at the first level. The upper level interiors were not observed.

In comparing the Assessor's historic photograph and descriptions with the current appearance of Building 2, alterations made in 1965 include the exterior brick facing and rear concrete block wall added to the first and second sections of the building; the interiors were remodeled although the visible interior carved wood elements such as beams and wood window framing appear to be original. The third section's mansard upper story was added and it is likely that the lower story was faced with brick similar to the other sections of the building. The interiors were also remodeled.

The condition of Building 2 is good. The ivy growing on the first and second section of the building is likely bringing moisture to the surface and deteriorating the face of the brick and upper wood siding. The upper section of the rear concrete block wall at the second section appears to suffer from water infiltration. This might indicate a roof leak. According to tenants, Building 2 has experienced flooding in the past from the rear hillside and may not have adequate drainage surrounding the building.

BUILDING 3<sup>7</sup> / APN 241-020-013  
3684 MT. DIABLO BOULEVARD: RICHARD LEE'S EAST-WEST KUNG FU

Historic Images of Building 3



Historic view of third section of Building 2 at 3680 Mt. Diablo Boulevard at center, the second and first sections at the right. The site of Building 3 (left) before its construction. (Contra Costa County Tax Assessor, no date.)



Historic view of the south wall of Building 3 at 3684 Mt. Diablo Boulevard. (Contra Costa County Tax Assessor, no date.)

Existing Conditions Photographs of Building 3



View of the south wall of Building 3, looking north.

<sup>7</sup> Contra Costa County Assessor. Commercial Building Record. 3682 Mt. Diablo Boulevard (Current Address 3684 Mt. Diablo Boulevard)





View of the north wall of Building 3, looking southeast.



View of the east exterior wall of Building 3.



Detail of the recessed entrance porch of Building 3.



Interior view of Kung Fu school, showing New Formalist-type arches.  
(<http://www.yelp.com/biz/richard-lees-east-west-kung-fu-lafayette-2>.)

### Description of Building 3

The grade slopes up slightly from the Mt. Diablo Boulevard toward the south façade of Building 3. The grade remains slightly sloped around the building but rises up in a retained step just behind the building to the north. In plan, Building 3 is rectangular, 61 feet wide east to west, and 30 feet long north to south. According to Contra Costa County Assessor's records, this building was constructed in 1950. The low-lying one-story building is constructed of wood framing over a concrete block foundation, sheathed in painted wood shingles with wood-framed openings. The building is capped by a very shallow slope gable roof with projecting eaves and composition roof tile finish. The south façade facing Mt. Diablo Boulevard has a central façade inset with a flat wood door flanked by storefront windows. The entry is approached by a set of four steps which span the width of the inset entry vestibule with steel pipe hand railing from the entry door to the bottom of the stair. The sides of the inset have glazed storefront which wraps the corner to the south façade. The windows are wood framed. The west end of the south façade is a blank wood-shingled section of wall. The east end is similar with one flat wood door approached by a wooden stair with railings. The east façade has a two-light sliding aluminum window at one opening. The north (rear) façade is adjacent to a step up in grade which is retained and separated from the building by a narrow section of land. The north façade has a single double hung window at the center, two flat wood doors at either side of the window; and a series of upper clerestory windows across the façade though some glazing has been replaced with wood infill panels. The west façade is blank with the exception of one small wood hopper window at the upper center.

The interior of Building 3 is painted wood and gypsum board walls, New Formalist curvilinear arches and posts, wood plank floors in the main space and carpeting at the entry area. The ceilings near the entry appear to have wood trim which form a grid.

The Assessor's description of Building 3 notes the building was both relocated and remodeled in multiple stages although it is not clear which alterations occurred at what time. In 1956, the building was remodeled when it was located at APN 243-060-07. In 1966, the building was relocated to its current site on APN 241-020-013 and remodeled again. The building was subsequently remodeled in 1982. Comparison of the Assessor's historic photograph and the existing condition of Building 3 indicate that exterior alterations include the addition of a door and stair at the east end of the south façade. Observations indicate that the interior gypsum board partitions and carpeting are not original. The Assessor's records indicate interior partitions were added and removed. Although the New Formalism movement began earlier, it was in vogue in the 1960s. The interior curvilinear posts and arches may have been part of the 1956 or 1966 remodel, although the Assessor's card indicates some prefabricated elements, which may have been part of the original construction of the building in 1950.

The physical condition of Building 3 is good. Deterioration of roofing and gutters is visible at the north side. Shingles have been replaced at the northwest corner of the building.



APN 241-020-005  
3682 Mt. Diablo Boulevard



View of APN 241-020-005 / 3682 Mt. Diablo Boulevard. There are no permanent structures on the site. (Contra County Tax Assessor.)

#### Lot Description

This is a triangular strip of land housing a couple of large steel storage containers and a small wooden shed. The Tax Assessor's records do not indicate the presence of a building on the site and it does not appear that the existing structure is on a permanent foundation.

#### Existing Conditions Photographs



View showing the temporary storage building (left) and containers on this parcel. East Bay Municipal Utility District property is in the foreground.



Because this structure does not appear to have a foundation, it appears to be temporary,

#### 4 HISTORY

**APN 241-020-008-9**

**3666 MT. DIABLO BOULEVARD**

The County Assessor's records date the original portion of the building as 1938. It is assumed this is the portion of the building labeled bar and dining on the above sketch plan. Two kitchen additions—"Kit A and Kit B"—followed in 1950. In 1955, a two-room addition was built to the north (rear) of the kitchen and the carport and storage building were constructed. Subsequent modifications include a screened-in porch to the rear of the restaurant in 1965, unspecified alterations in 1975, roof repairs in 1991 and additions to the west side of the restaurant in 1994. A small addition was made to the south side of the warehouse in 1967. Interior modifications were made to the Ships Wheel Bar (see historic photograph).

The restaurant building was constructed on what was known informally as the Tunnel Strip and commonly known as Diablo Boulevard. This was the only road between outlying Contra Costa County's Walnut Creek area and the Caldecott Tunnel (initially built in 1903) to Oakland and San Francisco beyond. With burgeoning traffic, a bypass around Lafayette was opened in 1957 to relieve the congestion through town. With the opening of State Highway 24, which absorbed the bypass, and BART in the early 1970s, the immediate area of San Francisco Bay was easily accessible and Lafayette was poised as an attractive site for suburban development, with a rolling, green landscape beyond the reach of the gray summer fog.

The restaurant building was constructed in 1938. The property was owned by Harry Sollers at least from 1948-63, but he may have owned it for a longer period of time. Don Thompson started in the restaurant business in 1939 as part owner of what was originally known as The Curve. He probably ran it with Harry Sollers. The restaurant was so named as the building stands where Mt. Diablo Boulevard gently curves. Ted Murphey, who used to run the Valley Prescription Pharmacy, remembers that The Curve was a chicken and dumpling place, and they served fresh homemade biscuits. Native resident Ollie Hamlin III remembers riding to the Cape Cod House on his horse and tying up his horse behind the building while he dined during the early years of its operation.

In 1942, Thompson went off to war and sold his share in the business. After returning from the war Don Thompson and his wife, Ruth, ran another restaurant but decided to reacquire the property and rename it. The Thompsons took full control over 3666 Mt. Diablo Boulevard and, in late 1950, renamed it the "Cape Cod House." It featured seafood from the East Coast. Dee and

Ed Lloyd designed the interior, and the kitchen was remodeled and enlarged with modern equipment. After Don's death in 1964, Ruth Thompson took over the operation and then sold it in about 1973. The business acquired a new name under a new owner, who was unable to make a success of the business. Restaurateur Steve Schwerin took over the facility in late 1975 and restored the Cape Cod House name with his acquisition. A small Bay Area restaurant chain owned by Celia and Perfecto Lopez acquired the building at an unknown date, operating it as Celia's Mexican Restaurant. The chain's first restaurant was opened in the Sunset District of San Francisco in 1958. Now operated by the third generation of the family, the business has 13 locations in Bay Area counties and Sacramento,

**APN 241-020-013**

**3670, 3674-3678/3678A/3680 AND 3684 MT. DIABLO BOULEVARD**

The Tax Collector's records list 3670, 3674-80 and 3684 Mt. Diablo Boulevard as stores, offices and a warehouse built between 1938 and 1956. Telephone directories from the late 1940s and early 1950s list many real estate firms, construction companies and related businesses, such as appliance businesses, in the surrounding area.

3670 Mt. Diablo Boulevard appears to have been built as a warehouse in 1956 and altered in 1975, possibly with the addition of the storage shed on west side of the building. The Tax Collector's records refer to the occupant as the William Gordon garage, although William Gordon owned and operated a garden supply and flagstone at this location, as Gordon's Garden Supply and "Got Rock," respectively. They were in business from at least 1947 until 1956, when they were purchased by Western Sand and Brick Co. of 3322 Mt. Diablo Boulevard. The Gordon family retained ownership of the property.

3674-3678/3678a/ 3680 Mt. Diablo Boulevard—stores with offices—was built as a single building c. 1946 and altered in 1965 and again c. 1976-78 with the addition of brick veneer at the storefront. Lafayette Appliance and Electric Company<sup>8</sup> occupied 3674 Mt. Diablo Boulevard during the late 1940s and early 1950s, if not longer. La Maisonette occupied at 3678 Mt. Diablo Boulevard during this period.

3680 Mt. Diablo Boulevard was built as a one-story store in 1938. It was remodeled and enlarged with a second floor addition for offices in 1965. Its current exterior appearance dates to 1965 or later; no vestige of 1938 construction is apparent at the exterior. During the late 1940s and early 1950s, if not longer, Lawrie Construction Co. occupied the wing numbered 3680.

3684 Mt. Diablo Boulevard was built c. 1950. Assessor's records indicate it was remodeled in 1956 and, in 1966, moved from a nearby parcel (243-060-07) and again remodeled. In approximately 1980 or 1982 it was remodeled presumably by Lamorinda Bank.

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<sup>8</sup> The business was also referred to as Lafayette Appliances and Electric Company.

**APN 241-020-005**

**3682 MT. DIABLO BOULEVARD**

There are no permanent structures on this small triangular parcel, separated from the other two parcels comprising this project site by East Bay MUD property. The historic use of this parcel is unknown.

**5 ELIGIBILITY TO THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

Modeled after the National Register of Historic Places, the California Register is the state's primary inventory of buildings, sites, structures, and objects which are historically significant. The register is administered by the California Office of Historic Preservation, a unit of State Parks within the Resources Agency of the State of California. To be eligible to the California Register, a property must be significant under at least one of the following criteria:

- Criterion 1 Association with important events
- Criterion 2 Association with important persons
- Criterion 3 Significant design or construction
- Criterion 4 Information potential (usually archaeological) – excluded from this document

There are two property types for which the subject buildings could qualify, either individually, or as a group – known as a historic district.

A property which is significant must also retain historical integrity. Historical integrity is retention of physical characteristics from the period of time for which the property is significant which allow it to convey its association with its area of significance. Integrity is determined holistically, but is evaluated under seven aspects:

- Location Whether it is in its original location or a similar one
- Setting Whether the surrounding topography, landscape, and buildings allow an understanding of the original significance
- Feeling Whether the property conveys character and overall qualities it originally had
- Association Whether the property retains the relationships it originally had to its area of significance
- Materials Whether the property retains the important materials from its past
- Design Whether the property continues to convey its important historic design traits
- Workmanship Whether original details and techniques which define the property survive

**ASSESSMENT OF ELIGIBILITY**

**Significance**

Criterion 1

Only one of the buildings on the three parcels, Structure 1 at 3666 Mt. Diablo Boulevard, is associated with events significant to local history. The other buildings on these three properties are not associated with local, state, or national history. Although their current condition results to varying degrees from developments which are significant (e.g. agricultural history, development of the City of Lafayette, development of freeways and Bart), none of them has an important



association with any of these, nor does any of them convey an understanding of the significant event itself.

Structure 1 at 3666 Mt. Diablo Boulevard meets Criterion 1 (association with important events) as a property illustrating the growth of Lafayette that was located on an important road on the fringe of town. When the Tunnel Strip/Mt. Diablo Boulevard was the main artery between central Contra Costa County and the tunnel to Oakland, the rise of auto travel gave impetus to growth of the town and development of auto-related, leisure businesses such as this restaurant.

#### Criterion 2 (Association with Important Persons)

Research conducted for this report does not indicate that any person with a significant association with the three subject parcels was important to local, state, or national history under California Register Criterion 2.

#### Criterion 3 (Significant Design or Construction)

Only one of the individual buildings amongst the buildings on the three properties, Structure 1 at 3666 Mt. Diablo Boulevard, exhibits architectural character significant under Criterion 3. The other buildings are more than 50 years old but none of them exhibits unusual construction techniques or high artistic values as required for eligibility under Criterion 3.

Structure 1 at 3666 Mt. Diablo Boulevard meets Criterion 3 as an example of roadhouse design with its period octagonal windows, slim two-story mass, apparently intended to be like signage, and curved southeast corner. The siting, form, detailing, and use of materials make this building a good example of the way the Roadside style drew from vernacular sources and employed novel or contrived devices (such as the very slim two-story mass) to make buildings instant local landmarks that would attract motorists.

#### District

Under the California Register Criteria, a collection of buildings which do not qualify individually can be eligible as a group if they meet one of the Criteria collectively. In the case of the subject buildings, there is no added significance that the group possesses beyond that of any single building.

#### Integrity

Historical integrity is assessed when a property is found to be significant. The only building on the subject properties that is significant under Criterion 1 and 3 is Structure 1 at 3666 Mt. Diablo Boulevard. So, its integrity is assessed on the basis of both its association with growth of Lafayette as a leisure establishment along a main arterial road and also as an architectural design example of roadside design.

**Location** For both criteria, the building is located at its original location.

**Setting** For both criteria, the surrounding topography, landscape, and buildings have changed since its original construction primarily with the installation of Highway 24 and BART infrastructure, which are not highly visible, still are present in the background of the buildings to the north. This diminishes the ability to understand the building's original significance along Mt. Diablo Boulevard, the once main arterial road which is now overshadowed by the highway and BART structures.

Feeling	The property conveys character and overall qualities it originally had although the additions on the building including the porte cochere and exterior finishes somewhat diminish the historical feeling.
Association	The property retains the relationships it originally had to its significance, as a leisure establishment along Mt. Diablo Boulevard and example of roadside design.
Materials	The property retains integrity of materials but is somewhat diminished with the replacement of exterior finishes.
Design	The property retains its original historic design traits despite its additions. One of the most prominent additions, the pier-like porte cochere, illustrates a pared-down Tiki style; although this does not relate directly to the style sources in the earlier portions of the building it was used for many well-known buildings on thoroughfares during the heyday of Roadside design, so this change does not diminish the ability of the building to convey its association with historical trends that make it significant.
Workmanship	The original details and techniques which define the property survive for the most part despite its additions.

Structure 1 at 3666 Mt. Diablo Boulevard retains the aspects integrity with the exception of setting due to the construction of Highway 24 and BART infrastructure. Feeling, materials, design and workmanship are somewhat diminished due to additions and finish alterations. Overall, the property retains integrity as associated with its significance under Criteria 1 and 3.

## 6 CONCLUSION

The subject buildings were constructed at least 50 years ago.

Among the buildings on the three properties, only Structure 1 at 3666 Mt. Diablo Boulevard appears to be individually eligible to the California Register, specifically under Criteria 1 and 3. As a group, the buildings on the three properties do not possess significance as a district. Therefore, only Structure 1 at 3666 Mt. Diablo Boulevard is a historical resource for the purposes of CEQA. Alteration, moving, or demolition of the subject buildings other than Structure 1 at 3666 Mt. Diablo Boulevard would not cause a significant impact on historical resources under CEQA. Demolition of Structure 1 at 3666 Mt. Diablo Boulevard would cause a significant unavoidable impact under Section 15064.5 of the CEQA Guidelines; mitigation measures could reduce this impact but not to a less-than-significant magnitude. (Moving the building could potentially maintain its eligibility to the California Register but has not been studied in any detail because it is not proposed.)

## 7 MITIGATION MEASURES

To mitigate the effects of demolishing Structure 1 at 3666 Mt. Diablo Boulevard, the building should be documented with HABS-level photography and drawings.

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