

Lamorinda OUR HOMES

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A Trio of Spanish Revival Jewels

By Sophie Braccini

It may not be obvious to today's readers, but the enormous popular success of the 1884 novel "Ramona," by Helen Hunt Jackson, is credited for the emergence of the Mission and Spanish colonial revival style in American architecture. Most of those homes were built in southern California, but some authentic Spanish revival style homes from the 1920's can be found in Lamorinda, as well some recent additions that share the same inspiration.

Tran Turner, who was an Art Museum Curator of 19th & 20th Century Architecture & Design and is now a real estate agent for Coldwell Banker Residential Brokerage in Orinda, went on a hunt for such homes. "Made popular by the Spanish Colonial buildings built for the 1915 San Diego Exposition, many early California architects like George Washington Smith and James Osborn Craig subsequently brought national prominence to this architectural style in Santa Barbara," says Turner.

The Spanish revival homes have a lighter palette of colors that immediately differentiate them from the Mediterranean style. Other original features include inner courtyards, long, arcaded corridors, exterior walls coated with plaster, smaller windows, low-pitched clay tile roofs and wide, protecting eaves.

An Orinda Treasure

One of the oldest homes that Turner found during his search was built in Orinda in 1927.

"It took us two years to find this home," says present owner Julie Atkinson. The home is indeed unique. A single story structure with very thick stucco walls and a low-pitched roof

covered in tiles, it presents an asymmetrical façade. "You can see the original floor tile in the house with its unique design and the tile baseboards," says Atkinson. The blue baseboard tiles create a beautiful contrast with the brown-shen floor tile.

The bedroom wing of the building was once linked to the common



rooms by an open hallway; a previous owner, who had young children, closed the hallway with windows, but, "it retains that feel of transition to one part of the house to the next that's a characteristic of this type of architecture," notes Turner.

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After a long search, the Atkinsons found this unique Spanish style home nestled in the Orinda hills.

Photo Doug Koher

THE BEAUBELLE GROUP

Glenn and Kellie Beaubelle present...

Lafayette ~ Coming Soon Burton Valley



Charming ranch style home with 4 bedrooms, 2 baths, over 2000 sq. ft. of living space, and a quarter acre. Features Include: hardwood floors, new interior and exterior paint, large rooms, vaulted beamed ceiling, brick accents, sparkling pool and more!

Offered at \$895,000

Moraga ~ Coming Soon Gorgeous Views of the Moraga Valley



Located in the desirable Rheem Valley Manor, this appx. 2400 sq. ft. home features 4 bedrooms and 2 1/2 baths, new hardwood floors, carpet and paint throughout. Enjoy the view from most rooms; sparkling pool, entertaining patio/deck, and lush lawn.

Offered at \$1,025,000

Lafayette ~ 11.6 Acres New Construction ~ Bank REO



Surrounded by majestic oaks, and offering unparalleled views, this custom estate home offers approx. 6,183 sq. ft. of living space, 5 bedrooms, office, 4 1/2 baths, and guest quarters with separate entrance.

Offered at \$2,595,000

Moraga ~ Updated Condo at Villa Orinda



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Lamorinda Home Sales recorded

LAFAYETTE	Last reported: 6
LOWEST AMOUNT:	\$399,000
HIGHEST AMOUNT:	\$2,300,000
MORAGA	Last reported: 9
LOWEST AMOUNT:	\$125,000
HIGHEST AMOUNT:	\$1,050,000
ORINDA	Last reported: 9
LOWEST AMOUNT:	\$524,000
HIGHEST AMOUNT:	\$1,965,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

3936 Los Arabis Drive, \$1,350,000, 5 Bdrms, 3656 SqFt, 1954 YrBlt, 2-3-11

1 Dollis Park Road, \$399,000, 3 Bdrms, 1315 SqFt, 1937 YrBlt, 1-31-11;

Previous Sale: \$470,000, 09-26-03

1025 Hampton Road, \$792,500, 4 Bdrms, 1955 SqFt, 1951 YrBlt, 1-28-11

3370 McGraw Lane, \$1,050,000, 4 Bdrms, 2656 SqFt, 1959 YrBlt, 2-3-11

3954 Quail Ridge Road, \$1,585,000, 5 Bdrms, 5058 SqFt, 1985 YrBlt, 1-28-11;

Previous Sale: \$1,750,000, 03-05-04

34 Sanford Lane, \$2,300,000, 4 Bdrms, 3892 SqFt, 2006 YrBlt, 1-25-11;

Previous Sale: \$2,400,000, 01-31-07

MORAGA

1159 Alta Mesa Drive, \$465,000, 3 Bdrms, 2486 SqFt, 1974 YrBlt, 2-4-11;

Previous Sale: \$339,000, 05-16-97

126 Ascot Court #C, \$125,000, 1 Bdrms, 858 SqFt, 1970 YrBlt, 1-31-11;

Previous Sale: \$205,000, 08-06-01

2087 Ascot Drive #125, \$159,500, 1 Bdrms, 761 SqFt, 1971 YrBlt, 2-3-11;

Previous Sale: \$21,000, 06-04-73

1412 Camino Peral, \$379,000, 2 Bdrms, 1126 SqFt, 1971 YrBlt, 1-28-11;

Previous Sale: \$216,000, 03-19-96

700 Camino Ricardo, \$1,050,000, 4 Bdrms, 2429 SqFt, 1966 YrBlt, 2-4-11;

Previous Sale: \$835,000, 07-12-10

107 Cypress Point Way, \$650,000, 2 Bdrms, 1657 SqFt, 1973 YrBlt, 1-28-11;

Previous Sale: \$524,000, 06-15-04

114 Merion Terrace, \$755,000, 3 Bdrms, 2828 SqFt, 1988 YrBlt, 1-28-11;

Previous Sale: \$655,000, 06-22-00

3798 Via Granada, \$730,000, 4 Bdrms, 1948 SqFt, 1970 YrBlt, 2-4-11

1004 Wickham Drive, \$717,000, 4 Bdrms, 2127 SqFt, 1967 YrBlt, 2-4-11;

Previous Sale: \$826,000, 07-11-03

ORINDA

140 Camino Don Miguel, \$1,965,000, 4 Bdrms, 3695 SqFt, 1941 YrBlt, 2-4-11;

Previous Sale: \$1,075,000, 09-15-93

130 El Nido Court, \$1,150,000, 3 Bdrms, 3717 SqFt, 1976 YrBlt, 1-26-11;

Previous Sale: \$925,000, 06-22-99

12 Hall Drive, \$722,000, 3 Bdrms, 1910 SqFt, 1966 YrBlt, 1-25-11;

Previous Sale: \$920,000, 03-14-06

110 Leslie Lane, \$1,250,000, 5 Bdrms, 3058 SqFt, 1975 YrBlt, 2-1-11;

Previous Sale: \$1,495,000, 10-31-05

100 Lucille Way, \$587,000, 5 Bdrms, 4108 SqFt, 1987 YrBlt, 1-28-11

603 Moraga Way, \$524,000, 3 Bdrms, 1610 SqFt, 1966 YrBlt, 1-28-11;

Previous Sale: \$355,000, 04-22-98

46 Muth Drive, \$658,000, 3 Bdrms, 1372 SqFt, 1961 YrBlt, 1-25-11

251 Sundown Terrace, \$1,400,000, 3 Bdrms, 3509 SqFt, 1988 YrBlt, 2-1-11;

Previous Sale: \$950,000, 05-08-92

235 Village Gate Road, \$560,000, 3 Bdrms, 2075 SqFt, 1979 YrBlt, 2-4-11

Lamorinda Foreclosures recorded

LAFAYETTE

2436 Cherry Hills Drive, 94549, HSBC Bank, 01-28-11, \$815,910, 2043 sf, 4 bd

ORINDA

161 Holly Lane, 94563, Bac Home Loans, 01-20-11, \$1,374,544, 3030 sf, 5 bd



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Ideal Floor Plan, Beautiful Yard and Gardens

4 BR 2 BA 2,032 Sq Ft .23 Acre

Offered at \$739,000

A Trio of Spanish Revival Jewels

...continued from page OH1

Dorothy Lamb, founder of the Orinda Garden Club in 1937, also once owned the home; she lived there until 1997. Some of the unique features she added in the spirit of the Spanish style are still present – such as a back patio with a fountain set into the hilly greenery.

The cozy rooms and long, clear walkway overlooking the front patio create an unconventional and charming ensemble seldom found today.

A Home for Her Tiles

A much more recent Lafayette home has captured some of this same charm, thanks to its new owners Thomas and Linda Delaplane, who added to the home's unique qualities. "When we bought the house the kitchen had shiny black granite counters and center isle," remembers Delaplane, "the olive trees in front had been removed and replaced with a lawn." They built a gate, creating a front patio and courtyard with a fountain. With a natural feel for Southwestern American style, the Delaplans re-

stored the house to its original character. They added mature olive trees in front, changed the metal garage doors to wood, and created an open kitchen with natural-colored tile.

The home includes a covered walkway overlooking the front patio that leads to the bedroom wing; a perfect location to display Linda's extensive collection of tiles. "I had collected hundreds of decorative tiles, from all over the country, and have been able to use many of them in this home." In keeping with the original Spanish revival style, the couple embedded some of the tiles in the stucco walls of their home, to decorate the front and back fountains, the side of the pool and many more inside and outside walls. Some are ancient, some are from contemporary craftsmen, and they seem to have found a permanent home in Lafayette.

...continued on page OH6



The Delaplans' front courtyard



The courtyards in the Delaplane home are enhanced by beautiful tiles.



Photos Doug Kohen



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15 Candlelight Lane, Lafayette

Stunning craftsman-style 5 bedroom, 3 1/2 bath 3417 square foot home on professionally landscaped .74 acre lot. Custom built in 2005 the single level floor plan offers an impressive list of high-end finishes throughout. Three car garage, huge mud room and much more!

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Gorgeous Lafayette Remodel

Architecturally designed and custom built in 2004, the over half acre property offers the unique combination of a 4 bedroom 3.5 bath 3136 sq. ft. main home and a 1000 sq. ft. guest house. Beautiful finishes and materials used throughout.

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...continued from page OH4

Casa del Sol

This love of unique detail is also a characteristic of the most modern of these three homes, "Casa del Sol," on Manzanita Drive in Orinda. "I noticed the uniqueness of this home as I was driving by," said Turner. Its present owner, local home designer Roger Deakins, designed the



The Deakins' kitchen features soft colors and natural materials.

home. He lived in it for a year with his family before putting it on the market. "The strength of the home can be seen in the broad roof lines and overhanging eaves, in the 6" X 8" redwood beams that outline the walkway around the house, and in the army of red clay tile roof shingles," says Turner.

"For inspiration I looked to the Spanish Colonial Revival architecture designed and built in Santa Barbara, and the early California Missions" says Deakins, "all the windows are trimmed with redwood; the green painting will match the copper of the gutters as it ages. I've chosen a lighter color palette throughout and used hand made material in the construction, such as the Hispano-American terra-cotta tiles covering the front steps or the hand-cut Southwest flagstone fireplace." The 4,000 square foot home perched on a hillside, with a partial second floor, is a modern interpretation of the Spanish style; with a more compact floor plan. The materials, such as the inside wall treatment made of naturally pigmented and textured plaster, bring out the Spanish revival accent.



Redwood and handmade tiles make the Deakins' home warm and inviting.

Photos Doug Kohen

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20 Snow Court

Lg 5bd/3/5ba home in quiet, serene Lost Valley. Over 4200 sf, 2 fam rms, 1vl play area, fenced veggie garden w/raised beds. Valley & Mt. Diablo views. Close to schools/shopping/commute.

Offered at \$1,495,000



37 Oak Road

Dramatic 5bd/4ba, 5006 sf cus trad on beaut .68 ac lot among redwoods & oaks. Lx mstr retreat w/frplc, updated kitchen, ofc/library, wine cellar for 1620 bottles & tasting room.

Offered at \$1,495,000



19 Hilldale Court

Situated on a pvt court w/over 1 ac of incredible grounds & an exclusive wooded setting w/big views, nearly 400 sf, 4+bd, ofc/den, gourmet kitchen, entertainer's paradise.

Offered at \$1,865,000



528 Tahos Road

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1383 Camino Pablo

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7 Gloria Court

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4090 Coralee Lane

Beautiful .61 acre setting. Close-in 5bd + office with 4 baths. Remodeled kitchen, open floor plan.

Offered at \$1,250,000



819 Las Trampas Road

Custom blt 4bd/4.5ba hm on oak studded 1 ac lot in Las Trampas trail neighborhood. Pool & extensive landscape/hardscape. Fabulous floor plan with grand spaces.

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15 Candlelight Lane

Perfection in this stunning 3417 sf Craftsman-style sgl lvl hm blt in 2005. Fab flr plan, many impressive finishes & features, a very exceptional 4bd/3ba home.

Offered at \$1,695,000



1140 Estates Drive

Stunning & sophisticated estate property on 3.9 ac in Happy Valley. Sgl lvl 4bd/3.5ba hm in pvt, tranquil natural setting w/mature oaks & pano views of the surrounding hills.

Offered at \$2,495,000



416 Beacon Ridge Lane

Beaut updated approx 1800 sf w/fab newly landscaped garden/yard. Great loc. surrounded by rolling hills but nr Laf schools, shopping, hiking, good commute.

Offered at \$679,000



578 Monarch Ridge

Superbly located townhome w/outstanding views. Lovely hdwd flrs, vaulted ceilings, sep DR & lg eat-in kitchen. Nr shopping, open space, trails & outstanding Lafayette schools.

Offered at \$625,000



6001 Horseman's Canyon Drive

Beaut detached 2+bd/2ba home in Rossmoor. All 1 lvl w/high ceilings thruout, gourmet kitchen, eat-in area, LR, DR, plantation shutters, recessed lights, 2-car garage, views.

Offered at \$899,000



289 Castle Hill Ranch Road

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