

Planning Commission & Variance Hearing Set for February 22 **Is there a THIRD Earthquake Shack at 369 Valley Street?**

History of the project : [Save the Shack](#)

While putting together the Discretionary Review application for the upcoming hearing, we spent some time looking at the 369 Valley Street home on Google Earth.

The cottage in front consists of two Earthquake Shacks joined together in an L shape. There is a rear addition behind the cottage, part of which was constructed sometime prior to 1938, another part in the 1980s.

We noticed something that we had not noticed before -- that there is a gabled roof sticking up from the roof of the rear addition, behind the Earthquake Shack Cottage. This gabled roof structure is not shown on any of the developer's plans.

Why would anybody build such a structure? Why isn't it shown on the developer's plans?

Then it occurred to us. Perhaps there is a third Earthquake Shack on the property that was somehow incorporated into the rear addition.

Preservation architect Michael Garavaglia, who has been assisting us, put together this composite photo, illustrating the possibility. The photo on the left is a 1938 aerial photo. The photo on the right is a Google Earth photo:



We wrote to the developer's architect, Fabien Lannoye, and pointed out what we had discovered. We asked that Mr. Garavaglia be allowed to inspect the home.

Mr. Lannoye ignored our request to allow Mr. Garavaglia to inspect the home. Instead he tore apart a wall, took some unclear photos, and then sent us an email stating, in a rather mocking tone, "I am sorry to disappoint you, but there are only two earthquake cottages at 369 Valley St."

Once again, the fact that the developer does not have a preservation architect on his team put him behind the eight ball. The first thing that any qualified preservation architect would have done would have been to break through the ceiling and take a look at the gabled roof structure itself. Earthquake Shacks have a very distinctive roof structure. Mr. Lannoye's failure to make this most obvious examination was puzzling, to say the least.

We wrote back to Mr. Lannoye and pointed out his error. We renewed our request that Mr. Garavaglia be allowed to inspect the home. We also suggested, in addition to inspecting the gabled roof structure, that the underside of the floor, the drywall structures and the exterior wall in the area be inspected.

Mr. Lannoye wrote back one more time. Once again, he ignored our request that Mr. Garavaglia be allowed to inspect the home. Instead, he wrote "I went to check and saw that the roof framing has a more gentle slope than the Earthquake Cottages and the framing is different. It clearly is not an Earthquake Cottage. I sent photos to the Planning Department showing the existing framing."

We, of course, immediately asked Mr. Lannoye to share these new photos with us. That was Thursday, January 25. He has not responded.

One can only ask why Mr. Lannoye will not share his photos of the roof framing with us. Why won't he allow Mr. Garavaglia to examine the property? Is this just laziness, or paranoia, or does he have something to hide? We don't know.

We have made a Public Records Request to the Planning Department for the photos that Mr. Lannoye refuses to share. We will report what we learn when and if we get them.

Let us remember that this is the same developer who initially only reported the existence of ONE Earthquake Shack, even though the cottage consists of TWO Earthquake Shacks. Let us also remember that the developer wanted to demolish the Earthquake Shack Cottage and take it to the dump.

It would be in the developer's best interest to get this matter resolved sooner, rather than later. The National and California historic codes encourage collection of information

about historic structures. The reuse of Earthquake Shacks is certainly something worth documenting, in order to add to our body of knowledge about how they were used. If there is a third Earthquake Shack at 369 Valley Street it should at the very least be thoroughly documented.

The developer's lack of cooperation will not put him in good stead when the Planning Commission and the Zoning Administrator hold the scheduled February 22 hearing. It is just one more example of his reckless disregard for the preservation of historic structures.



369 Valley Street Earthquake Shack Cottage (2015)

CSFN Members : Please review this document prior to the General Assembly Meeting where CSFN members will be asked to consider the an emergency resolution re: support for the Discretionary Review attached below.

<https://csfn.net/wp/wp-content/uploads/2024/01/draft-resolution.pdf>

For more details see: [Save the Shack](#)