

# HISTORICAL COMMISSION SPECIAL MEETING AGENDA

7:00 PM - Monday, September 25, 2023

Community Meeting Chambers, Los Altos City Hall 1 North San Antonio Road, Los Altos, CA

Members of the Public may call (253) 215-8782 to participate in the conference call (Webinar ID: <u>863</u> <u>3749 1063</u> or via the web at <u>https://tinyurl.com/4drvfuvd</u> with Passcode: <u>800315</u>). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Commission Chair Members of the public are also encouraged to submit written testimony prior to the meeting at <u>HCPublicComment@losaltosca.gov</u>. Emails received prior to the meeting will be included in the public record.

# **ESTABLISH QUORUM**

# PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

# **ITEMS FOR CONSIDERATION/ACTION**

# CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Chair.

# DISCUSSION

# 1. H21-0002 and SC21-0021– Dino Garcia – 604 Milverton Road

Request for Historic Advisory Review and Design Review for a new two-story house with a 5,414 squarefoot first story and a 2,831 square-foot second story, and the conversion of an existing historic house into a historic accessory building. This project is categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") and Section 15331 ("Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos* 

## 2. <u>HPA23-0001 – Sreenivas Tallam – 41 Hawthorne Avenue</u>

Request to execute a Mills Act agreement for the property located at 41 Hawthorne Avenue. This project is categorically exempt from environmental review under Section 15331 ("Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos* 

# **INFORMATIONAL ITEMS**

#### 3. Historic Apricot Orchard

Receive an update from the Los Altos History Museum Orchard Commons Committee regarding the preservation and status of the Historic Apricot Orchard.

# COMMISSIONERS' REPORTS AND COMMENTS

# POTENTIAL FUTURE AGENDA ITEMS

## **ADJOURNMENT**

## SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk at least 48 hours prior to the meeting at (650) 947-2720.

Agendas, Staff Reports and some associated documents for Historical Commission items may be viewed on the Internet at http://www.losaltosca.gov/meetings

If you wish to provide written materials, please provide the Commission Staff Liaison with **10 copies** of any document that you would like to submit to the Commissioners in order for it to become part of the public record.

For other questions regarding the meeting proceedings, please contact the City Clerk at (650) 947-2720.



DATE: September 25, 2023 AGENDA ITEM #1

# AGENDA REPORT

TO: Historical Commission

FROM: Sean Gallegos, Senior Planner

SUBJECT: H23-0001 – 604 Milverton Road

# **RECOMMENDATION:**

Recommend approval of a new two-story house and the conversion of an existing historic house into a historic accessory building on a Historic Resource property subject to the listed findings and conditions

# **PROJECT DESCRIPTION**

This application seeks advisory review for a new two-story house with a 5,414 square-foot first story and a 2,831 square-foot second story, and the conversion of an existing historic house into a historic accessory building. This project is categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") and Section 15331 ("Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA).

# BACKGROUND

The Costello House, a 1916 Craftsman Bungalow located at 604 Milverton Road, is listed in the Los Altos Historic Resource Inventory. Originally serving as a secondary residence for Francis J. Costello, Sr., and his family, it later became their primary family home and was inhabited by subsequent generations. Although the property once featured apricot orchards, these are no longer present.

The Costello House at 604 Milverton Road is vernacular bungalow type residence designed with elements of the Craftsman architectural style. The Arts and Crafts Movement, which influenced the design of the California Craftsman Bungalow, was based on the theory of honesty and natural beauty of construction and materials. 604 Milverton Road is somewhat of a hybrid between the Craftsman and Arts & Crafts styles, with elements unique to California bungalows and the aesthetic preferences of the Costello family.

The Costello house conforms to the traditions of the Craftsman style roof in massing, pitch, and proportion of the roof and gables, but deviates in that there are no beams, brackets, or knee braces. The ornamentation along the roofline is plain, and the gables are rounded. The carved apricot and leaf motif at the central gable tops the most arched of these front facing gables and all display the influences of the Arts and Crafts style on the Craftsman proportioned bungalow.

The Costello House retains many elements of its original materials, including the wood clapboard siding, masonry chimney, window fenestrations, wood window frames, wood sills, and wood roof framing. Most of the wood elements were made of redwood. The intersecting gable roof forms are original. The central gable roof has two bowed gables on each side with curved bargeboards and open eaves. The original grouped windows of three on the front facade fenestrations, wood frames and wood sills have been left intact. The rear porch addition alters the original scale and proportion of the house, but this addition is on a secondary façade and occurred in 1985-86, outside of the period of significance.

In order to be eligible for historic designation, the Costello House needs to satisfy three criteria (Age, Integrity, and Historic Significance) for designation as a historic resource or landmark. The project historian found the house retains integrity of Design, Materials, Workmanship, and Feeling. It does not retain integrity of setting. However, the subject property at 604 Milverton Road, historically called the Costello House, does display a level of historical significance and integrity that would qualify it for listing as a historic resource on the National Register of Historic Places, on the California Register of Historical Places, as a local Historic Resource or Landmark for the City of Los Altos. The Costello House is significant for its architecture, as a fine example of a vernacular California Bungalow with a mixture of Craftsman and Arts & Crafts design elements. It is also significant for its transition from a large apricot farming property to single family residential suburban properties. A copy of the Historic Resource Evaluation is provided as Attachment A.

#### Morningside Planned Unit Development

The property at 604 Milverton Road is a parcel within the Morningside planned unit development. The Morningside planned unit development (PUD) has 11 single-family dwellings in approximately 5.2 acres. The development is split into two sections with 10 units on approximately 3.1 acres and one unit (the historic house on subject property) on approximately 2.1 acres (see Attachment C). The total gross site area of the Morningside development is 226,740 square feet with a net site area of 181,392 square feet.

In 1971 the City determined the overall density for Creekside Oaks and what became the Morningside development when approving the 76 dwellings for the Creekside Oaks development. The City limited the Morningside development density to 10 single-family dwellings in addition to the existing single-family dwelling on the subject property. In 1985 the City approved the Morningside development subject to requirements for a conservation easement and dwelling limit on the subject property (Attachment E) which are discussed below.

#### Lot 12

The subject property, Lot 12 in the subdivision, is the home site of the original property owner and remains in the family's ownership to date. The property has a single-family and historic residence and an accessory building. The structures are accessed via a private driveway between the units at 720 and 730 Morningside Road. As part of the development the City created a conservation easement and restricted Lot 12 to a single-family residence as provided in the applicable laws and regulations of the City.

On September 24, 2013, the City Council approved modifications to the Morningside PUD with the following amendments:

- 1. Any new dwelling shall be subject to a Historical Commission recommendation, if necessary, and Zoning Administrator review and approval. Prior to submittal to the City, the property owner shall provide evidence of architectural review by the Morningside of Los Altos Community Association, if required, by the property's Covenants, Conditions and Restrictions;
- 2. If a new dwelling is developed, then the nonconforming dwelling must be removed or converted to an accessory building. Removal of the nonconforming dwelling shall be subject to the recommendation of the Historical Commission. "If retained, conversion must be complete prior to final occupancy and accessory units shall not be rented;
- 3. Any new structures shall be subject to the following building setbacks:
  - a. Front yard 35 feet;
  - b. Side yard 25 feet; and
  - c. Rear yard conservation easement line;
- 4. Any new structures shall be located outside of the dripline of the oak tree unless recommended by a certified arborist;
- 5. Any new development shall appear to be single-story and have no more than 6,000 square feet of lot coverage;
- 6. The driveway for any new development shall use the existing driveway apron on Morningside Drive;
- 7. Any development that converts the existing structure shall remove the septic system and convert the unit to sanitary sewer as required by the City Engineer. Any other modifications shall be in a manner consistent with the Santa Clara Valley Water District;
- 8. Any new dwelling shall be compatible with the architecture of the Morningside planned unit development, immediately surrounding area and adjacent properties, and subject to the City's Single-Family Residential Design Review Guidelines;
- 9. The amended Condition No. 7 to state that the property owner shall maintain the conservation easement area including removal of any abandoned septic systems, water wells, drains and other structures as required by the Santa Clara Valley Water District;
- 10. At the time of a new home proposal, the property owner shall provide an evaluation of any eucalyptus and non-native trees creating a fire hazard within the conservation easement only near the historic structure; and
- 11. The property owner shall remove any eucalyptus and non-native trees creating a fire hazard within the conservation easement only near the historic structures as recommended by the City Arborist.

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#### ANALYSIS

The proposed project proposes a new two-story house with a 5,414 square-foot first story and a 2,831 square-foot second story, and the conversion of an existing historic house into a historic accessory building. The site plan depicts Lot 12 with the existing house in a light salmon color and the proposed new two-story house in blue. Access to the existing historic house is provided through a private driveway situated between units 720 and 730 Morningside Road.

The existing historic house and the carport are located near the center of the property, but the house is close to the property lines on the west side and the garage is situated close to the property boundary on the east side. The house is not visible from Morningside Road or from Milverton Road, because it sits below street level, on a grade closer to Adobe Creek. The front façade of the house faces east. The property is in a mostly wooded area and includes a segment Adobe Creek, to the east of the house.

Within the context of a development agreement for the Morningside PUD, the City has established a conservation easement that imposes a restriction on Lot 12, permitting it for use as a single-family residence only. Under this restriction, the existing historic house can continue to exist within the conservation easement. However, to facilitate the development of the proposed new single-family house, a necessary step would involve transforming the existing historic house into an accessory structure. This transformation would entail the removal of the kitchen from the historic house.

It's important to note that this conversion of the historic house into an accessory structure aligns with the deed restriction's objective, which is to permit only a single-family house on the property in the event of the creation of a new house. As per the definition, accessory structures are permissible as long as they are associated with the principal structure. The proposed new house complies with the development plan, including the amendments of the Morningside Planned Unit Development.

The proposed new house is located at the northeast corner of Lot No. 12, with its front façade directly along the frontage of Milverton Road and the entrance of the Morningside PUD.

The new two-story house is a contemporary style house with rectangular forms and simple massing and details that relate well to the low-scale, Ranch style houses in the neighborhood context. The project uses low-sloped hipped roof forms, which are consistent with the hipped roofs found in the neighborhood. The proposed project uses more eclectic forms than those found in the surrounding neighborhood, such as a formal front entry with the flat roof form, which is integral to the proposed architectural style. The detailing and materials of the structure reflect a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which include clay tile roof, stucco and stone siding, wood clad windows and front door, wood garage door and wood trim and details, are integral to the design. Overall, the design incorporates a contemporary style with simple elements and quality materials that produce a thoughtful and integrated appearance that is compatible with the character of the area.

Staff reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures (SOIS) and staff's comments are provided below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

September 25, 2023 H23-0001– 604 Milverton Road Response: The application proposes to alter its current use as a single-family residence to an accessory due to the removal of the kitchen. These changes have been carefully planned to ensure that the defining characteristics of the building, as well as its site and environment, remain unchanged.

2. "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."

Response: The application does not propose any exterior alterations to the historic resource, nor the removal or alteration of any distinctive materials features, spaces, and spatial relationships of the building.

3. "Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

Response: The proposed new house does not include any conjectural features. Instead, it utilizes compatible forms without any stylistic decoration. Additionally, any similar materials used in the addition are offset or textured to distinguish the different eras of construction and maintain the historic integrity of the original historic building.

4. "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

Response: The historic building did not showcase any artistic or significant changes, in the alterations made to the house.

5. "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."

Response: The original design and construction, workmanship and materials are preserved in the historic house. The proposed new house separates from original historic building.

6. "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

Response: There are no known deteriorated features.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response: There will be no physical or chemical treatments that will affect the historic materials of the existing building.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The project scope does not include invasive foundation work or landscaping that would affect the site. Therefore, it is unlikely that undisturbed archeological resources are present at the site.

9. 'New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and environment.

Response: The proposed new house is a new construction and is designed to be compatible with the ca. 1916 house. The new garage is constructed of wood framing, with stucco and stone cladding and a low-pitch roof. The new house is 160 feet from the ca. 1916 historic structure. It does not intrude on the ca. 1916 structure or compete with the character-defining elements of the primary façade (south elevation), allowing the ca. 1916 house to remain a defining structure in its original setting on the Property (Figure 41).

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

Response: The new house will be constructed so that if in the future it is removed, it will not adversely affect the integrity of the ca. 1916 structure.

Therefore, the proposed new house does not adversely affect the physical integrity, or the historic significance of the property and it is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures.

In order to make a positive advisory recommendation, the Commission will need to find that the project is consistent with the provisions of the Historic Preservation Ordinance and does not adversely affect the physical integrity or the historic significance of the property. Once the Commission provides a recommendation, the project will be reviewed by the Zoning Administrator for the design review application.

# ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone. categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") because it involves the construction of a single-family dwelling in a residential zone are sidential zone and Section 15331 ("Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA) due to the project complying with the Secretary of the Interior's Standards for the Treatment of Historic Structures

#### PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property, mailed to property owners within 300 feet of the subject site, and published in the Town Crier. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

The applicant conducted community outreach by mailing letters with renderings of the new house to neighbors in the immediate neighborhood context. An overview of the neighborhood outreach by the property owner is provided as attachment B. Staff has received two letters supporting the project, including the homeowner's association for the Morningside PUD.

Staff received two comments from neighbors as of the writing of this report.

Cc: Dino Garcia, Applicant and Designer Roberto Giovannotto, Owners

#### Attachments

- A. Historic Resource Evaluation, Garavaglia Architecture
- B. Community Outreach Letter
- C. Site Photos
- D. Materials Board
- E. Correspondence
- F. Project Plans

#### **FINDINGS**

#### H21-0002 - 604 Milverton Road

With regard to the Advisory Review, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

- 1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44) due to the project not adversely affecting the physical integrity or the historic significance of the subject property, and the project being in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
- 2. The project does not adversely affect the physical integrity or the historic significance of the subject property. Although the house has undergone alterations, it still retains enough historic fabric to be considered as having integrity. The house is significant as a variant of the Craftsman style. The house retains integrity of Design, Materials, Workmanship, and Feeling. It does not retain integrity of setting. The subject property at 604 Milverton Road, historically called the Costello House, does display a level of historical significance and integrity that would qualify it for listing as a historic resource on the National Register of Historic Places, on the California Register of Historical Places, as a local Historic Resource or Landmark for the City of Los Altos.

#### **CONDITIONS**

#### H23-0001 - 604 Milverton Road

#### **GENERAL**

#### 1. Expiration

The Historical Commission Advisory Review approval will expire on September 25, 2025, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

#### 2. Approved Plans

The approval is based on the plans and materials received on July 6, 2023, except as may be modified by these conditions.

#### 3. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

#### INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

#### 4. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.



# 604 Milverton Road Los Altos, California Historic Resource Evaluation

**Prepared for** Mike Giovannotto Los Altos, CA



**Prepared by** Garavaglia Architecture, Inc. November 10, 2022

Innovating Tradition

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# INTRODUCTION

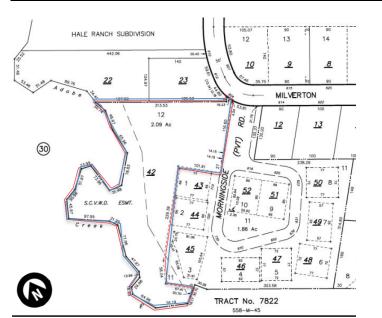
# **PROJECT OVERVIEW**

Garavaglia Architecture, Inc. was contracted by Mike Giovannotto in February of 2022 to prepare this Historic Resource Evaluation (HRE) for the property at 604 Milverton Road in Los Altos (**Figure 1**, **Figure 2**, **Figure 3**, and **Figure 4**), historically referred to as the Costello House. This HRE report has been prepared at the request of the City of Los Altos for CEQA compliance in connection with proposed renovation of the subject property. The site and existing structures have been previously evaluated for historical significance and are listed as Historic Resources under the 1997 City of Los Altos' Historic Resources Inventory and revised 2007 Inventory. An updated DPR form will also be included as an appendix to the HRE. The previously written DPR form included both the house and the Costello Barn. Although the barn is not on the subject property the two sites are historically connected.

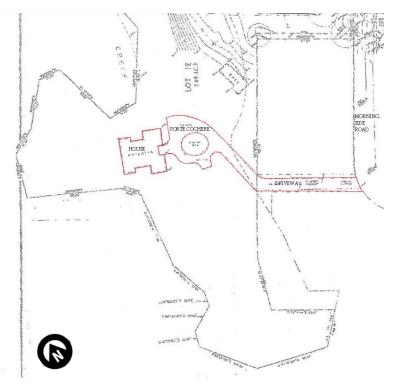


**Figure 1**: Street map of subject property outlined in green, with Costello House filled in yellow. (Santa Clara County Map, Amended by author.)





**Figure 2:** Portion of Santa Clara County Assessor's parcel map with subject property outlined in red (Office of the Assessor, Santa Clara County, 2021-2022. Amended by author.)



**Figure 3:** Portion of assessors map, noting house location, driveway, and turn around outlined in red (Office of the Assessor, Santa Clara County, 2021-2022. Amended by author)



The subject property has been evaluated for potential eligibility for listing as a historic resource on the National Register of Historic Places (NRHP), as well as the California Register of Historical Resources (CRHR) and has been identified as a potential local historic landmark for the City of Los Altos, during a historic resources inventory in 2011. This HRE will serve to update and expand up on the existing evaluation, including the DPR 523 record.

# METHODOLOGY

Garavaglia Architecture, Inc. staff conducted a site visit and survey of the property's interior and exterior on May 6, 2022. During this visit, staff documented the building's configuration, architectural elements, landscape features, and setting with photographs and field notes. The Client/Owner provided the permit history, ownership history, and historic photos for the subject property.

Garavaglia Architecture Inc. also conducted additional archival research on the subject property and surrounding area. The following repositories/collections were consulted to complete the research process (see References section for complete list of resources).

- Ancestry.com
- California Digital Newspaper Collection
- Newspapers.com
- Online Archive of California
- Library of Congress
- Los Altos History Museum
- Los Altos Town Crier Newspaper
- Santa Clara County Office of the Assessor
- San Francisco Public Library



# **RESOURCE DESCRIPTION**

# Site

The subject property of approximately 2 acres has an abstract geometric shape with irregular boundary lines and is located southwest of University Avenue and west of South El Monte Avenue in Los Altos. The street address is 604 Milverton Road (APN No. 175-19-042), but the driveway access is from Morningside Road. The property contains a residential building known as the Costello House.

South of the Orange/University Historic District was the former Costello agricultural property, including apricot orchards and the Costello Barn, which are historically associated with the Costello House but are not part of this report. The zoning for the current Costello property is unique since it s categorized as a "Planned Community" and will allow only two residential structures on the property, but the lot cannot be subdivided.

There are currently two structures on the property, a house, and a carport. The house and the carport are located near the center of the property, but the house is close to the property lines on the west side and the garage is situated close to the property boundary on the east side. The house is not visible from Morningside Road or from Milverton Road, because it sits below street level, on a grade closer to Adobe Creek. The front facade if the house faces east. The property is in a mostly wooded area and includes a segment Adobe Creek, to the east of the house. A clearing or small agricultural lot is located on the northeast side of the property. The Los Altos Water Department owns undeveloped land along Adobe Creek to the north and south of the subject property, preserving a rural feeling to the view shed surrounding the house.



**Figure 4:** Looking southwest at the house from the north corner of the parcel at street level. Both mature and recently planted trees obscure the view of the house. (Garavaglia Architecture, 2022)



# BUILDING

The "H" shaped building is a one story, residential wood framed structure constructed in the Craftsman Bungalow architectural style. The house is approximately 1,637 sq. ft. with two bedrooms, and one bathroom. The walls are made of wood clapboard siding painted an ochre color with white trim. Asphalt shingles cover the unique intersecting gable roof forms.



**Figure 5:** Looking west at the front facade with apricot carved motif above the front door (Garavaglia Architecture, 2022)

## Exterior

The house is built on an elevated foundation and the primary facade faces north. Below is a description of the exterior of house going clockwise around the building.

The front of the house faces east and is covered with painted clapboard siding, with two symmetrical projecting gables that frame a central opening with a 25 pane French door with 15 pane sidelights. Above the French door is an arched gable and decorative bargeboard. An apricot and leaf motif is at the top of the arch, and the front entry light appears to hang from the apricot. Above the entry door and behind the entry light is decorative latticework integrated into the siding. The three sets of wood window sashes are mulled together, located under each of the side gables. These operable single-sash under a six-fixed, six-lite half-sash windows appear to be original.

Around the corner to the south façade is a wooden deck overlooking the garage and the creek valley. This is the most open side of the house after the front of the house. The proximity to Adobe Creek puts the house on a sloped lot, where the front of the house is entered at grade; the first floor is almost a full story above grade at the back of the house facing the creek. Family records indicate the wood deck was added to this elevation during the 1985-86 house remodel.



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**Figure 6:** Looking north at the house in the distance, with the creek to the left of the house and the garage to the right. (Garavaglia Architecture, 2022)



**Figure 7:** Looking north at the south facade with deck, and Adobe Creek to the left. (Garavaglia Architecture, 2022)



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**Figure 8:** Looking south at the north facade, heavily obstructed by trees. The patio is to the left and Adobe Creek to the right. (Garavaglia Architecture, 2022)



Figure 9: Looking east at the west facade, rear of the house. (Garavaglia Architecture, 2022)

#### Interior

The interior of the house, when accessed through the front door, opens into the living room with vaulted ceilings and exposed wood trusses. The bedrooms, deck access, kitchen, and other rooms are all accessed via this central space.



- Original chimney and mantel are located in the living room.
- The living room has a high ceiling with an exposed ceiling revealing exposed wood trusses.
- Kitchen has been updated.
- Hardwood floor in the living room



Figure 10: Looking south inside the living room at the exposed trusses.



# HISTORICAL BACKGROUND / CONTEXT

## **Early Inhabitants**

The first people to make the Santa Clara Valley their home were the Ohlone, who lived in semipermanent villages ranging from the Carquinez Strait in the north to Monterey Bay in the south. The valley provided rich foraging and hunting along the many streams and rivers that flow into San Francisco Bay.

With the arrival of the Spanish to the region following Gaspar de Portolá's expedition, life in the valley began to orient toward the Missions and settlements at Santa Clara and San Jose, respectively. Large land grants known as Ranchos were awarded to Spanish settlers who began to raise cattle in large numbers. Cattle ranching remained the Santa Clara Valley's major industry until well into the 19th century, even as Mexican independence and the Mexican American War began to bring changes to the region.

Following the conclusion of the Mexican-American War in 1848, California became a territory of the United States, then the 31<sup>st</sup> state in 1850. With the discovery of gold in 1848, California became a draw to thousands of migrants. By the 1850's, either by failing to strike it rich or simply seeking a more reliable form of income, many migrants began to settle in the southern Santa Clara Valley and to grow wheat, which until then had been imported to California. The valley soon became an agricultural center, with small towns springing up along the old Camino Real, which ran north from Monterey.

#### Agriculture

Los Altos is translated to mean "the heights" or "foothill" in Spanish. The following is primarily excerpted is from the 2012 City of Los Altos Historic Resources Inventory. Some information from "The History of Two Cities", found on the Los Altos Chamber of Commerce website, is also included. Footnotes indicate what was excerpted from the History of Two Cities. All other information is directly taken from the 2012 Inventory Report and not footnoted.

Los Altos comprises a portion of what was the La Purissima Conception Rancho and Rancho San Antonio and later, after the adoption of the State constitution in 1849 and the official creation of Santa Clara County in 1851, a portion of the Fremont Township.<sup>1</sup>

In the early rancho days, much of the Santa Clara Valley was used for cattle grazing. This activity later gave way to wheat and grain fields in the 1860s and 1870s. Mountain View was the principal settlement in the area and grew primarily as a result of the old Mountain View Station, a stage stop located along the San Francisco-San Jose Stage Road. This route today is known as El Camino Real.<sup>2</sup>

When the Southern Pacific railroad came through in 1864, the line was located about a mile from Mountain View Station, bypassing what was known as Old Mountain View (near present day Calderon). The "New Mountain View" was officially laid out in 1865 at the present downtown area along Castro Street. Settlement in and around Los Altos area grew as a result of the railroad and Mountain View was the center for all business activity for these early

 <sup>&</sup>lt;sup>1</sup> City of Los Altos, "Section II – Context 2: Agriculture 1850 to 1940," *The City of Los Altos Historic Resources Inventory* (Los Altos, 2012), II-4.
 <sup>2</sup> Ibid.



residents. One early name is that of Charles Berry, who according to Sawyer's *History of Santa Clara County;* was one of the earliest inhabitants of the area, arriving just prior to the railroad. Berry is said to have purchased 15 acres of the Taaffe Ranch and immediately planted it in fruit.<sup>3</sup>

According to the *Thompson and West Historical Atlas of 1876*, Santa Clara County comprised some 578,850 acres. Nearly half of this was cultivated and included some 170,000 acres of wheat growing alone. The 1890 *Sunshine, Fruit and Flowers* publication of the San Jose Mercury Newspaper describes much of the area north of Mountain View as being planted in wheat fields with the area west and south devoted to orchards. Prior to this time, it appears that most land was used for grain growing; in 1875 some 2,000 acres in the county are listed-as vineyards and wineries.<sup>4</sup>

Other accounts describe the Mountain View area as having some 22 wineries, including that of John Snyder. In 1875, over 182,000 gallons of wine were produced in the county, with an additional 45,000 gallons of brandy the same year. The Snyder Ranch was one of the largest in the area comprising 700 acres. Others include the Campbell Ranch (the present-day Rancho Shopping Center) encompassing 150 acres, the Taaffe Ranch, the Madigan Ranch, and the Emerson Ranch. It is clear that by the end of the nineteenth century, smaller farms began to appear and the large ranches, which were largely in grain, began to give way to smaller subdivisions and orchards.<sup>5</sup> It is the orchards in the valley that are the emphasis for this agricultural context. The earliest farms predate the official subdivision of the town by Paul Shoup and the Altos Land Company in 1907. These farms were largely aligned economically with the town of Mountain View and along Grant Road.<sup>6</sup>

By 1890, according to *Eastman's History of the Los Altos Area*, smaller ranches were producing as "much as 200 dollars per acre from prunes, apricots, peaches, cherries, pears and other fruits." The properties were lived in year-round by their occupants and represent a phase in this history of the community that emphasizes farming as the means of livelihood. This activity predates the later relocation of San Francisco businessmen and their families to town after 1907. After the official establishment of the town, businesses in Los Altos grew and the beginning of residential subdivisions began to take over the orchard land use.<sup>7</sup>

## Orchard Agriculture in Santa Clara County

Orchard Agriculture in California started at the beginning of the 19th Century, brought to the state during the Spanish and Mission periods. By the 1850's, Nurseries are developed in "San Jose, Alameda, Napa, and Stockton. The beginning of the "fruit era" is marked by the 1856 introduction of the "Santa Clara Valley Prune" in San Jose by Louis Pellier, who began selling "five and ten acre lots…for fruit farms."<sup>8</sup> By the 1870's, California outpaced the rest of the country in orchard-related crops.

<sup>&</sup>lt;sup>8</sup> Ibid., II-12.



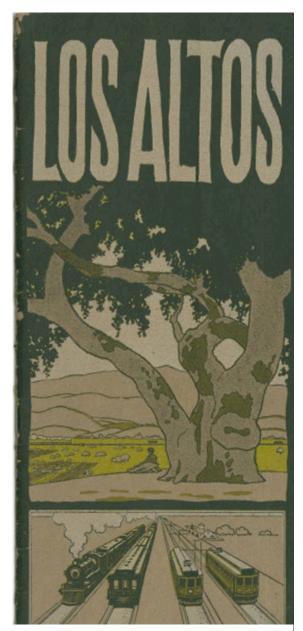
<sup>&</sup>lt;sup>3</sup> Ibid.

<sup>&</sup>lt;sup>4</sup> Ibid.

<sup>&</sup>lt;sup>5</sup> Ibid.

<sup>&</sup>lt;sup>6</sup> Ibid.

<sup>&</sup>lt;sup>7</sup> Ibid.



**Figure 11**: Los Altos -- *Loveliest Place on the Peninsula* pamphlet, Los Altos Land Company, 1909 (San Jose Public Library)

In 1870-71, Santa Clara County alone had planted 1,107,840 apple trees, in addition to 83,650 peach trees, 75,260 pear trees, 25,890 plum trees, and 20,430 cherry trees. In 1889, California reportedly distributed 780,000 boxes of fruit to various markets.<sup>9</sup>

In 1890's, the Los Altos area hosted many smaller ranches, who

"were producing as 'much as 200 dollars per acre from prunes, apricots, peaches, cherries, pears and other fruits.' The properties were lived in year round by their occupants and represent a phase in this history of the community that emphasizes farming as the means of livelihood. This activity predates the later relocation of San Francisco businessmen and their families to town after 1907."<sup>10</sup>

Orchard fruits were generally successful crops, but marketing "marketing the product was fraught with difficulties, particularly in transporting perishable goods to market, until efficient rail service became available."<sup>11</sup> As railroad and better packing technologies developed in the early 20th century, a broader variety of fruits, including "persimmons, raisins, apricots, nectarines, quinces, and pomegranates" helped California's orchard industry expand.<sup>12</sup>

Los Altos's development is directly tied to both the agriculture and the railroad, and the ultimate shift away from the expansive orchards. The Los Altos Land Company, in a 1909 advertising pamphlet, used the apricots to encourage people to purchase lots to have a family orchard, likely to supplement money made in San Francisco. By 1922, more established orchards were being subdivided. Costello Acres, just south of the subject property, was a development that advertised itself as having

<sup>&</sup>lt;sup>12</sup> Ibid.



<sup>&</sup>lt;sup>9</sup> California Department of Transportation, A Historical Context and Archaeological Research Design for Agricultural Properties in California, Division of Environmental Analysis, California Department of Transportation (Sacramento, 2007), 55.

<sup>&</sup>lt;sup>10</sup> City of Los Altos, "Section II – Context 2," Los Altos Historic Resources Inventory, II-5.

<sup>&</sup>lt;sup>11</sup> CalTrans, A Historical Context and Archaeological Research Design, 55.

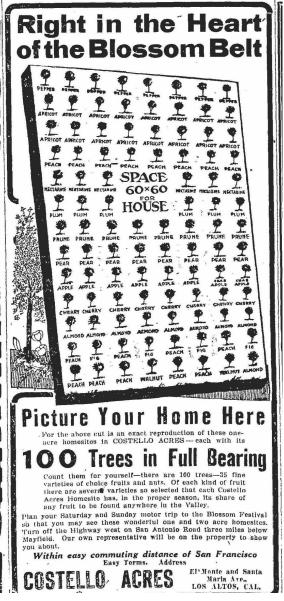
mature fruit trees on lots while maintaining close proximity to the train station for easy commuting.<sup>13</sup> The Los Altos economy shifted away from orchards as businesses grew and "residential subdivisions began to take over the orchard land use."<sup>14</sup>

## Land Development and the Railroad

Change in land ownership by the turn-of-thecentury in the Los Altos area began to have an impact on land usage and development. Some 700 acres of the Hale Ranch were sold to the University of Santa Clara as a relocation university site. By 1906, big ranches were sold off in smaller parcels of approximately 40 to 100 acres. Many of these lots were bought by professors from the newly formed Stanford University (1891), according to Eastman's account. Mrs. Winchester, the widow of the Winchester rifle manufacturer, purchased the present site of Los Altos.<sup>15</sup>

Los Altos followed the same pattern as other larger cities [where land companies associated with a railroad bought up land in developing, formerly rural areas]. A typical scenario was that of a transportation official privately purchasing large tracts of undeveloped land and then subdividing the land after the development of a transit line. In Los Altos, Southern Pacific president, Paul Shoup, and his brother, Southern Pacific attorney, Guy Shoup, bought a right-ofway from Palo Alto through Los Altos to run a connecting line through Los Gates and points south.<sup>16</sup>

On October 19, 1907, the Altos Land Company was incorporated with L. E. Petree as Secretary. The University Land Company was also incorporated on exactly the same day with Petree as Secretary. Paul Shoup served as a director of the Altos Land Company; there is no documentation showing the directors of the



**Figure 12**: Ad for Costello Acres, *San Francisco Chronicle*, April 5, 1919 (SF Chronicle)

<sup>&</sup>lt;sup>16</sup> Ibid., II-14.



<sup>&</sup>lt;sup>13</sup> "Little Farms and Homesites Feature of Costello Acres," *San Francisco Call*, Vol. 105, No. 78, (April 4, 1919): 13.

<sup>&</sup>lt;sup>14</sup> City of Los Altos, "Section II – Context 2," Los Altos Historic Resources Inventory, II-5.

<sup>&</sup>lt;sup>15</sup> City of Los Altos, "Section II – Context 5: Commercial Development 1907 to 1940," *The City of Los Altos Historic Resources Inventory* (Los Altos, 2012), II-13.

University Land Company. Both companies had as their objective the layout and subsequent sale of lots in the newly laid out town of Los Altos.<sup>17</sup>

Prior to the land company incorporation, the San Jose-Los Gates Interurban Electric Railway Company had acquired 100 acres of land from Sarah Winchester for the proposed route of the railway and town-site of what was then called "Banks and Braes." The company was shortly thereafter acquired by Southern Pacific's newly created subsidiary known as the Peninsular Railway with the stipulation that the Altos Land Company would lay out the lots for the town-site, and the town name changed to a Los Altos in 1907.<sup>18</sup>

The Southern Pacific had already established its line from Mayfield through Los Altos and Saratoga on to the final destination of Santa Cruz. The Peninsular Railway, the suburban electric route, built its line from Mayfield to San Jose. According to McCaleb's *Tracks, Tires, and Wires,* the line was formally dedicated on April 12, 1908 when two Southern Pacific steam trains brought prospective lot buyers to a land sale and barbecue in Los Altos. Regular service was established on April 19, 1908 with five trains per day passing through Los Altos. With the establishment of this regular rail service, more families could move outward into the "country," and many promotional brochures haled this new lifestyle available to the middle-class. Lot prices ranged from \$400 to \$650 and homes could be built from \$2,000 to \$4,000. This era marks the beginning of small fruit farmers occupying 10-acre lots. With the movement of families to the Los Altos area, comes the development between 1910 and 1930 of many small subdivisions and the establishment of additional roadways. Up until this time, the El Camino Real, San Antonio Road and El Monte Road (Moody Road) served as major routes of transportation.<sup>19</sup>

By 1911 there were 50 homes in Los Altos and a few office buildings and stores on Main Street. Twelve steam trains a day stopped at the two-boxcar railway station. The first business in town was Eschenbruecher's Hardware Store, at 316 Main Street, which also housed the post office. Los Altos Water Company, Los Altos Building and Loan, Union Land Company and the railroad company all occupied offices in downtown Los Altos. In 1909, the two-story Shoup Building at Main and Second streets, housed a grocery store downstairs while upstairs one teacher taught all eight grades of the first public school classes in Los Altos.<sup>20</sup>

As Paul Shoup envisioned, Los Altos grew and prospered. The business community thrived, and orchards gave way to beautiful tree-lined residential streets. Following World War II, Los Altos experienced a boom in home construction and new schools were built in rapid succession to accommodate the expanding student population.<sup>21</sup>

#### Post World War II

Post-World War II development in the Valley mirrored nationwide trends and the region's population and development increased markedly. It was during this time that the county began to undergo a dramatic shift from its agricultural past to a largely suburban present. The town leaders in Los Altos, fearing annexation by neighboring cities, realized that incorporation was one way to control zoning and development. After a bitter campaign and an incorporation election, Los Altos became Santa Clara County's 11th city on December 1, 1952. The "Valley of

<sup>&</sup>lt;sup>21</sup> Ibid



<sup>17</sup> Ibid.

<sup>&</sup>lt;sup>18</sup> Ibid., II-14-15

<sup>&</sup>lt;sup>19</sup> Ibid., II-15.

<sup>&</sup>lt;sup>20</sup> Los Altos Chamber of Commerce website, "History of Two Cities," Los Altos Chamber of Commerce, https://www.losaltoschamber.org/history-of-two-cities.

the Heart's Delight" has since given way to "Silicon Valley," the economic focus now centering largely on technological innovation.<sup>22</sup>

#### **Residential Architecture**

The following is also excerpted from the 2012 City of Los Altos Historic Resources Inventory.

Many believe that the real beginning of Los Altos started with the Altos Land Company and acquisition of Sarah Winchester's 100 acres in 1906. This land became what is known today as the downtown triangle.<sup>23</sup>

The earliest account, dated August 2, 1906, was found in the *Palo Alto Times* in an article describing the purchase of the 100 acres mentioned above by the Interurban Electrical Railway for a right-of-way. It mentioned the creation of a new town-site to be called "Banks and Braes." Just when the name was changed to Los Altos in unknown, but we do know that the Altos Land Company and the University Land Company were formed in 1907. The October 2, 1913 issue of the *Mayfield News*, however, describes the townsite as being sold again and placed solely into the hands of Paul Shoup and George Herbert, a San Jose fruit packer. The deal is described as one of the most important real estate transactions in Santa Clara County.<sup>24</sup>

With the establishment of the town in 1907 came the beginnings of subdivisions (although a few earlier subdivisions were recorded prior to 1907). It is with the creation of the new townsite that the context of residential architecture is examined.<sup>25</sup>

The original town contains the University Avenue neighborhood. This early and very elite neighborhood contains a variety of architectural house types, which are unified mainly by the street layout and alleyways. The lot sizes and scales of these homes vary in size greatly; yet there is a continuity of form in the streetscape in most cases. Dates in this area range from 1908 to the 1930s and buildings in many cases are probably architect-designed judging from the styles found, and the social status of people who occupied these buildings. Many of the homes in the district began as summer homes for prominent San Francisco businessmen and their families while others remained year-round living quarters for businessmen who commuted on the train. An examination of the *Architect and Engineering Record of California* between 1906 and 1930 reveals that many well-known architects worked in the Los Altos area, but little is available that sheds any light on the exact locations of residences or their occupants.<sup>26</sup>

Local contractor, Claude Taylor (later of Taylor Properties), built several homes in town, including the Mabel Eschenbraecher home. The most well known contractor in town was local orchardist, J. Gilbert Smith, whose residence is the History House Museum on the Civic Center campus. Although the architect is unknown, the Los Altos Country Club is featured on the cover of one issue of the *Architect and Engineering Record*. The residential architecture context, thus, centers mainly on architectural styles popular between 1907 and 1940 (including some not so popular styles).<sup>27</sup>

<sup>&</sup>lt;sup>27</sup> Ibid., II-7-8.



<sup>&</sup>lt;sup>22</sup> Ibid.

<sup>&</sup>lt;sup>23</sup> City of Los Altos, "Section II – Context 3: Residential Architecture 1907 to 1940," *The City of Los Altos Historic Resources Inventory* (Los Altos, 2012), II-6.

<sup>&</sup>lt;sup>24</sup> Ibid.

<sup>&</sup>lt;sup>25</sup> Ibid., II-7.

<sup>&</sup>lt;sup>26</sup> Ibid.

By 1911, according to Eastman's history of the town, Los Altos had only fifty homes; by 1913, only thirty-two telephones had been connected. The majority of properties in the residential context are homes built in the 1920s and 30s, reflecting the growth of the area.<sup>28</sup>

By this period, the central business district had been established, roadways were more complete, and working-class families could afford to move to "the county" and grow a few apricot trees.<sup>29</sup>

The dominant house types in this category include: <sup>30</sup>

- Bungalows
- Mission
- Period Revival (Tudor, Colonial, Provincial)
- Prairie
- Italian Villa
- Spanish Colonial Revival

Three districts also appear: the already described University Avenue area, Los Altos Park and Loyola Comers. Los Altos Park was subdivided in December of 1925 and contains a variety of small homes on small lots of a uniform size. The tiny lots and cottages in the Loyola district contain a variety of styles and are also linked together due to the scale and size. Originally known as the Loyola Tract in 1904, the 600-acre area was purchased by the Jesuit Fathers of the University of Santa Clara for the purpose of relocating the college. The area also had a train stop. The financial pledges for the construction of the new school fell through after the San Francisco earthquake in 1906 and a good portion of the land was used for grazing dairy cattle. The official subdivision of Loyola Corners was recorded in 1926 and a group of investors purchased a portion of the land from the Jesuit Fathers for the Los Altos Country Club.<sup>31</sup>

University of Santa Clara was originally called Santa Clara College and acquired 650 acres from Hale's estate after his death. The other subdivisions or tracts from Hale's estate include Boyle, Hooper, Margarita, Miller, Salzen (Later renamed Mora) and Wright.

#### Architectural Context: Craftsman-Style Bungalow

The bungalow was "the dominant style for smaller houses built throughout the country... from about 1905 until the early 1920s".<sup>32</sup> Bungalows were "an outgrowth of many influences–the Craftsman Style, Japanese architecture...the low adobe dwellings of the Spanish Colonial Style of the Southwest, the open informal planning of the Eastern Shingle Style, shack-like rural cottages, the Swiss chalet, and barn and log cabin construction."<sup>33</sup> The bungalow gained popularity in California and was spread throughout the country through plan books and monthly journals. By the 1910s, the bungalow was favored by housing builders and became ubiquitous, with regional variations such as Chicago's Prairie style-influenced examples, and

 <sup>&</sup>lt;sup>32</sup> Virginia Savage McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 2013), 568.
 <sup>33</sup> Lester Walker, American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture (New York: Black Dog & Levanthal, 2014), 184.



<sup>&</sup>lt;sup>28</sup> Ibid., II-8.

<sup>&</sup>lt;sup>29</sup> Ibid.

<sup>&</sup>lt;sup>30</sup> Ibid.

<sup>&</sup>lt;sup>31</sup> Ibid.

California's Craftsman and Spanish Colonial-influenced examples.<sup>34</sup> The term "California Bungalow" is often applied to Craftsman examples of the building type.<sup>35</sup> Additional study by the City of Oakland Planning Department has characterized California Bungalow as a distinct subtype, which "shared the small size and low-pitched roof with the Craftsman Bungalow, stucco and horizontality with the Prairie School house, and front porch and exposed rafters with the Brown Shingle [or East Coast Shingle Style].<sup>36</sup>

The Costello House at 604 Milverton Road is vernacular bungalow type residence designed with elements of the Craftsman architectural style. The Arts and Crafts Movement, which influenced the design of the California Craftsman Bungalow, was based on the theory of honesty and natural beauty of construction and materials. 604 Milverton is somewhat of a hybrid between the Craftsman and Arts & Crafts styles, with elements unique to California bungalows and the aesthetic preferences of the Costello family.

The Craftsman style almost always emphasizes structural elements as an integral part of its design. The style can be austere and usually minimizes decorative features in favor of strength and substance. There is no one single type of Craftsman home, but instead there are almost endless variations.<sup>37</sup> Examples of both the more elaborate Craftsman residences and simpler Craftsman bungalows can be found in pattern books and publications such as the *Ladies' Home Journal, Western Architect, House Beautiful, Good Housekeeping,* and *Architectural Record,* which brought house patterns and floor plans to a national audience. As a result, "the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country." High style interpretations are rare except in California, where most of the landmark examples are concentrated.<sup>38</sup>

The most prominent element of the overall design is usually its roof, which defines the scale and presence of the house. Most often incorporating a variation of a gabled roof, the triangular gable ends of many bungalows feature substantial wood brackets, sometimes called knee braces, which project under their usually deeply overhanging eaves. Sometimes massive beams are used without brackets and may seem over scaled for their apparent purpose.<sup>39</sup> The angle of pitch of the roof is often shallow to emphasize the building's horizontality. Dormers and gable peaks determine the availability of living space on the second floor or attic level; they often contain attic-level windows. The Costello house conforms to the traditions of the Craftsman style roof in massing, pitch, and proportion of the roof and gables, but deviates in that there are no beams, brackets, or knee braces. The ornamentation along the roofline is plain, and the gables are rounded. The carved apricot and leaf motif at the central gable tops the most arched of these front facing gables and all display the influences of the Arts and Crafts style on the Craftsman proportioned bungalow.

<sup>&</sup>lt;sup>39</sup> P. Duchscherer and D. Keister, *The Bungalow*, 38.



<sup>&</sup>lt;sup>34</sup> Ibid., 186.

<sup>&</sup>lt;sup>35</sup> McAlester, *A Field Guide*, 184

<sup>&</sup>lt;sup>36</sup> Helaine Kaplan Prentice and Blair Prentice, *Rehab Right: How to Realize the Full Value of Your Old House*, City of Oakland Planning Department (Berkeley, CA: Ten Speed Press, 1986), 27.

<sup>&</sup>lt;sup>37</sup> Paul Duchscherer and Douglas Keister, *The Bungalow: America's Arts and Crafts Home* (New York: Penguin Books USA Inc.), 38.

<sup>&</sup>lt;sup>38</sup> McAlester, A Field Guide, 578.

Shingles or wood clapboard siding were common exterior materials, as were wood doors, wood windows, and wood trim such as fascia along eave ends. The Craftsman variants also featured exposed roof beams and rafter tails. Entrance porches were a predominant feature as well, often executed with stone-clad or pyramidal/tapered columns. Front windows are generally double-hung and placed in groupings of three; the central window larger than the two flanking windows. The upper sash often contains multiple lights, where the lower sash is generally a single light.<sup>40</sup>



# SITE EVOLUTION AND CONSTRUCTION CHRONOLOGY

# SITE DEVELOPMENT

Los Altos did not become an incorporated city until 1952. Any recordation of early rural development exists in a unique limbo between the Santa Clara County Clerk Recorder-Assessor's Office and the City of Los Altos Building Division. As with most rural and agricultural towns, construction permits, and other development documentation from the time prior to City incorporation is mostly non-existent, as the homeowners themselves or laymen generally undertook residential building construction.

The subject property was not present on the 1926 initial or the 1932 update to the Los Altos Sanborn Map, as it lay in the largely rural unincorporated portion of Santa Clara County, north of what was then the Town of Los Altos, west of Palo Alto.

# **OWNERSHIP HISTORY**

# Early Rancho and American Settlers

The subject property was once a part of the San Antonio Rancho (Mesa) Spanish Mexican land grant. Juan Prado Mesa was granted on square league named Rancho San Antonia de Padua in 1839 from Governor Alvarado of Mexico. Mesa died in 1845 but his two sons married the daughters of their neighbor Donna Juana Briones de Miranda and expanded their land holdings. Their land holdings were officially awarded in 1859.

Due to the financial burden and debts, the Mesa family sold their land at an executor's sale. George Chase purchased Mesa's land and more. The U.S. government set the boundaries of the land grants after the end of the Spanish-American war and the signing of the Guadalupe Hidalgo treaty in 1848.

Joseph P. Hale, an Irishman came to California by way of Mexico and purchased a portion of George Chase's property that eventually a portion would become the Costello's.<sup>41</sup> (**Figure 13**) Hale purchased 400 acres in 1869 and another 1,450 acres in 1886.<sup>42</sup> This large holding had mostly wheat and cattle ranches.<sup>43</sup> The large estate was subdivided after Hale's death in three large pieces: "1,000 acres were sold from 1897 to 1902, and in the latter year the remaining 800 acres were auctioned."<sup>44</sup> William Costello purchased the northernmost plats, just across from the Winchester Lots in what would become Los Altos.

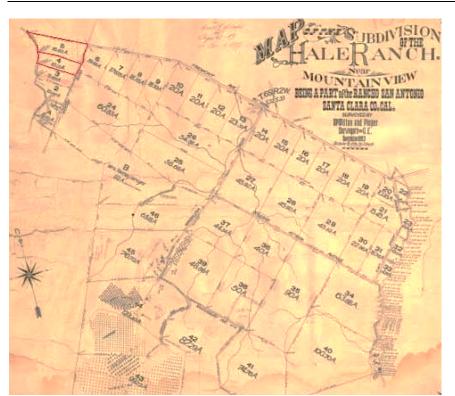
<sup>&</sup>lt;sup>44</sup> Richard D. Johnson, "Hale Legacy Looms Large in Rancho San Antonio History: Los Altos' Early Roots," Los Altos Town Crier, August 8, 2012. https://www.losaltosonline.com/community/halelegacy-looms-large-in-rancho-san-antonio-history-los-altos-early-roots/article\_f1c9ad9c-3452-5509-91e4-7723042a0e0a.html (accessed April 25, 2022).



<sup>&</sup>lt;sup>41</sup> City of Los Altos, "Section II – Context 2," Los Altos Historic Resources Inventory, II-3.

<sup>&</sup>lt;sup>42</sup> Ibid.

<sup>&</sup>lt;sup>43</sup> Ibid.



**Figure 13:** Map of subdivision of Hale Ranch with Costello property outlined in red (Barry L. Ruderman Map Collection, 1893. Amended by author)

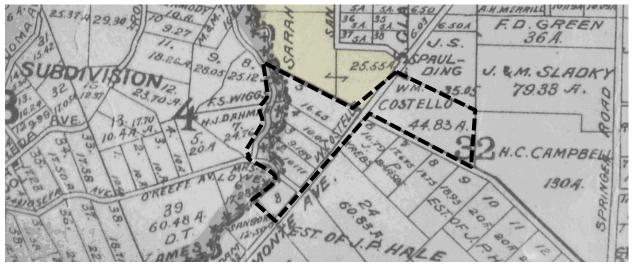
#### **Costello Landholdings in Los Altos**

William Costello, a wealthy developer and successful businessman, is mentioned having a ranch in the Freemont town with fruit trees as early as 1896, according to the Costello family.<sup>45</sup> By all accounts, he lived in San Francisco and owned the farmland. William's name is on the tract parcel map, ca. 1906, where the current holdings are (**Figure 14**).

<sup>45</sup> David Kornfield to Los Altos City Council, *Morningside Planned Unit Development Plan Amendment for Lot 12*, Los Altos Planning Division Report (City of Los Altos, 2013), 19.



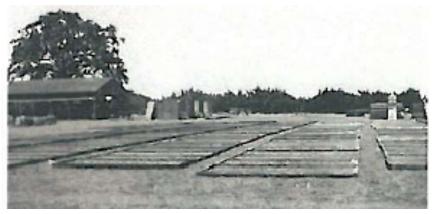
November 10, 2022



**Figure 14:** 1906 Los Altos Tract Map, William Costello's approximate holdings outlined in dashed line (Los Altos History museum, amended by author)

Francis J. Costello first appears in the region as early as 1907, where a "F. J. Costello" is listed as owning an automobile in Mountain View.<sup>46</sup> In 1916, he advertises the sale of livestock in the *Pacific Rural Press* out of Los Altos, suggesting a more permanent residence.<sup>47</sup>

According to Costello Family history, Costello took over an existing apricot farm to be a "gentleman famer." This land included a cottage and a nearby barn.



**Figure 15:** Undated Costello family photo, looking toward barn with trays of drying apricots (Costello Family and Los Altos Town Meeting Archives)

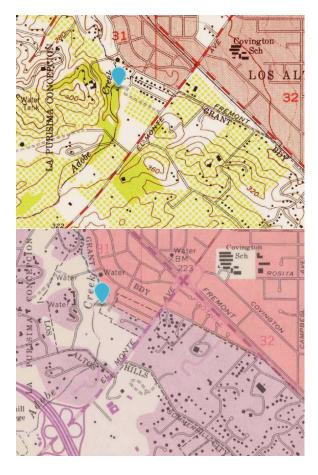
https://archive.org/details/sanfranciscoblue08sanf/page/536/mode/2up?q=%22F+J+Costello%22. <sup>47</sup> "Livestock Directory: Swine," *Pacific Rural Press*, Vol. 104, No. 14 (September 30, 1922): 359.

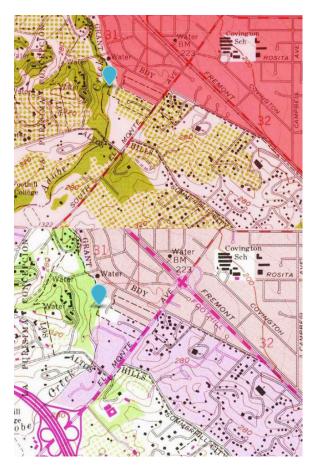


<sup>&</sup>lt;sup>46</sup> Charles C. Hoag, "Registered Automobile Owners of California." San Francisco Blue Book. San Francisco: Charles C. Hoag, 1908. 536.

In 1919, Francis Costello advertised "Costello Acres" in the *San Francisco Chronicle*, which was subdivided prior to 1917. Lots were advertised as having a variety of fruit trees already established, as a way for the new families to supplement money made commuting into the City. Homes on the development were still being constructed as late as 1928, which "sat on half an acre landscaped with 22 apricot trees."

Costello eventually went on to be one of the founding members of the Apricot Growers' Association in San Jose in 1932.<sup>49</sup> In aerial footage from 1939 (**Figure 17**), the large areas of evenly spaced trees note the presence of an extensive orchard. The orchards were slowly dismantled between 1953 and 1969, at the end of the trees' lifetimes. The incorporation of Los Altos in 1952 also spurred local development. USGS maps (**Figure 16**) and aerial footage show the changing makeup of the Costello orchards and the piecemeal development of their larger parcel.



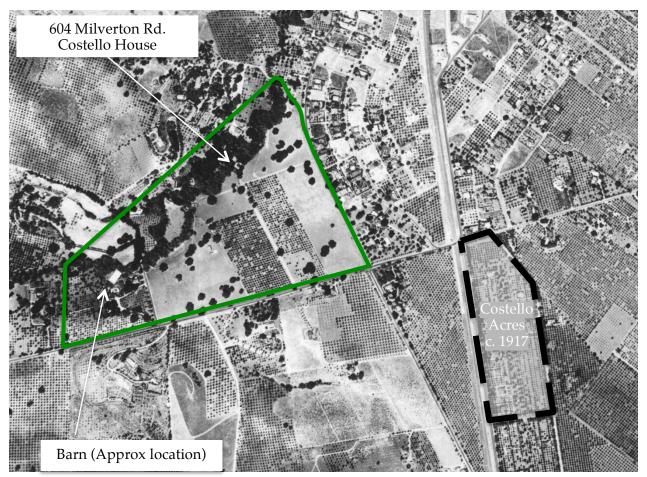


<sup>&</sup>lt;sup>48</sup> Robin Chapman, "Santa Clara Valley Lives: 'Superior fruit' – apricot sales reap reward," *Los Altos Town Crier*, August 8, 2018. https://www.losaltosonline.com/community/santa-clara-valley-lives-superior-fruit-apricot-sales-reap-reward/article\_fdcc96b7-3a3f-5c0d-b8b1-997c13f50af9.html (accessed April 25, 2022).

<sup>&</sup>lt;sup>49</sup> "Apricot Growers to Organize Unit," *Oakland Tribune*, Vol. 116, No. 110, (April 19, 1932): 10.



**Figure 16:** USGS Maps, subject property noted by blue arrow. (Top Row, Left 1953, Right 1961. Bottom row, Left 1969, right 1980.) (USGS Cupertino, Calif., 15' Quadrangle, cropped by author)



**Figure 17:** Flight C-5750 frame 286-9, 1939. Approximate Costello Property boundary outlined in Green. (UCSB Frame Finder, Amended by Author)





**Figure 18:** Aerial view of Los Altos, looking at tree-lined Adobe Creek and apricot orchards, c. 1938. (From the collection of the Los Altos History Museum, amended by author)



**Figure 19:** USGS Survey aerial map, 1948. Approximate Costello Property boundary outlined in Green. Costello House location noted. (USGS and Google Earth, Amended by author)

By 1965, Woodstock Lane appears on aerial maps with homes filling in where the orchards were finishing their lifecycles.





**Figure 20:** 1965 Aerial image showing completed Woodstock Lane, outlined with white dashed line. Approximate Costello Property boundary outlined in green. Flight CAS\_65\_130, Frame 4-144 (UCSB Frame finder, amended by author)

In 1969, the Costellos sold off a parcel near O'Keefe Lane, on the southern border of their property. This land became the Creekside Oaks development. In 1970, relics of the Ohlone were unearthed during excavation work.

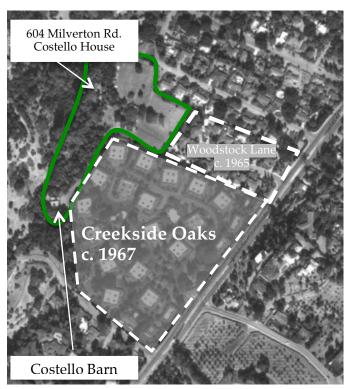
The major find locally occurred in 1970, when the remains of an Ohlone village and burial ground were uncovered just across OKeefe Lane, on the Los Altos side of the boundary on the property of Mrs. Lucile Costello, which had been acquired by Edwin C. Johnsen for condominium development. With permission from Mrs. Costello and Johnsen, a "dig" and archeological study was undertaken by a team from Foothill College...<sup>50</sup>

Creekside Oaks is currently a gated community of condominiums built between 1969-1972.<sup>51</sup>

<sup>&</sup>lt;sup>51</sup> Kristi Foxgrover, "Creekside Oaks Homeowners Association: Common Questions," Christie's International Real Estate Sereno website, foxgrover.com/developments.



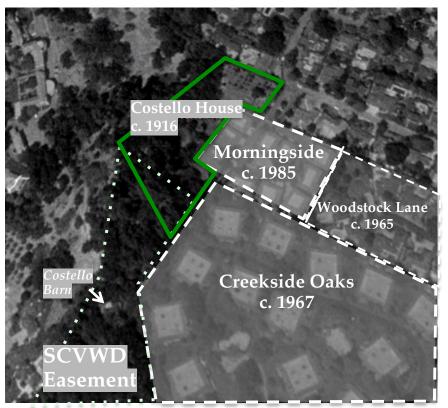
<sup>&</sup>lt;sup>50</sup> City of Los Altos, "Section II – Context 2," Los Altos Historic Resources Inventory, II-3.



**Figure 21:** Cropped portion of Flight GS\_VEZR, Frame 1-106, 1980. Approximate Costello Property boundary c. 1980 outlined in green. Creekside Oaks and Woodstock Lane parcels outlined with white dashed lines and labeled. (UCSB Frame Finder, amended by Author)

The most recently developed area is the Morningside housing development. This parcel, around 5 acres, was the space between the original house and South El Monte Avenue, where orchard just outside the house had been. Morningside was constructed in 1985. Selling off this remaining bit of land created the current 2-acre lot.





**Figure 22.** Aerial imagery, USGS Survey 1991 via Google Earth. Developed Parcels labeled and outlined with white dashed lines around approximate boundaries. SCVWD outlined with dotted line. Costello barn location noted. Green outline shows approximate Costello property boundary c. 1991. (USGS Aerial Survey, Google Earth, Amended by Author)

After the passing of Frank J. Costello Jr. in 1992, the family wanted to sell the half of the 2-acre parcel (**Figure 2** and **Appendix A**) at 604 Milverton Road and keep a portion with the Costello House but local zoning prohibited this action due to density restrictions.<sup>52</sup>

<sup>&</sup>lt;sup>52</sup> Cassandra Feliciano, "Homeowner Seeks to Sell Local Historical Property." Los Altos Town Crier, September 15, 2010. https://www.losaltosonline.com/archives/homeowner-seeks-to-sell-localhistorical-property/article\_99e0f5b1-113c-56fb-a605-6320b92f3fd0.html (accessed April 25, 2022).

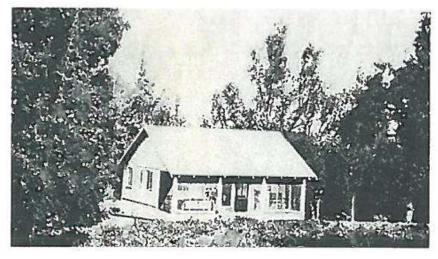


# **CONSTRUCTION CHRONOLOGY**

Building permit record for the subject property document altertions listed on permits to 1985. Prior to 1985, available historic photographs, aerial photographs and information gathered from Mark Costello, who is the current keeper of the Costello oral history the property's construction chronology. Only the subject building at the site (the Costello family house) was documented during GA's site visit in May 2022. The carport is not historic and the Costello family barn, although extant, is not located on the 2-acre parcel that is the focus of this report.

According to Mark Costello, Francis J. Costello, Sr.'s grandson, the house was built in 1916. It is not known exactly when or how Francis acquired the 25 acres from his brother William. There was a small caption from a 1917 journal article that stated Francisco J. Costello had plans prepared by William E. Higgins for sixty bungalows to be erected on is property in Los Altos.<sup>53</sup> Higgins and Wolfe were partners at this time and they designed many well-known buildings and multiple residences in the Bay Area. Additional research is required to determine the location of these homes, but they coincide with development and the sale of lots at Costello Acres, which is just northeast of the Costello House.<sup>54</sup>

The house is constructed around an older, smaller cottage at its core. The original roof beams and shingles are visible in the attic. However, the current configuration dates to a 1910's Craftsman cottage, where the two wings were constructed around the smaller cottage.



**Figure 23:** Costello Family photograph of original cottage (Costello Family and Los Altos town meeting archives, 2013)

The materials suggest it may have been pre-fabricated by timber framers in California and assembled on site by local finishing carpenters, but it is not a Sear's catalog kit house. The

<sup>&</sup>lt;sup>54</sup> Contractors' and Dealers' Association of California, "Completion Notices: Santa Clara County," Building & Engineering News, Vol. 17, Pt.1 (January-June 1917): 764.



<sup>&</sup>lt;sup>53</sup> The American Architect, "Building News: California – Los Altos," *The American Architect*, Vol. CXII (August 1917): 8.

curved gables speak to a more elaborated and custom design and construction than a simple cottage.



**Figure 24:** Picture of original cottage's roof inside the attic of the Costello House (Garavaglia Architecture, 2022)

The following table lists building permit records based on archival information and from documentation on file at the Santa Clara County Building Division for the subject property.

Date	Owner	Alteration				
1869	Joseph P. Hale b. ca. 1836 in Ireland	Hale purchases 400 acres of Rancho San Antonio from Chase				
1870	Thomas & Ann Wright	Hale's Irish relatives brought over from Ireland to supervise ranch				
1886	Joseph P. Hale	Hale purchases additional 1,450 acres fro Chase				
1896	Likely William Costello	Purchased land from original Hale Ranch and added lots 2-5				
c.1916	Francis J. Costello, Sr.	House constructed according to descendent Mark Costello (grandson)				
1917	Francis J. Costello, Sr.	Sixty bungalows were designed by William E. Higgins to be constructed on Francis John Costello, Sr. property in Los Altos, development of Costello Acres, just southeast of Los Altos Train station				

### **Construction Chronology Table**



Date	Owner	Alteration			
1920's	Francis J. Costello, Sr.	Advertisements and reports of construction at Costello Acres			
4/16/1971	Francis J. Costello, Jr.	Approval for the formation of condominiums to be built along Morningside Road, 10 residential lots. Being a portion of Lots 4 & 5 of Hale Ranch			
1972	Francis J. Costello, Jr.	Creekside Oaks Condominiums			
1985	Francis J. Costello, Jr.	Morningside Housing development is built consisting of 10 homes on 5 acres			
08/20/03	Mark Costello	Demolition of garage Permit #2003-642970			

<u>Recent Changes to Building</u> The following changes to the property have occurred over time, based upon the information provided by Mark Costello.

- Demolition of garage •
- Deck addition ٠
- New carport construction •
- Kitchen remodel
- Reroofing •



# **OWNERSHIP/OCCUPANT HISTORY**

Ownership and occupancy history for the subject building was researched from the Santa Clara County Assessors Office and compiled from the U.S. Census data, oral interview with Mark C. Costello, and property title information from the client.

Review of census records resulted in limited information regarding past occupants.

The Costello House was built, in its current form, on the property around 1916. Prior to that, the land was incorporated into much larger farms owned by the Hale and Wright families. The Costello House's construction, and the Costello family's development activities in Los Altos throughout their collective ownership, is representative of the transition of Los Altos from a primarily agricultural area to a residential community.

The children of Frank J. Costello, Jr. and Barbara Muriel Costello owned the house between 1992-2013. Since Frank Jr.'s death in 1992, the house has been mostly rented to occupants, who could not be identified through archival research.

Date Range	Owner	Occupant	Notes
1869	Joseph P. Hale b. circa 1836 in Ireland	Hale never lived on the ranch but lives in San Francisco	Hale purchases 400 acres of Rancho San Antonio from George Chase
1876	Joseph P. Hale	Unknown	
1886	Joseph P. Hale	Unknown	Hale purchases additional 1,450 acres from Chase
1889	Joseph P. Hale	Thomas (b. 1897) & Ann Feeney Wright (b. 1852) and eight children	Hale's Irish relatives brought over from Ireland to supervise ranch; Hale builds a house and barn
1890	Joseph P. Hale	Thomas & Ann Wright	
1893	Mrs. Ann Wright	Thomas & Ann Wright	Joseph P. Hale dies; Hale's living relative Ann Wright inherits 92 acres of Hale's estate (subject property); many court battles over Hale's estate
1900	Mrs. Ann Wright	Ann Wright and seven children lived on the property (1900 census)	
c. 1905	Richard W. Costello (William)	Unknown	William is the president of O'Connor, Mofatt & Co. and purchases 25 acres (lots 4, 5 of Hale property)

# **Ownership/Occupant History**



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Date Range	Owner	Occupant	Notes
c. 1910	Francis John Costello, Sr. (Frank)	Unknown	Francis is the treasurer of O'Connor, Mofatt & Co. and acquires the property from his brother (William)
c. 1916	Francis John Costello, Sr. (1882-1967) and Lucille Gertrude Petzinger (1897-1974)	House constructed and apricot orchards planted; occupied by farm laborers	Secondary residence for Frank and Lucille who live in San Francisco
July, 1945	Frank, Sr. & Lucille Costello	Frank, Sr. and Lucille Costello reside more permanently in Los Altos house	R. H. Macy Co. acquires O'Connor, Moffatt & Co.; Frank and Lucille move to Los Altos and is their residence according to 1945 directory
November 27, 1948	Frank, Sr. & Lucille Costello	Frank, Sr. & Lucille Costello	Frank Jr. marries Barbara M. Gowing
1967	Francis John Costello, Jr. (1920-1972) and Barbara Muriel Gowing Costello (1925-2007)	Lucille Costello (Frank Sr.'s spouse); Barbara (Frank Jr.'s spouse) and children reside at the house	Frank, Sr. dies; and the apricot orchard is near the end of its productive life
1992	Barbara Costello	Barbara Costello	Mark's father, Frank Costello Jr. dies in 1992
1992-2007	Barbara Costello	Barbara's son, Mark C. Costello rents out house	After Mark's fathers' death the house is rented for 8 years
1993	Barbara Costello	Renters	Public records list four residences or Barbara outside of Los Altos
2007	Mark C. Costello and three siblings inherit property after death of their mother, Barbara	Mark Costello	Barbara Costello dies on May 30, 2007
2013	Mike Giovannotto	Mike Giovannotto	Mark Costello sells the property to M. Giovannotto



# **EVALUATION FRAMEWORK**

# THE NATIONAL REGISTER CRITERIA FOR EVALUATION

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic resources. It is administered by the National Parks Service (NPS) in conjunction with the State Historic Preservation Office (SHPO). The National Register includes listings of buildings, structures, sites, objects, and districts possessing historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local levels. The National Register criteria and associated definitions are outlined in the National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. The following is quoted from National Register Bulletin 15:

### Criteria

Generally, resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district. The National Register criteria are as follows:

- A. Resources that are associated with events that have made a significant contribution to the broad patterns of history;
- B. Resources that are associated with the lives of persons significant in our past;
- C. Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- D. Resources that have yielded or may likely yield information important in prehistory or history.

# THE CALIFORNIA REGISTER CRITERIA FOR EVALUATION

The California Register of Historical Resources (CRHR) is the official list of properties, structures, districts, and objects significant at the local, state, or national level. California Register properties must have significance under one of the four following criteria and must retain enough of their historic character or appearance to be recognizable as historical resources and convey the reasons for their significance (i.e. retain integrity). The California Register utilizes the same seven aspects of integrity as the National Register. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria.

- 1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
- 2. Associated with the lives of persons important to the local, California or national history



- 3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
- 4. Yields important information about prehistory or history of the local area, California or the nation.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, so any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA.

# HISTORIC INTEGRITY

When evaluating a resource for the NRHP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

- <u>Location</u>. The place where the historic property was constructed or the place where the historic event occurred.
- <u>Design</u>. The combination of elements that create the form, plan, space, structure, and style of a property.
- <u>Setting.</u> The physical environment of a historic property.
- <u>Materials.</u> The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- <u>Workmanship</u>. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- <u>Feeling</u>. A property's expression of the aesthetic or historic sense of a particular period of time.
- <u>Association</u>. The direct link between an important historic event or person and a historic property.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context. If a property is determined to not be eligible or individual listing on the NRHP or CRHR, then it will not be evaluated for historic integrity.



# CITY OF LOS ALTOS HISTORIC PRESERVATION CRITERIA FOR LANDMARK DESIGNATION

Under municipal code 12.44.040 - Criteria for designation, a structure, property or object may be eligible for designation as a historic resource or historic landmark, if it/they satisfy each of the three criteria listed below:

A. <u>Age</u>. A structure or property should be more than fifty (50) years in age. (Exceptions can be made to this rule if the building(s) or site(s) is/are truly remarkable for some reason - such as being associated with an outstanding architect, personage, usage or event).

B. <u>Determination of Integrity</u>. A structure or property should retain sufficient historic integrity in most of the following areas:

1. <u>Design</u>: The combination of elements that create the form, plan, space, structure and style of a property.

2. <u>Setting</u>: The physical environment of a historic property.

3. <u>Materials</u>: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

4. <u>Workmanship</u>: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

5. <u>Feeling</u>: A property's expression of the aesthetic or historic sense of a particular period of time.

C. <u>Historic Significance</u>. A structure or property should be clearly associated with one or more of the following areas of significance:

1. <u>Event</u>: Associated with a single significant event or a pattern of events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;

2. <u>Person/People</u>: Associated with the lives of persons important to the local, California or national history;

3. <u>Architecture</u>/Design: Embodies the distinctive characteristics of a designtype, period, region or method of construction, or represents the work of a master or possesses high artistic value; or

4. <u>Archaeology</u>: Yields important information about prehistory or history of the local area, California or the nation.



# **EVALUATION FINDINGS**

# NATIONAL REGISTER OF HISTORIC PLACES (NRHP) / CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR)

This section uses the historic information discussed above to evaluate the property at 604 Milverton Road in Los Altos for historic significance. The CRHR uses generally the same guidelines as the NRHP (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion.

To be potentially eligible for *individual* listing on the NRHP/CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The subject building at 604 Milverton Road was constructed in 1916 and therefore meets the age requirement. In terms of historic significance, the NRHP/CRHR evaluates a resource based on the following four criteria:

### **Criterion A/1: Event**

As stated by the National Park Service (NPS), this criterion "recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce."<sup>55</sup> When considering a property for significance under this criterion, the associated event or trends "must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city…Moreover, the property must have an important association with the event or historic trends"<sup>56</sup>

The Costello House at 604 Milverton Road, Los Altos, is one of the few remaining properties that convey the agricultural origins of Los Altos prior to its development into a primarily residential suburban community. The apricot and leaf carving above the front door symbolize this agricultural association. Further, the story of the Costello Family is integrated into the conversion of Los Altos's transition from an apricot-farming region to a suburban community.

This association with the broad story of Los Altos as a community makes the subject property <u>eligible</u> for the NRHP or the CRHR under Criterion A/1.

# Criterion B/2: Individuals

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. The NPS defines significant persons as "individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context." The NPS also specifies that these properties "are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance."<sup>57</sup>

<sup>57</sup> Ibid.



 <sup>&</sup>lt;sup>55</sup>U.S. Department of the Interior, National Park Service, Cultural Resources staff, "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin*, no. 15 (1990: revised for internet 1995).
 <sup>56</sup>Ibid.

The house at 604 Milverton Road was originally a secondary home for Francis J. Costello, Sr. and his family. Eventually the house became the family home and was later occupied by his descendants. The adjoining property did have some apricot orchards but are no longer extant. There are other family farms with larger apricot farm productions in Santa Clara County that better represent the apricot growing industry compared to the Costello family orchard production.

Based on the research conducted on the area's history a reasonable likelihood does not exist that additional information will identify any other historically significant person associated with the subject property. Garavaglia Architecture, Inc. <u>does not</u> find 604 Milverton Road to be eligible for consideration for the NRHP or CRHR under Criterion B/2 and any level associated with individuals.

### Criterion C/3: Design and Construction

Under this criterion, properties may be eligible if they "embody the distinctive characteristics of a type, period, or method of construction, …represent the work of a master, …possess high artistic values, or…represent a significant and distinguishable entity whose components may lack individual distinction."<sup>58</sup>

According to the NPS, " 'Type, period, or method of construction' refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history."<sup>59</sup>

The subject building embodies the distinct characteristics of California Bungalow style of architecture.

The character defining features include:

- Intersecting gable roof forms
- Center rounded gable flanked by two bowed gables at the front façade
- Original window groupings of three on front facade with multiple lites over one
- French style entry door with lites and side-lites
- Apricot carving on bargeboard
- Open eaves at roof edges
- Wood clapboard siding
- Historic oak tree
- Long driveway approach to the house

Based on the research and assessment on the design and construction of the 604 Milverton Rd, it does appear that the Costello House is a good example of California Bungalow style of architecture it most closely represents; and therefore Garavaglia Architecture, Inc. <u>does</u> find the

<sup>&</sup>lt;sup>58</sup> Ibid. <sup>59</sup> Ibid.



Costello House to be eligible for consideration for the NRHP or CRHR under Criterion C/3 at any level.

### **Criterion D/4: Information Potential**

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the NRHP or CRHR under Criterion D/4.

# **CHARACTER-DEFINING FEATURES**

The Costello House was found to be potentially significant under criteria C/3 for Design. As such, individual features of the building have been identified that define the historic character of the building and property. Assessment of various features is done according to a prioritized evaluation system. Once the character-defining features have been identified, each is assigned a priority rating to create a sense of the relative historical importance of these spaces and features. A rating scale of "*Premier-Important-Contributing-Non-Contributing*" is used. In general, this system allows for the analysis of the structure as a whole to guide what types of work should be done, and where such work could be completed with the least damage to the historic integrity of the resource.

The character-defining features of the residence and property, the Costello House at 604 Milverton Road, Los Altos, include:

### Premier

- Intersecting gable roof forms
- Center rounded gable flanked by two bowed gables at the front facade
- Original window groupings of three on front facade with multiple lites over one
- French style entry door with side lites
- Apricot carving on bargeboard

### Important

- Open eaves at roof edges
- Wood clapboard siding
- Historic oak trees
- Wooded creek side setting

### Contributing

- Long driveway approach to the house
- SCVWD land easement connecting the house property to the Costello barn property

### Non-Contributing

- Carport/garage
- Modern wood deck addition on south façade
- Additional sheds and outbuildings on property
- Adjacent homes on Morningside Drive



# HISTORIC INTEGRITY, NRHP/CRHR

The evaluation of historic significance is a two-step process. First, the historic significance of the property must be established. If the property appears to possess historic significance, then a determination of its physical integrity is conducted; that is, its authenticity as evidenced by the survival of physical characteristics that existed during the resource's period of significance from the construction until the death of Francis John Costello, Sr. (1916-1967).

The Costello House at 604 Milverton Road <u>does</u> appear to be historically significant, and is eligible under any NRHP or CRHR Criteria A/1 and C/3. To provide a complete assessment of the subject property, the seven aspects of integrity are nonetheless addressed. The subject building and property at 604 Milverton Road, known historically as The Costello House, has been found to be potentially significant, and as such will be evaluated for its integrity.

### Location:

The Costello House has not been moved. Therefore, it <u>retains</u> its integrity of location.

### Design:

The Costello House most closely resembles the California Bungalow style of architecture. According to Frank Costello, Sr.'s grandson (Mark Costello), the house was prefabricated offsite, delivered via rail, and assembled by a craftsman on site. There are carpenter's marks on the roof beams that speak to this initial construction. There are any unique treatments, such as the intersecting gable roof, front facade grouped windows and the carved bargeboard that contribute to its distinct style. Alterations to the original design have not significantly reduced the features typical of this style of architecture, except for the enclosure of the front porch and the deck added to the south facade. This addition occurred in 1985-86 and beyond the period of significance. The building retains the same massing with its rectangular "I" shape form, gable roof forms and exterior facades. Most of the window fenestrations, window wood frames, and wood sills have been left intact.

Overall, the form, interior layout, structure and style are intact and features of Craftsman Bungalow style of architecture; therefore, 604 Milverton Road does <u>retain</u> integrity of design.

### Setting:

The landscaping and setting surrounding The Costello House has been altered considerably since 1916 when the house was constructed. Originally this part of Los Altos was primarily an agricultural town and has now developed into a dense suburban city, as is evident by comparing the aerial photographs. The City of Los Altos was incorporated in 1952 and thus the major transformation of Los Altos began. Much of the surrounding area consisted of orchards and farmlands in 1940's. The lot has been reduced from its original size and the neighborhood has changed as well. The property's former apricot orchards are no longer extant with new residential lots. The open space just off of Milverton Road was never a part of the active orcharding area.

The Costello House does not retain integrity of setting.

Materials:



The Costello House retains many elements of its original materials, including the wood clapboard siding, masonry chimney, window fenestrations, wood window frames, wood sills, and wood roof framing. Most of the wood elements were made of redwood. The intersecting gable roof forms are original. The central gable roof has two bowed gables on each side with curved bargeboards and open eaves. The original grouped windows of three on the front facade fenestrations, wood frames and wood sills have been left intact. The rear porch addition alters the original scale and proportion of the house but this addition is on a secondary facade and occurred in 1985-86, outside of the period of significance.

The Costello House retains the integrity of the majority of its building materials; therefore, 604 Milverton Road <u>does</u> retain integrity of materials.

### Workmanship:

The Costello House appears as it did following the expansion from a simple cottage, built c.1910 to the creek side c.1916 building as it appears today to include curved gables and a carved apricot motif over the door. The Costello House retains the integrity of the workmanship of the early 20th Century craftspeople that built it. Therefore, the Costello House <u>does</u> retain integrity of Workmanship.

### Feeling:

The Costello House as it appears today was built c.1916 by its historic owner, Francis Costello in the California Bungalow-style house. Costello was a "Gentleman farmer," and the Costello House's mix of simple farm house and a later elaborated and luxurious customized home. The viewshed and setting are similar to its historic physical context.

The Costello House, with its California Bungalow style and features reflect a period of "gentlemen farmers," a romantic view of rural landscape and the interaction of labor and leisure for wealthy orchard owners in Los Altos. Therefore, the Costello House <u>does</u> retain integrity of Feeling.

### Association:

The Costello House, as a rural home was developed as part of an early 20<sup>th</sup> century agricultural property, and has not retained its association as such. It can no longer convey this relationship to an observer but is currently more clearly associated with a suburban development of single-family homes. The house, built over 106 years ago when the original 25-acre property had a 9-acre apricot orchard has been subdivided and the orchard trees are no longer extant. The subject property was built at a time when there were various sized ranches, orchards, and some smaller agricultural ventures.

The Costello House, no longer retains any integrity of association with the apricot orchard, even though the lot is large and has extensive wooded areas. Any visual connection with the historically associated orchard has been lost by degradation of the apricot trees, natural overgrowth, subsequent infill, and development.

### **Historic Integrity Summary**

The Costello House at 604 Milverton Road retains five aspects of integrity – Location, Design, Materials, Workmanship, Feeling, but lacks integrity of Setting and Association. Therefore, it



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retains enough overall Historic Integrity remain eligible for the National Register of Historic Places and the California Register of Historic Resources at any level.



# **CITY OF LOS ALTOS HISTORIC RESOURCES EVALUATION FRAMEWORK**

Under municipal code 12.44.040 - Criteria for designation, a structure, property or object may be eligible for designation as a historic resource or historic landmark, if it/they satisfy each of the three criteria listed below:

A. Age. A structure or property should be more than fifty (50) years in age.

The Costello House was first constructed in the early 1910's, and moved to its current location in 1916. Therefore, it does meet this criterion.

B. Determination of Integrity. A structure or property should retain sufficient historic integrity in most of the following areas:

1. <u>Design</u>: The combination of elements that create the form, plan, space, structure and style of a property.

604 Milverton Road most closely resembles the California Bungalow style of architecture.. There are any unique treatments, such as the intersecting gable roof, front facade grouped windows and the carved bargeboard that contribute to its distinct style. Alterations to the original design have not significantly reduced the features typical of this style of architecture, except for the enclosure of the front porch and the deck added to the south facade. This addition occurred in 1985-86 and beyond the period of significance. The building retains the same massing with its rectangular "I" shape form, gable roof forms and exterior facades. Most of the window fenestrations, window wood frames, and wood sills have been left intact.

Overall, the form, interior layout, structure and style are intact and features of Craftsman Bungalow style of architecture; therefore, 604 Milverton Road <u>does retain</u> integrity of design.

2. <u>Setting</u>: The physical environment of a historic property.

The landscaping and setting surrounding The Costello House has been altered considerably since 1916 when the house was constructed. Originally this part of Los Altos was primarily an agricultural town and has now developed into a dense suburban city, as is evident by comparing the aerial photographs. The City of Los Altos was incorporated in 1952 and thus the major transformation of Los Altos began. Much of the surrounding area consisted of orchards and farmlands in 1940's. The lot has been reduced from its original size and the neighborhood has changed as well. The property's former apricot orchards are no longer extant with new residential lots. The open space just off of Milverton Road was never a part of the active orcharding area.

The Costello House <u>does not retain</u> integrity of setting.



3. <u>Materials</u>: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The Costello House retains many elements of its original materials, including the wood clapboard siding, masonry chimney, window fenestrations, wood window frames, wood sills, and wood roof framing. Most of the wood elements were made of redwood. The intersecting gable roof forms are original. The central gable roof has two bowed gables on each side with curved bargeboards and open eaves. The original grouped windows of three on the front facade fenestrations, wood frames and wood sills have been left intact. The rear porch addition alters the original scale and proportion of the house but this addition is on a secondary facade and occurred in 1985-86, outside of the period of significance.

The Costello House retains the integrity of the majority of its building materials; therefore, 604 Milverton Road <u>retains</u> integrity of its materials.

4. <u>Workmanship</u>: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The Costello House retains the exterior physical evidence of the early 20th Century in its bungalow with Arts and Crafts elements. The original redwood roof beams, carved apricot detail and curved beams show the craft and care of the early 20th century people who built and elaborated the building.

Therefore, the Costello House <u>retains</u> its integrity of workmanship.

5. <u>Feeling</u>: A property's expression of the aesthetic or historic sense of a particular period of time.

The heavily wooded creek-side create the sense that the Costello House is a hidden away California Bungalow surrounded by nature, and reminiscent of the feeling prevalent in Los Altos agricultural lands in the early 20th century. The Costello House's California Bungalow style, curved gables, and Apricot motif, combined with its shaded creek-side position give it a feeling of privacy, despite nearby neighbors.

The Costello House retains a feeling of the Interwar period in Los Altos, a time when wealthy people from San Francisco moved to rural areas to have more land and grow crops. The Costello House still has some indicators of this culture and historical moment, therefore, <u>does retain</u> integrity of feeling.

C. Historic Significance. A structure or property should be clearly associated with one or more of the following areas of significance:

1. <u>Event</u>: Associated with a single significant event or a pattern of events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;

The Costello House is significant for its association with the development of the town of Los



Altos, from the early 20<sup>th</sup> century as an apricot-farming mecca to the residential community it is today.

Therefore, Garavaglia Architecture, Inc. <u>does</u> find this property eligible for its association with the broad story of Los Altos as a community makes the subject property eligible for the Los Altos

2. <u>Person/People</u>: Associated with the lives of persons important to local, California or national history;

The Costello House was originally a secondary home for Francis J. Costello, Sr. and his family. Eventually the house became the family home and was later occupied by his descendants. Although the Costello family are associated with changes in land use in Los Altos, they were otherwise not significant persons. There are other more prominent persons who owned larger apricot farms in Santa Clara County that better represent the apricot growing industry compared to the Costello family.

Garavaglia Architecture, Inc. <u>does not</u> find 604 Milverton Road is associated with the lives of significant people.

3. <u>Architecture/Design</u>: Embodies the distinctive characteristics of a design-type, period, region or method of construction, or represents the work of a master or possesses high artistic value;

The Costello House is also a distinctive type of California Bungalow, with unique characteristics of both the Craftsman and Arts & Crafts style. Therefore, <u>it is historically significant</u> for its architecture and design.

4. <u>Archaeology</u>: Yields important information about prehistory or history of the local area, California or the nation.

Archival research and physical investigation of the site focused on the above ground resource only for the purposes of evaluating the Costello House. Therefore, no informed determination could be made regarding the property's potential for archaeological resource. However, it is important to note that there have been Ohlone archeological resources located on former Costello land just downstream of the house along the Adobe Creek, therefore there is the potential for additional archeological resources a the Costello House. An archeological investigation was not part of the scope of this report.

In order to be eligible for the Los Altos Historic Inventory, the Costello House needs to satisfy each of the three above criteria. The Costello House meets all three (Age, Integrity, and Historic Significance) criteria. It retains integrity of Design, Materials, Workmanship, and Feeling. It does not retain integrity of setting. It is historically significant for Events and Architecture/Design. The Costello House is significant for its association with the shift in development in Los Altos from extensive agricultural land to a residential community over the course of the 20th century.



# CONCLUSION

In summary, the subject property at 604 Milverton Road, historically called the Costello House, was built in 1916 as a residential farm property does display a level of historical significance and integrity that would qualify it for listing as a historic resource on the National Register of Historic Places, on the California Register of Historical Places, as a local City of Los Altos Landmark at the local level. The Costello House is significant for its architecture, as a fine example of vernacular California Bungalow with a mixture of Craftsman and Arst & Crafts design elements. It is also significant for its association with the overall development pattern of Los Altos and the South Bay region for its transition from a large apricot farming property to single family residential suburban properties.



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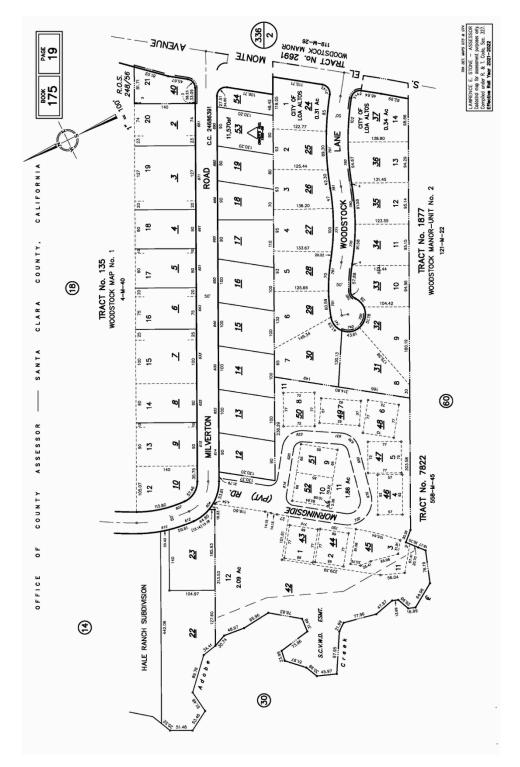
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# APPENDIX A: PARCEL MAP





# **APPENDIX B: DPR FORM**

[DPR form updated and attached]



State of California, The Resources Agency	Primary # Agenda Item 1.
DEPARTMENT OF PARKS AND RECREATION	HRI#
PRIMARY RECORD	Trinomial
	NRHP Status Code
Other Listings Review Code Reviewe	er Date
Page       1       of       10       *Resource Name or #: (Assigned P1. Other Identifier:	by recorder) Costello House, 604 Milverton Road
*P2.         Location:         Not for Publication         ⊠           *a.         County         Santa Clara County	<b>Unrestricted</b> <b>and</b> (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
<b>*b. USGS 7.5' Quad</b> Cupertino	_ Date2021 T; R; of of Sec;B.M.

UTM: (Give more than one for large and/or linear resources) Zone 10S, 578137.07 mE/ 4136176.10 d. mN Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 175-19-042. e. Accessed via Morningside Road

Los Altos

Zip

94022

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

City

604 Milverton is an "H" shaped, one-story wood-framed Craftsman Bungalow, built around a 1916 cottage. It has a carved wood ornament above the main door depicting an apricot. The original cottage was built for Frank Costello on an apricot orchard he took over from a family member. The property is in a mostly wooded area and includes a segment Adobe Creek, to the east of the house. A clearing or small agricultural lot is located on the northeast side of the property. The Los Altos Water Department owns undeveloped land along Adobe Creek to the north and south of the subject property, preserving a rural feeling to the view shed surrounding the house. The Costello House appears today as it did during the period when Frank Costello operated his own orchard and started subdividing his land, parlaying Los Áltos's association with apricots to sell lots in a subdivision called "Costello Acres" nearby. The house retains many original wood windows and wood decorative features such as rafter tails and See page 3 for continued description. curved window eaves.

#### \*P3b. Resource Attributes: (List attributes and codes) HP2

604 Milverton Road

Address

C.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)	<b>*P4. Resources Present:</b> ⊠ Building Structure Object Site District Element of District Other (Isolates, etc.)
	P5b.       Description       of       Photo:       (view, date, accession #)         *P6.       Date       Constructed/Age       and       Source:         ☑       Historic       Prehistoric       Both        1916 - Mark       Costello, former owner
	* <b>P7. Owner and Address:</b> Michael Giovannotto, 604 Milverton Road, Los Altos, CA
	* <b>P8. Recorded by:</b> (Name, affiliation, and address) <u>Hannah Goldman &amp; Lauren Golden,</u> <u>Arch. Historians</u> <u>Garavaglia Architecture, Inc.</u> <u>582 Market #1800, San Francisco, CA</u>
	*P9. Date Recorded: <u>May 6, 2022</u>
	* <b>P10. Survey Type:</b> (Describe) Historical Resource Evaluation

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of Los Altos, Los Altos Historic Resources Inventory Update and Evaluation Report. Circa, 2008, see full Citation list on page 7

\*Attachments: NONE Incention Map Incontinuation Sheet In Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

STF	STRUCTURE, AND OBJECT RECORD							
*Resource Name or # (Assigned by recorder) _ Page _2_ of _10_		Costello House, 604 Mi	lverton	*NRHP Status Code				
B1.	Historic Name:	Costello House	B2.	Common Name:				

B1 Historic Name: Costello House B2. B3. Original Use: <u>Single Family Residence associated with Orchard</u> B4. Present Use: <u>Single Family Residence</u>

\*B5. Architectural Style: Craftsman Bungalow **Construction History:** (Construction date, alterations, and date of alterations) \*B6.

HRI#

State of California, The Resources Agency

**OF PARKS AND RECREATION** 

The house is constructed around an older, smaller cottage at its core. The original roof beams and shingles are visible in the attic. However, the current configuration dates to a 1910's Craftsman cottage, where the two wings were constructed around the smaller cottage. Continued on page 4.

\*B7. Moved? 🖂 No Yes Unknown Date: Original Location: \*B8. **Related Features:** 

Primary #

The Costello House site features a dense and forested site, a creek, and an open field on the northeast edge of the property. The main house sits in the center of the irregularly shaped site and has a round driveway. There are two temporary sheds and a carport. See continuation, page 5.

B9a.	Architect:	Unknow	'n		b. Builde	er: Unk	nown		
*B10.	Significance:	Theme	Orchard	Agriculture and Pro	perty Develop	oment	Area	Los Altos, Califo	ornia
	Period of Significance 1916 Property Type		Single Fam	ily Residence	Appli	cable Criteria A	а, С		
	(Discuss importa	nce in terms	of historical or	architectural context as	defined by ther	me, period, and ge	ographic sc	ope. Also address int	egrity.)

The subject property at 604 Milverton Road, historically called the Costello House, was built in 1916 as a residential farm property does display a level of historical significance and integrity that would qualify it for listing as a historic resource on the National Register of Historic Places, on the California Register of Historical Places, as a local City of Los Altos Landmark at the local level. The Costello House is significant for its architecture, as a fine example of vernacular California Bungalow with a mixture of Craftsman and Arts & Crafts design elements. It is also significant for its association with the overall development pattern of Los Altos and the South Bay region for its transition from a large apricot farming property to single family residential suburban properties.

For Continued significance, see page 5.

B11. Additional Resource Attributes: (List attributes and codes)

#### \*B12. **References:**

City of Los Altos, Los Altos Historic Resources Inventory Update and Evaluation Report. Circa, 2008, see full Citation list on page 7

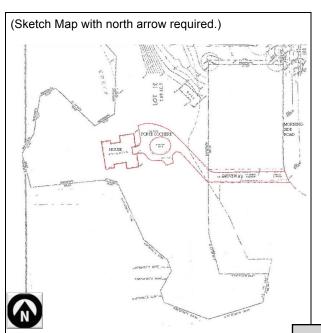
#### Remarks: B13.

This property was assessed as a part of the 2011 Los Altos Survey. In that DPR form, The Costello House and Barn was found to be historic for Criteria A and C. A was for agriculture, and the barn was included as a main feature of the agricultural association. However, upon reevaluation, the house and land itself was determined to convey the agricultural history of the property, without the presence of the barn.

\*B14. Evaluator: Lauren Golden and Hannah Goldman, Garavaglia Architecture, Inc.

\*Date of Evaluation: May 6, 2022

(This space reserved for official comments.)



7

DE

# BUILDING,

### \*Required information

Primary# HRI # Trinomial

Property Name: \_\_\_\_\_

Page 3 of 10

### \*P3a. Description (Continued)

The subject property of approximately 2 acres has an abstract geometric shape with irregular boundary lines and is located southwest of University Avenue and west of South El Monte Avenue in Los Altos. The street address is 604 Milverton Road (APN No. 175-19-042), but the driveway access is from Morningside Road. The property contains a residential building known as the Costello House.

South of the Orange/University Historic District was the former Costello agricultural property, including apricot orchards and the Costello Barn, which are historically associated with the Costello House but are not part of this report.

There are currently two structures on the property, a house, and a carport. The house and the carport are located near the center of the property, but the house is close to the property lines on the west side and the garage is situated close to the property boundary on the east side. The house is not visible from Morningside Road or from Milverton Road, because it sits below street level, on a grade closer to Adobe Creek. The front facade if the house faces east. The property is in a mostly wooded area and includes a segment Adobe Creek, to the east of the house. A clearing or small agricultural lot is located on the northeast side of the property. The Los Altos Water Department owns undeveloped land along Adobe Creek to the north and south of the subject property, preserving a rural feeling to the view shed surrounding the house.

### BUILDING

The "H" shaped building is a one story, residential wood framed structure constructed in the Craftsman Bungalow architectural style. The house is approximately 1,637 sq. ft. with two bedrooms, and one bathroom. The walls are made of wood clapboard siding painted an ochre color with white trim. Asphalt shingles cover the unique intersecting gable roof forms.

### Exterior

The house is built on an elevated foundation and the primary facade faces north. Below is a description of the exterior of house going clockwise around the building.

The front of the house faces east and is covered with painted clapboard siding, with two symmetrical projecting gables that frame a central opening with a 25 pane French door with 15 pane sidelights. Above the French door is an arched gable and decorative bargeboard. An apricot and leaf motif is at the top of the arch, and the front entry light appears to hang from the apricot. Above the entry door and behind the entry light is decorative lattice work integrated into the siding. The three sets of wood window sashes are mulled together, located under each of the side gables. These operable single sash under a six fixed, six lite half sash appear to be original.

Around the corner to the south façade is a wooden deck overlooking the garage and the creek valley. This is the most open side of the house after the front of the house. The proximity to Adobe Creek puts the house on a sloped lot, where the front of the house is entered at grade, the first floor is almost a full story above grade at the back of the house facing the creek. Family records indicate the wood deck was added to this elevation during the 1985-86 house remodel.

### Interior

The interior of the house, when accessed through the front door, opens into the living room with vaulted ceilings and exposed wood trusses. The bedrooms, deck access, kitchen, and other rooms are all accessed via this central space.

- Original chimney and mantel are located in the living room.
- The living room has a high ceiling with an exposed ceiling revealing exposed wood trusses.
- Kitchen has been updated.
- Hardwood floor in the living room

**CONTINUATION SHEET** 

Property Name: \_\_\_\_\_ Page \_4\_ of \_10

### \*B6. Construction History: (Construction date, alterations, and date of alterations) CONSTRUCTION CHRONOLOGY

Building permit record for the subject property document altertions listed on permits to 1985. Prior to 1985, available historic photographs, aerial photographs and information gathered from Mark Costello, who is the current keeper of the Costello oral history the property's construction chronology. Only the subject building at the site (the Costello family house) was documented during GA's site visit in May 2022. The carport is not historic and the Costello family barn, although extant, is not located on the 2-acre parcel that is the focus of this report.

Primary#

HRI # Trinomial

According to Mark Costello, Francis J. Costello, Sr.'s grandson, the house was built in 1916. It is not known exactly when or how Francis acquired the 25 acres from his brother William. In 1917, Costello subdivided the land to make Costello Acres, a subdivision located across the railroad and El Monte Road from the subject property. This was the beginning of the Costello family's development push. Over the decades, the original Costello acreage was carved down to the single 2-acre lot containing the original Costello house.

The house is constructed around an older, smaller cottage at its core. The original roof beams and shingles are visible in the attic. However, the current configuration dates to a 1910's Craftsman cottage, where the two wings were constructed around the smaller cottage.





**Figure 1 (Left):** Costello Family photograph of original cottage (Costello Family and Los Altos town meeting archives, 2013) **Figure 2 (Right):** Picture of original cottage's roof inside the attic of the Costello House (Garavaglia Architecture, 2022) The materials suggest it may have been pre-fabricated by timber framers in California and assembled on site by local finishing carpenters, but it is not a Sear's catalog kit house. The curved gables speak to a more elaborated and custom design and construction than a simple cottage.

### Recent Changes to Building

The following changes to the property have occurred over time, based on the information provided by Mark Costello.

- Demolition of garage
- Deck addition
- New carport construction
- Kitchen remodel
- Reroofing

### **OWNERSHIP/OCCUPANT HISTORY**

The Costello House was built, in its current form, on the property around 1916. Prior to that, the land was incorporated into much larger farms owned by the Hale and Wright families. The Costello House's construction, and the Costello family's development activities in Los Altos throughout their collective ownership, is representative of the transition of Los Altos from a primarily agricultural area to a residential community.

The children of Frank J. Costello, Jr. and Barbara Muriel Costello owned the house between 1992-2013. Since Frank **DPR 523L (9/2013)** 

Primary# HRI # Trinomial

# CONTINUATION SHEET

Property Name: \_\_\_\_\_ Page \_5\_ of \_10\_

Jr.'s death in 1992, the house has been mostly rented to occupants, who could not be identified through archival research.

In 2007, the Costello siblings inherited the house after the death of their mother. After some attempts to subdivide the property, they sold it to Mike Giovanotto in 2013.

### \*B8. Related Features:

Historically, a barn had been a part of the broader Costello Orchard land and management. However, that barn is no longer a part of the property line of 604 Milverton

### \*B10. Significance:

 Theme
 Orchard Agriculture and Property Development
 Area
 Los Altos, California

 Period of Significance
 1916
 Property Type
 Single Family Residence
 Applicable Criteria

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

### HISTORICAL BACKGROUND / CONTEXT

### Site Development History - Costello Landholdings in Los Altos

William Costello, a wealthy developer and successful businessman, is mentioned having a ranch in the Freemont town with fruit trees as early as 1896, according to the Costello family.<sup>1</sup> By all accounts, he lived in San Francisco and owned the farmland. William's name is on the tract parcel map, ca. 1906, where the current holdings are.

Francis J. Costello first appears in the region as early as 1907.<sup>2</sup> In 1916, he advertises the sale of livestock in the *Pacific Rural Press* out of Los Altos, suggesting a more permanent residence.<sup>3</sup> According to Costello Family history, Costello took over an existing apricot farm to be a "gentleman famer." This land included a cottage and a nearby barn, as well as established orchards and fruit drying space close to the railroad, which had been established in the area in the 1860's, but the line transitioned to more regular commuter service in 1908.

In 1919, Francis Costello advertised "Costello Acres" in the *San Francisco Chronicle*, which was subdivided prior to 1917. Lots were advertised as having a variety of mature fruit trees already established, as a way for the new families to supplement money made commuting into the City. Homes on the development were still being constructed as late as 1928, which "sat on half an acre landscaped with 22 apricot trees."<sup>4</sup>

Costello eventually went on to be one of the founding members of the Apricot Growers' Association in San Jose in 1932<sup>5</sup>. In aerial footage from 1939, the large areas of evenly spaced trees note the presence of an extensive orchard. The orchards were slowly dismantled between 1953 and 1969, at the end of the trees' lifetimes. The incorporation of Los Altos in 1952 also spurred local development. USGS maps and aerial footage show the changing makeup of the Costello orchards and the piecemeal subdivision and development the initial larger Costello parcel.

### **Agriculture in Los Altos**

Los Altos's development is directly tied to both the agriculture and the railroad, and the ultimate shift away from the expansive orchards. Orchard Agriculture in California started at the beginning of the 19th Century, brought to the state during the Spanish and Mission periods. With the discovery of gold in 1848, California became a draw to thousands of migrants. By the 1850's, either by failing to strike it rich or simply seeking a more reliable form of income, many migrants began to settle in the southern Santa Clara Valley and to grow wheat, which until then had been imported to California. The valley soon became an agricultural center, with small towns springing up along the

<sup>5</sup> Oakland Tribune, Volume 116, Number 110, 19 April 1932

<sup>&</sup>lt;sup>1</sup> Morningside Planned Unit Development Plan Amendment for Lot 12 Report, 2013. Page 19.

<sup>&</sup>lt;sup>2</sup> https://archive.org/details/sanfranciscoblue08sanf/page/536/mode/2up?q=%22F+J+Costello%22

<sup>&</sup>lt;sup>3</sup> Pacific Rural Press, Volume 104, Number 14, 30 September 1922

<sup>&</sup>lt;sup>4</sup> Chapman, Robin. "Santa Clara Valley Lives: 'Superior fruit' – apricot sales reap reward". Los Altos Town Crier, August 8, 2018.

Primary# HRI # Trinomial

Property Name: \_\_\_\_\_ Page \_6\_ of \_10\_

old Camino Real, which ran north from Monterey. Around this time, Nurseries are developed in "San Jose, Alameda, Napa, and Stockton. The beginning of the "fruit era" is marked by the 1856 introduction of the "Santa Clara Valley Prune" in San Jose by Louis Pellier, who began selling "five to ten acre lots for fruit farms."<sup>6</sup> By the 1870's, California outpaced the rest of the country in orchard-related crops.

In 1890's, the Los Altos area hosted many smaller ranches, who

"were producing as "much as 200 dollars per acre from prunes, apricots, peaches, cherries, pears and other fruits." The properties were lived in year round by their occupants and represent a phase in this history of the community that emphasizes farming as the means of livelihood. This activity predates the later relocation of San Francisco businessmen and their families to town after 1907."<sup>7</sup>

Orchard fruits were generally successful crops, but marketing "marketing the product was fraught with difficulties, particularly in transporting perishable goods to market, until efficient rail service became available."<sup>8</sup> As railroad and better packing technologies developed in the early 20th century, a broader variety of fruits, including "persimmons, raisins, apricots, nectarines, quinces, and pomegranates" helped California's orchard industry expand.<sup>9</sup> The Los Altos Land Company, used apricots to encourage people to purchase lots to have a family orchard, to supplement money made in San Francisco. By 1922, more established orchards were being subdivided. Costello Acres, just south of the subject property, was a development that advertised itself as having mature fruit trees on lots while maintaining close proximity to the train station for easy commuting.<sup>10</sup> The Los Altos economy shifted away from orchards as businesses grew and "residential subdivisions began to take over the orchard land use."<sup>11</sup>

### World War II and the Post-War Period

World War II spelled the end of many orchards in Los Altos, as many of the people capable of working the land were sent to the War effort. As a result, many of the productive orchards in the area were neglected during this period, resulting in the overall end of life of the fruit-producing trees around the 1950's.

After World War II, "development in the Valley mirrored nationwide trends and the region's population and development increased markedly. It was during this time that the county began to undergo a dramatic shift from its agricultural past to a largely suburban present." <sup>12</sup> Los Altos was formally incorporated in 1952, as a way to control zoning and development in the face of increased development in the Post-War era.

### Architectural Context: Craftsman-Style Bungalow

The Costello House at 604 Milverton Road is vernacular bungalow type residence designed with elements of the Craftsman architectural style. The Arts and Crafts Movement, which influenced the design of the California Craftsman Bungalow, was based on the theory of honesty and natural beauty of construction and materials. 604 Milverton is somewhat of a hybrid between the Craftsman and Arts & Crafts styles, with elements unique to California bungalows and the aesthetic preferences of the Costello family.

### **Criteria Evaluation**

This association with the broad story of Los Altos as a community makes the subject property <u>eligible</u> for the NRHP or the CRHR under Criterion A/1.

The Costello House at 604 Milverton Road, Los Altos, is one of the few remaining properties that convey the agricultural origins of Los Altos prior to its development into a primarily residential suburban community. The apricot and leaf carving above the front door symbolize this agricultural association. Further, the story of the Costello Family is integrated into the conversion of Los Altos's transition from an apricot-farming region to a suburban community.

<sup>&</sup>lt;sup>6</sup> pg II-12, survey

<sup>&</sup>lt;sup>7</sup> Section II, pg 5, Los Altos Survey

<sup>&</sup>lt;sup>8</sup> A Historical Context and Archaeological Research Design for Agricultural Properties in California / Prepared by the California Dept. of Transportation, [Division of Environmental Analysis]. Sacramento, Calif: California Dept. of Transportation, 2007. Pg 55.

<sup>&</sup>lt;sup>9</sup> Caltrans Agricultural Properties Context, pg 55

<sup>&</sup>lt;sup>10</sup> San Francisco Call, Volume 105, Number 78, 4 April 1919

<sup>&</sup>lt;sup>11</sup> Section II, pg 5, Los Altos Survey

<sup>&</sup>lt;sup>12</sup> Los Altos Chamber of Commerce website: <u>History of Two Cities - Los Altos Chamber of Commerce, CA</u>. Accessed 8/9/2021

Primary# HRI # Trinomial

Based on the research and assessment on the design and construction of the 604 Milverton Rd, it does appear that the Costello House is a good example of California Bungalow style of architecture it most closely represents; and therefore Garavaglia Architecture, Inc. <u>does</u> find the Costello House to be eligible for consideration for the NRHP or CRHR under Criterion C/3 at any level.

The character defining features include:

- Intersecting gable roof forms
- Center rounded gable flanked by two bowed gables at the front façade
- Original window groupings of three on front facade with multiple lites over one
- French style entry door with lites and side lites
- Apricot carving on bargeboard
- Open eaves at roof edges
- Wood clapboard siding
- Historic oak tree
- Long driveway approach to the house

### **Historic Integrity Summary**

The Costello House at 604 Milverton Road retains five aspects of integrity – Location, Design, Materials, Workmanship, Feeling but lacks integrity of Setting and Association. Therefore, it retains enough overall Historic Integrity remain eligible for the National Register of Historic Places and the California Register of Historic Resources at any level.

### \*P11. Report Citation (Continued):

### \*B12. References:

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**CONTINUATION SHEET** 

Primary# HRI # Trinomial

Property Name:

Page <u>8</u> of <u>10</u>

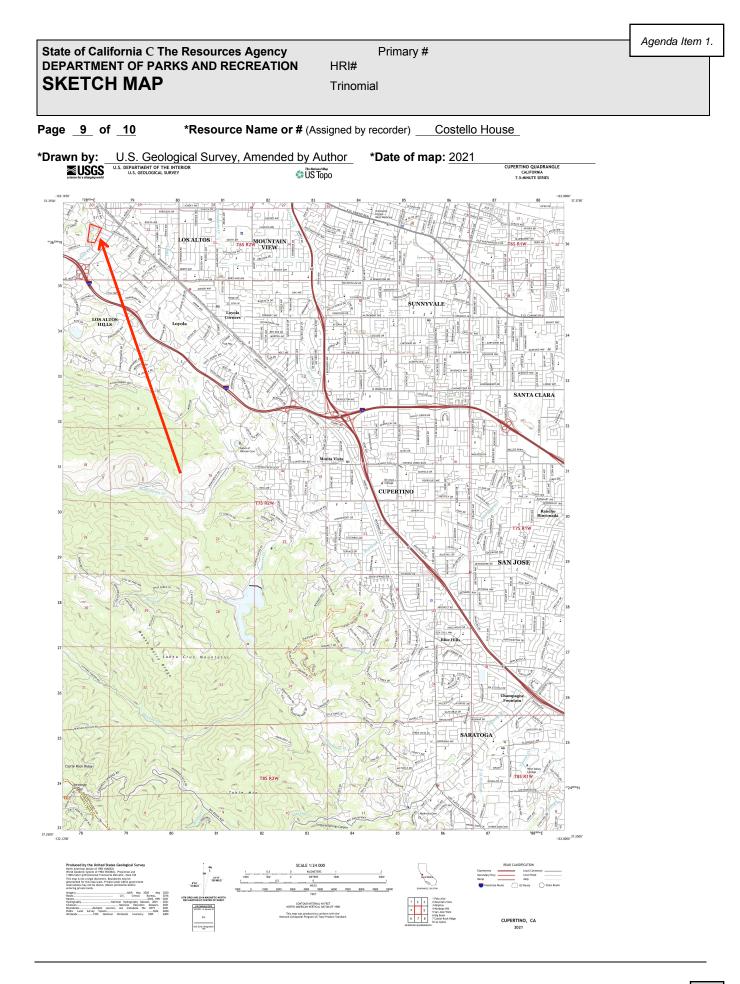
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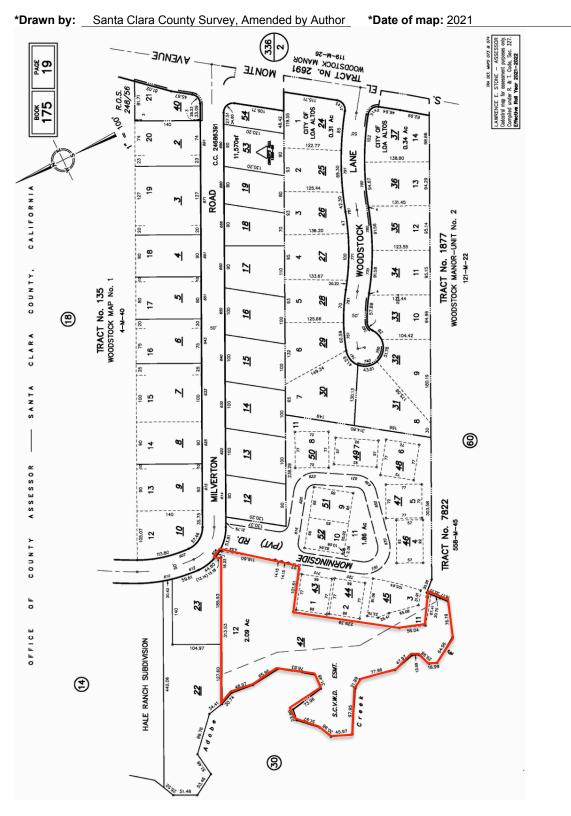
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 Page 10 of 10
 \*Resource Name or # (Assigned by recorder)
 Costello House



From: Dino Garcia <dino@dgdesignplan.com> Sent: Thursday, September 21, 2023 2:52 PM To: Sean Gallegos <sgallegos@losaltosca.gov> Cc: Mike Giovannotto <mike@vrent.com> Subject: Re: 604 Milverton Road -

Hi Sean,

See below for the outline of community outreach conducted for this project.

### **Outline of Community Outreach Conducted**

### **HOA Outreach:**

The Morningside ARB <u>unanimously approved</u> the proposed project. All of the homeowners have reviewed the plans and approved by a vote of <u>10 to 0 without any objections</u>. A letter of review and approval dated July 1, 2021 was sent by Ken Orvick of Orvick Management Group, Inc as instructed by Mark Voll, the HOA president. I am friends with the community and homeowners, and appreciate all the warm support they have provided!

The Notice of the Development Proposal board with the public meeting notice is up in the HOA entrance road (Morningside) as well.

### In-Person Outreach:

- 600 Milverton Spoke to 'Ram" and discussed the project scope. No concerns received to date.
- **607 Milverton** Had conversation regarding building of my new home during last winter's storm when the neighborhood came together due to trees falling on the road. No concerns received to date. There is a large wood fence and significant landscape screening between our properties.
- **610 Milverton** Spoke to 'Eric' and discussed the project scope in detail. He and I walked my development site on September 21, 2023. Eric has viewed the Site Plan and I texted him a copy during our site walkthrough on 9/21. I replaced the good neighbor fence between our properties at my cost last month. No concerns received to date. He asked my long term plans for the property and I told him I was going to live in the new house. I have left the attached notice on his gate today and texted him to inform.
- **612 Milverton** I have spoken regularly with Janet and Jim Collinson regarding the project scope in detail. I consider them friends. We have in the past (before plans were drafted) discussed elevations, grading, and fencing. We have incorporated these features into the plans (except a light permeable section of fence we mutually agreed to but not on plans). They both seem to like the project. No concerns received to date.
- **614 Milverton** Spoke to 'LaDawn' and discussed the project scope. No concerns received to date.
- ٠

### **Printed Outreach:**

- 600 Milverton Posted the notice of public hearing on front door.
- 601 Milverton Posted the notice of public hearing on front door.
- 607 Milverton Posted the notice of public hearing on front door.
- 610 Milverton Left the notice of public hearing at the gate.
- 612 Milverton Posted the notice of public hearing on front door.
- **614 Milverton** Posted the notice of public hearing on front door.

• 615 Milverton - Posted the notice of public hearing on front door.

**Digital Outreach:** 

- 600 Milverton Sent text message to notify that the notice was posted on the front door.
- 610 Milverton Sent text message to notify that the notice was left at the gate.
- **612 Milverton** Sent text message to notify that the notice was posted on front door. Design Review Plans sent via email on February 14, 2023.
- 614 Milverton Sent text message to notify that the notice was posted on the front door.

A copy of the notice sent to the neighbors is attached for your reference.

Thanks, Dino Garcia DG Design Tel: 510-579-2004 Email: dino@dgdesignplan.com





# **MORNINGSIDE RD**



**MORNINGSIDE RD GATE** 



**604 MILVERTON DRIVEWAY** 



# 720 AND 710 MORNINGSIDE RD



# **604 MILVERTON RD**

# **604 MILVERTON RD**





# 710 MORNINGSIDE RD AND 604 MILVERTON RD

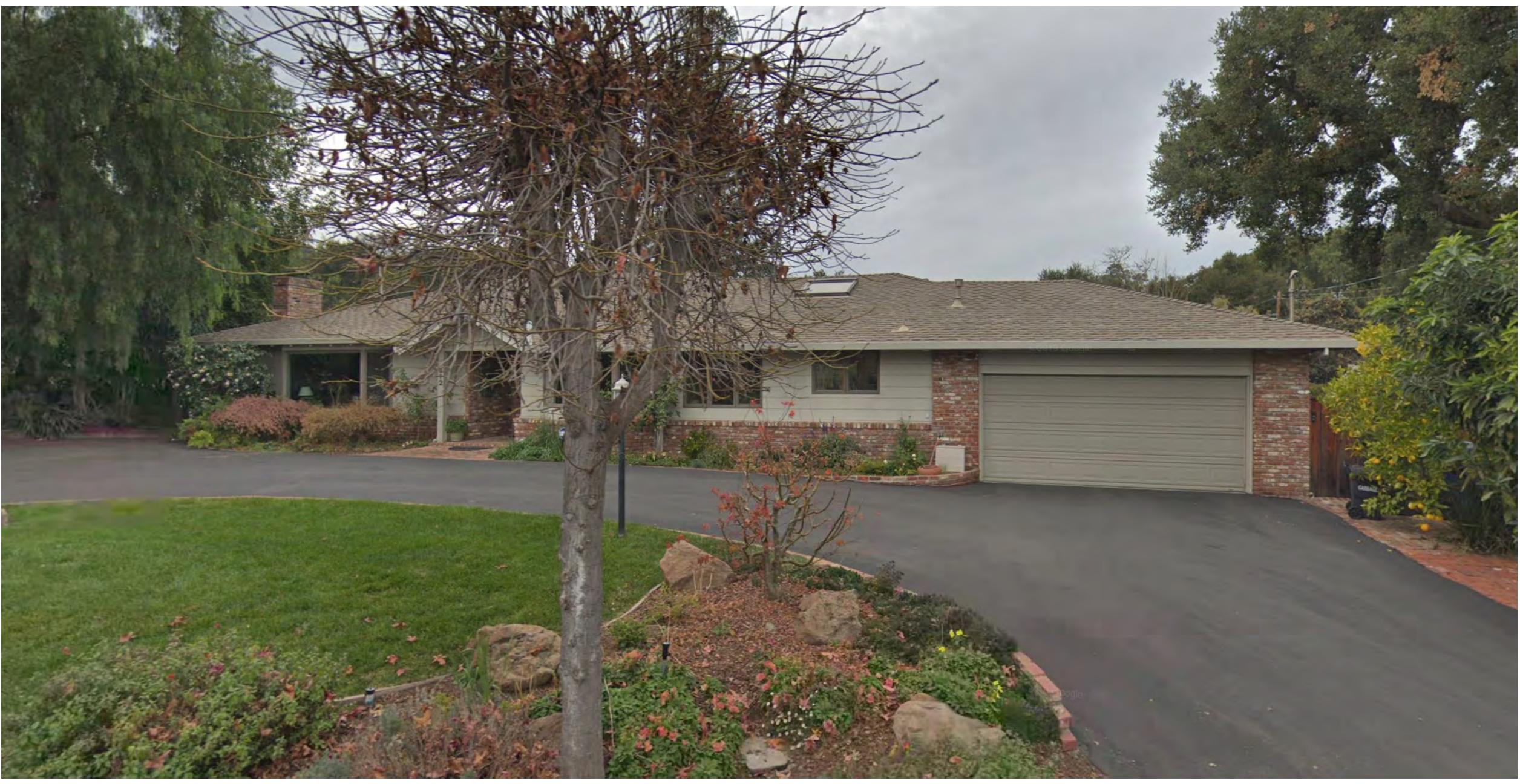


614 MILVERTON RD

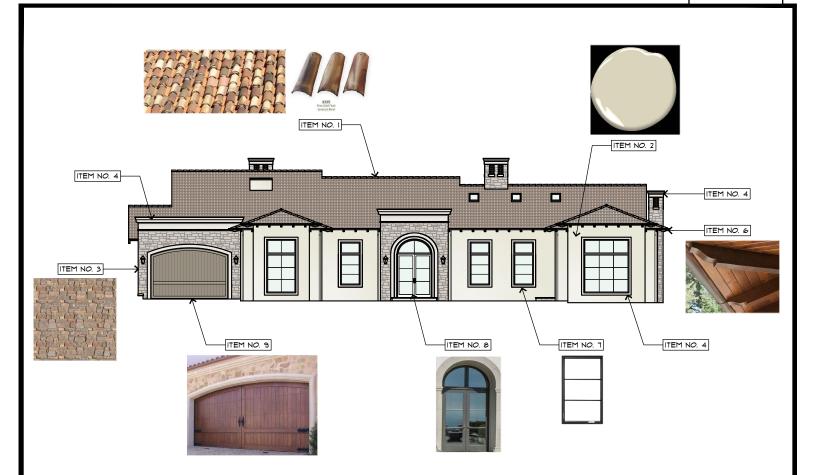




720 AND 710 MORNINGSIDE RD



612 MILVERTON RD



ITEM NO.	FINISH MATERIAL	DESCRIPTION
1	ROOF TILE	REDLAND CLAY TILE 4300 SERIES BAJA-MISSION "SANDCAST BLEND" OR SIMILAR
2	STUCCO WALLS	3-COAT SMOOTH FINISH TEXTURE IN "BENJAMIN MOORE MANCHESTER TAN HC-81" (LRV:64.41)
з	STONE CLAD	ELDORADO STONE "FIELDLEDGE MASETA PROFILE" OR SIMILAR
4	ARCHITECTURAL TRIMS	CUSTOM "GFRC" GLASS FIBER REINFORCED CONCRETE PANELS FINISHED IN CAST STONE OR LIMESTONE
5	FASCIA BOARD	SOLD WOOD FINISHED IN SEMI-TRANSPARENT BROWN STAIN AND SEALER
6	RAFTER TAIL	CUSTOM "RUSTIC MEDITERRANEAN" MOLDED SOLID WOOD FINISHED IN SEMI-TRANSPARENT BROWN STAIN AND SEALER
٦	WINDOWS AND DOORS	MARVIN 9/GNATURE "ULTIMATE" COLLECTION WOOD-CLAD, EXTRUDED ALLIMINUM EXTERIOR FINISHED IN BRONZE, CLEAR GLAZING
8	ENTRY DOOR	METRO 9TEEL "METRO-200" 9ERIE9, NARROU PROFILE9, BAKED-ON PAINT FINI9HED IN BRONZE, CLEAR GLAZING
3	GARAGE D <i>oo</i> rs	CLOPAY "RESERVE WOOD CUSTOM" COLLECTION OVERHEAD DOOR, CLEAR CEDAR, % "STILES/RAILS, %" TONGUE & GROOVE FACING IN "PROVINCIAL" UV STAIN FINSH
10	GUTTERS, DOWNSPOUTS AND CONDUCTOR HEADS	26 GAUGE GALVANZED STEEL FINSHED IN DARK BRONZE
11	GUARD RAILS AND WALL LIGHT FIXTURES	METAL FINISHED IN LOW SHEEN BLACK

From:	Jan Truitt <jantruitt@aol.com></jantruitt@aol.com>
Sent:	Saturday, September 16, 2023 5:02 PM
То:	Public Comment - HC
Cc:	Sean Gallegos
Subject:	Proposed Development at 604 Milverton Road, Los Altos 94022

Honorable Members of the Department of Services Department City of Los Altos Los Altos, CA 94022

I am writing in opposition to the subject proposed Request for Historic Advisory Review and Design Review.

My opposition is based on two facts:

1. There is a settled agreement between the property owner and the City of Los Altos tha, in exchange for permission to allocate a designated portion of the property as a complex of condominiums with shared common space and other shared resources within a neighborhood of independent homes, no further development would be possible on the property.

2. There is no apparent historical value in the existing structure that would warrant the exemptions associated with historic structures.

There have been previous attempts to have the settled agreement set aside. The City of Los Altos has stood firm abiding by the agreement. As a long-term resident of Milverton Road, I appeal to you to respect the neighbors who relied on the settled agreement when the condominium complex was built by once again denying this request for additional development of this property. I would further request a stringent examination to determine the historic value of the existing structure.

Respectfully, Jan Truitt 633 Milverton Road Los Altos, CA

## Re: Proposed Development at 604 Milverton Road, Los Altos 94022

Lou Dadok <lou.dadok@gmail.com>

Wed 9/20/2023 11:52 PM

To:Public Comment - HC <HCpubliccomment@losaltosca.gov>;Sean Gallegos <sgallegos@losaltosca.gov> Cc:Jan Truitt <jantruitt@aol.com>;Debbie Dadok <dadok@mac.com>

Unfortunately I will not be able to attend this meeting because I will be traveling. However I second Jan Truitt's opinion, as I have the same understanding from the last from the last go around. Please publish a summary of the meeting for those of us who cannot attend.

Thank you

Lou Dadok 625 Milverton Road Los Altos CA.

On Sep 16, 2023, at 5:02 PM, Jan Truitt <jantruitt@aol.com> wrote:

Honorable Members of the Department of Services Department City of Los Altos Los Altos, CA 94022

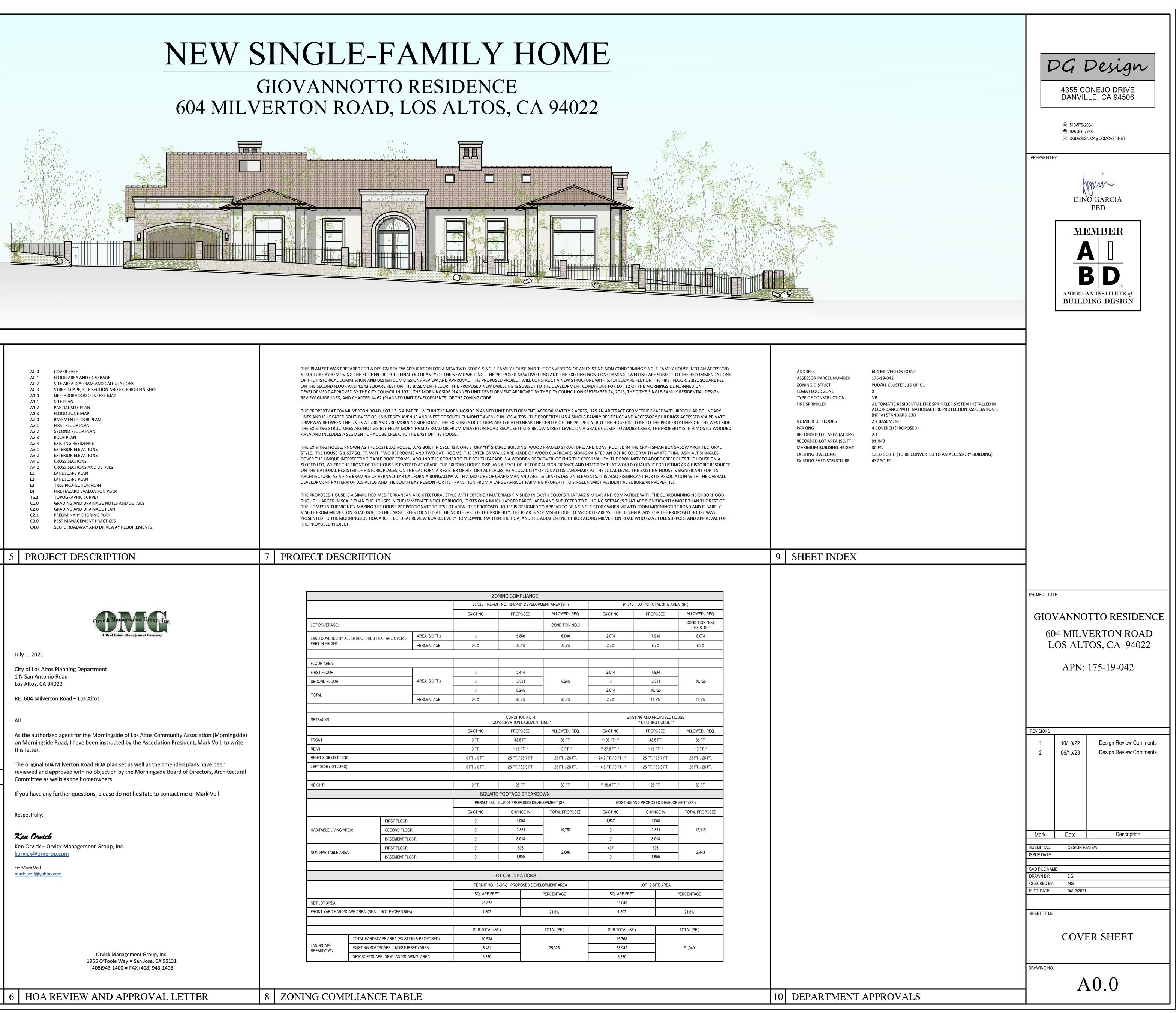
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My opposition is based on two facts:

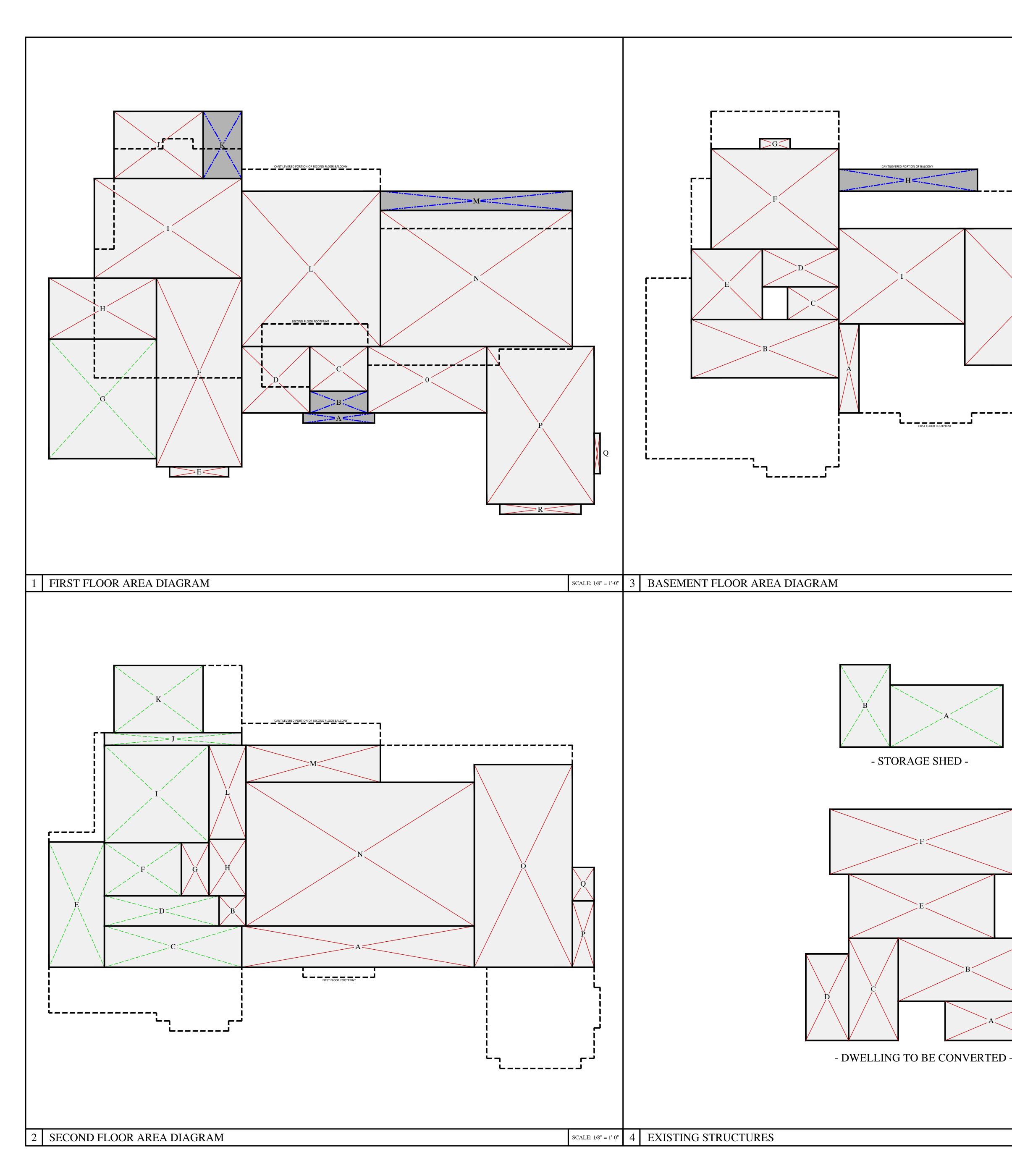
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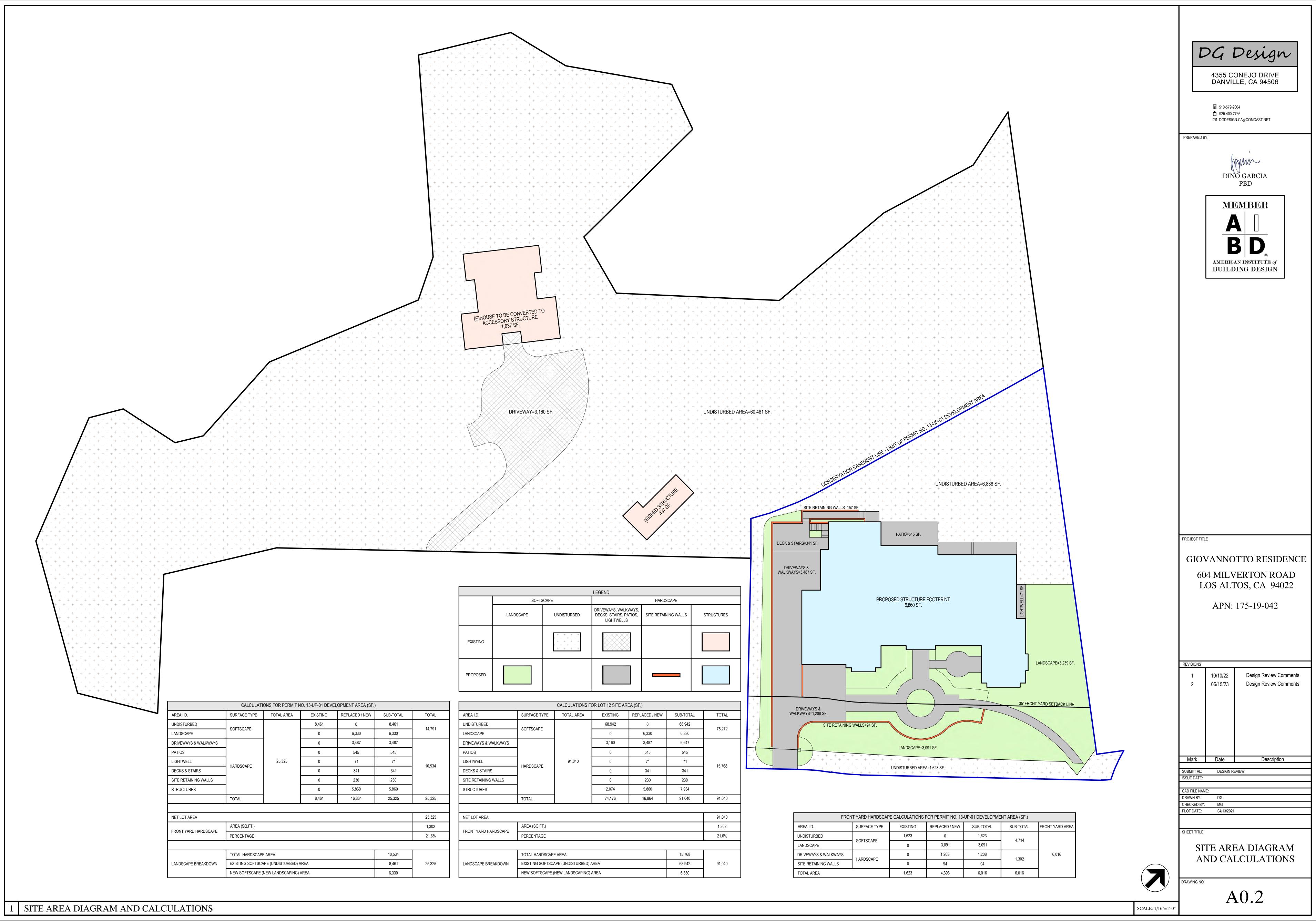


# PROJECT TITLE OWNER: MIKE GIOVANNOTTO 604 MILVERTON ROAD, LOS ALTOS, CA 94022 650.814.1712, <u>MIKE@VRENT.CON</u> PROJECT DESIGNER: DG DESIGN - DINO GARCIA 4355 CONEJO DRIVE, DANVILLE, CA 94506 510.579.2004, DINO@DGDESIGNPLAN.COM CIVIL ENGINEER: BERRY AND ASSOCIATES - JOHN BERRY 2149 AVY AVENUE, MENLO PARK, CA 94025 650.400.9003, JOHNCBERRY7@GMAIL.COM LANDSCAPE DESIGNER: SCHOPPET LANDSCAPE ARCHITECTS INC. - KEN SCHOPPET P.O. BOX 508 LOS ALTOS, CA 94022 650.823.6572, <u>KEN@KSLA.US</u> PROJECT DIRECTORY AERIAL VIEW PROPOSED SITE SITE MAP



	LEGEND: NON-HABITABLE FLOOR A	IREA	HABITABLE F	FLOOR AREA	
					D
	LOT COVERAGE	1	FOOTPRINT A	BOVE/BELOW	
	FIRST FLOOR AREA AND COVERA SECTION DIMENSIONS C 11'-6" X 8'-10"	AGE CALCULATION HABITABLE 102	IS: NON-HABITABLE	E AREA (SQ.FT.) 102	Drawings Prepa
	D 13'-6" X 13'-2" E 11'-9" X 2'-0"	178 23		178 23	
	F         16'-11" X 37'-5"           G         21'-4" X 23'-9"           H         21'-4" X 12'-1"	634 259	506	634 506 259	
	I 29'-3" X 19'-9" J 17'-8" X 13'-4" L 27'-6" X 30'-10"	578 236 848		578 236 848	
K	L 27'-6" X 30'-10" N 38'-1" X 27'-0" O 23'-7" X 13'-2"	1,029 312		1,029 312	
	P 21'-4" X 31'-3" Q 1'-2" X 8'-0"	667 10		667 10	
	R 16'-1" X 2'-0" FLOOR AREA SUBTOTAL	32 4,908	506	32 5,414	
	A 14'-2" X 2'-0" B 11'-6" X 4'-4" K 7'-8" X 13'-4"			28 50 102	
	K         7-8         X         I3-4           M         38'-1" X         3'-10"           LOT COVERAGE SUBTOTAL			102 146 5,740	
	SECOND FLOOR AREA AND COVE		-		
	SECTION         DIMENSIONS           A         4'-0" X 17'-8"           B         29'-3" X 11'-7"	HABITABLE 71 338	NON-HABITABLE	E AREA (SQ.FT.) 71 338	
	B         29'-3" X 11'-7"           C         10'-2" X 6'-6"           D         15'-23" X 7'-6"	66 114		66 114	
	E 14'-1" X 14'-0" F 25'-4" X 19'-11"	197 504		197 504	
	G 6'-0" X 2'-0" I 25'-0" X 18'-11"	12 474 708		12 474 708	
	J         26'-1" X 27'-1"           K         14'-6" X 23'-11"           FLOOR AREA SUBTOTAL	708 347 2,831		708 347 2,831	
└/			PORTION OF BALCON		
	BASEMENT FLOOR AREA CALCUL				
	SECTION         DIMENSIONS           A         46'-2" X 8'-2"           B         5'-4" X 6'-0"	HABITABLE 377 32	NON-HABITABLE	377	
	B         5'-4" X 6'-0"           C         27'-3" X 8'-2"           D         22'-9" X 6'-0"	32	223 137	32 223 137	
SCALE: 1/8" = 1'-0"	D         22-9 X 8-0           E         11'-0" X 24'-10"           F         15'-3" X 10'-6"		274 161	274 161	
	G 5'-6" X 10'-6" H 7'-4" X 11'-2"	58 82		58 82	
	I 20'-9" X 19'-2" J 27'-3" X 2'-6" K 17'-8" X 13'-4"		401 68 236	401 68 236	
	K         17'-8" X 13'-4"           L         7'-4" X 18'-8"           M         26'-8" X 7'-4"	137 196	236	236 137 196	
	N         45'-4" X 28'-6"           O         19'-5" X 40'-2"	1,293 782		1,293 782	
	P         4'-4" X 13'-2"           Q         4'-4" X 6'-8"	57 29		57 29	Project Title
	FLOOR AREA SUBTOTAL	3,043	1,500	4,543	GIOV 604
	DWELLING TO BE CONVERTED FL SECTION DIMENSIONS	HABITABLE	JLATIONS: NON-HABITABLE		604 LO
	A 18'-4" X 7'-10" B 27'-7" X 12'-6"	138 335		138 335	
	C         9'-10" X 20'-2"           D         8'-5" X 17'-3"           E         29'-0" X 12'-9"	192 138 364		192 138 364	
	E         29-0 X 12-3           F         36'-7" X 12'-11"           FLOOR AREA SUBTOTAL	470 1,637		470 1,637	
	SHED STRUCTURE FLOOR AREA	CALCULATIONS:			
	SECTIONDIMENSIONSA22'-5" X 12'-4"	HABITABLE	NON-HABITABLE	275	
	B 9'-11" X 16'-5" FLOOR AREA SUBTOTAL		162 437	162 437	Project No. Revisions
	FLOOR AREA SUMMARY:		AREA (SQ.FT.)		1 1 2 0
	FLOOR AREA I.D.	HABITAE	BLE NO EXIS	DEVELOPMENT STING NEW	
	FIRST FLOOR SECOND FLOOR BASEMENT FLOOR	4,908 2,831 3,043		0 <u>5,414</u> 0 <u>2,831</u> <u>4 543</u>	
	BASEMENT FLOOR DWELLING TO BE CONVERTED STORAGE SHED	3,043 1,637 0		4,543 637 0 137	
	SQUARE FOOTAGE SUBTOTAL TOTAL SQUARE FOOTAGE (SQ.FT	12,419		074 12,788 14,862	Mark
	FIRST FLOOR SECOND FLOOR DWELLING TO BE CONVERTED			0 5,414 2,831 637	Issue: Issue Date:
	STORAGE SHED FLOOR AREA SUBTOTAL		4	0 074 8,245	CAD File Name Drawn By
	TOTAL FLOOR AREA (SQ.FT.)			10,319	Checked By Plot Date:
	LOT COVERAGE SUMMARY:			AREA (SQ.FT.)	Sheet Title
			FXI	DEVELOPMENT STING NEW	
	LOT COVERAGE I.D. FIRST FLOOR			5 740	
	LOT COVERAGE I.D. FIRST FLOOR SECOND FLOOR DWELLING TO BE CONVERTED			0 5,740 120 637	FI
	FIRST FLOOR SECOND FLOOR		1,	0 120	FI Drawing No.

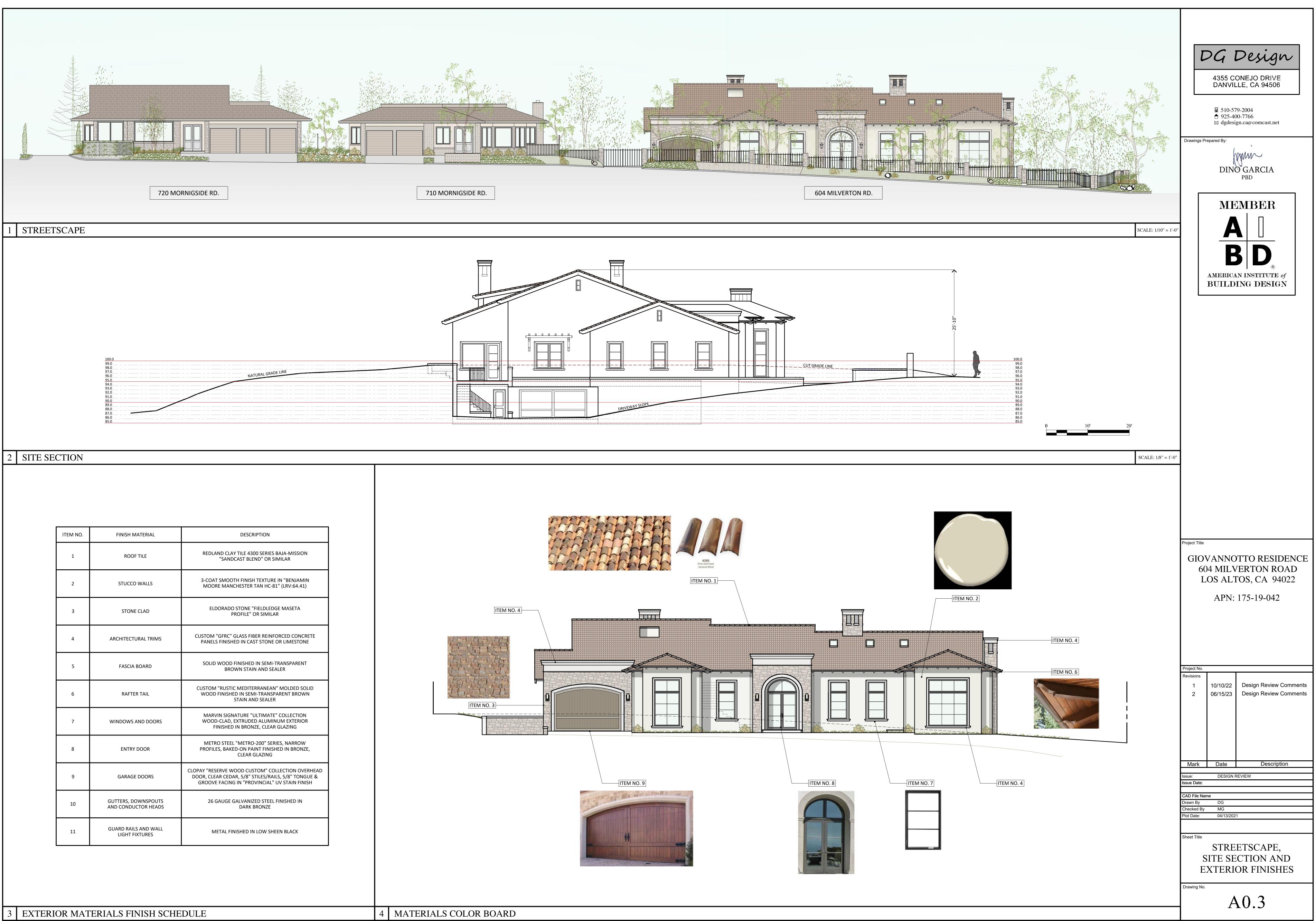


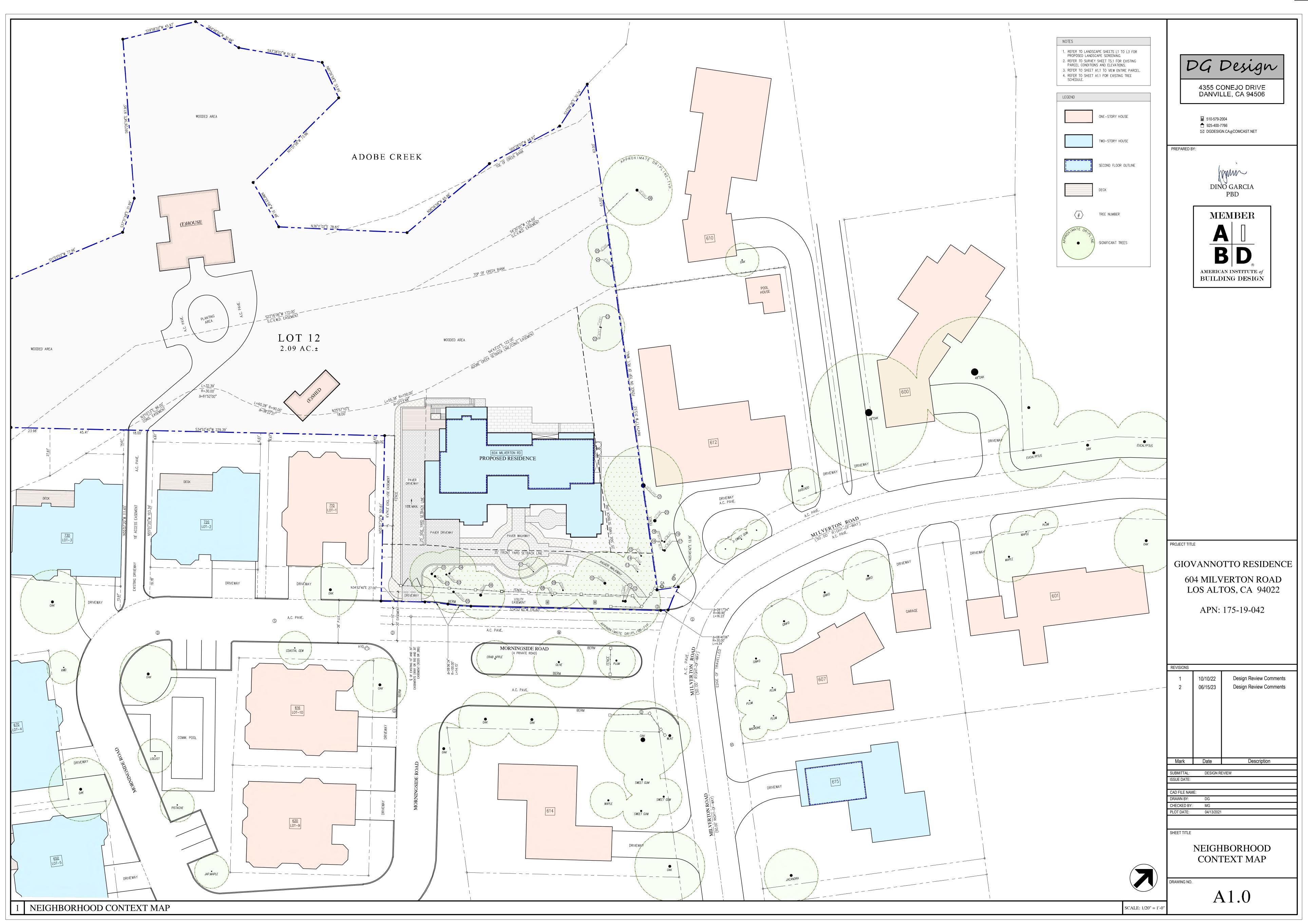


LEGEND						
	SOFTS	SCAPE		HARDSCAPE		
	LANDSCAPE	UNDISTURBED	DRIVEWAYS, WALKWAYS, DECKS, STAIRS, PATIOS, LIGHTWELLS	SITE RETAINING WALLS	STRUCTURES	
EXISTING		+ + + + + + + + + + + + + + + + + + +				
PROPOSED						

SUB-TOTAL	TOTAL
8,461	14,791
6,330	14,791
3,487	
545	
71	10,534
341	10,554
230	
5,860	
25,325	25,325
	25,325
	1,302
	21.6%
10,534	
8,461	25,325
6,330	

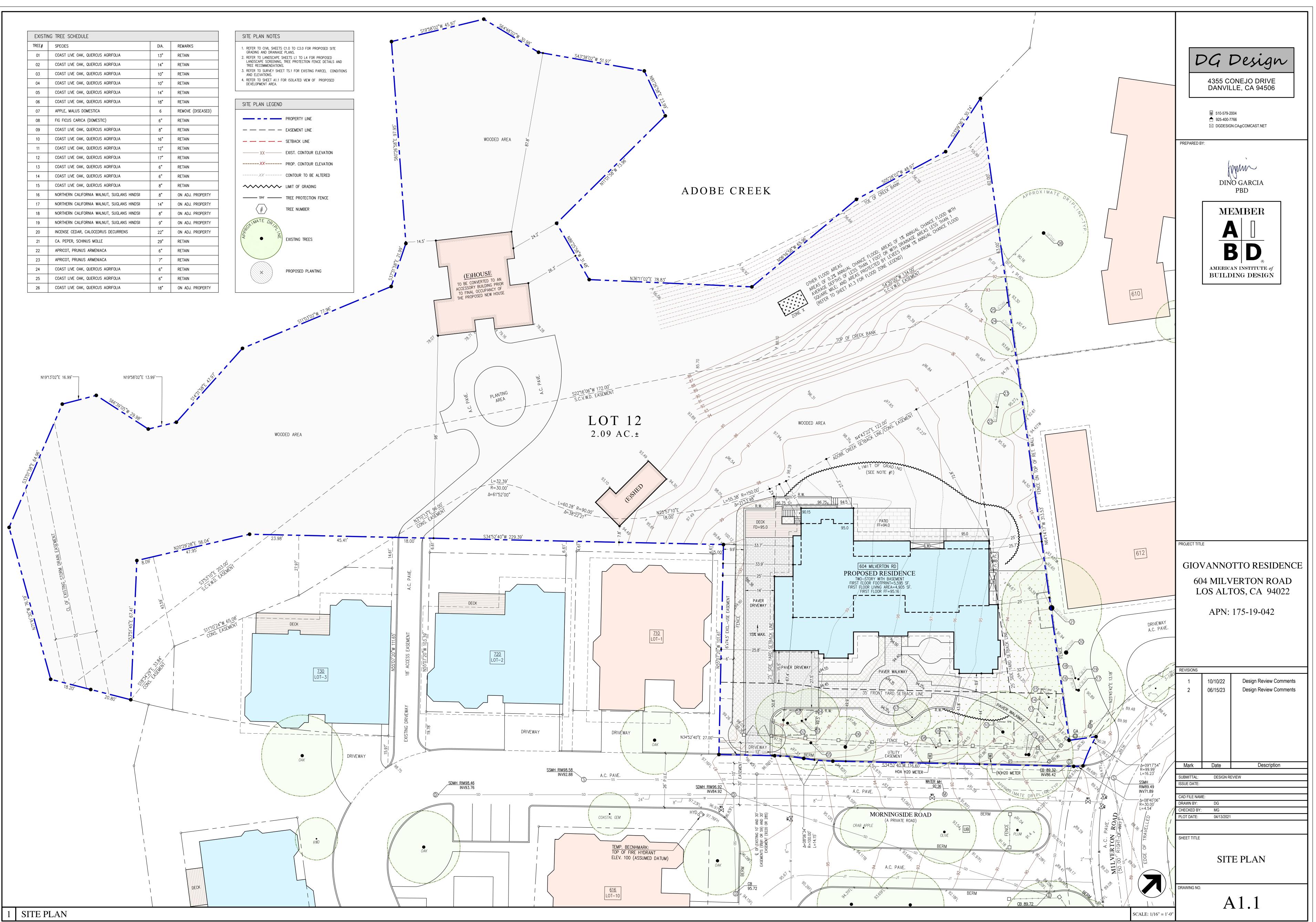
		CALCULATIONS FO	OR LOT 12 SITE AF	REA (SF.)		
AREA I.D.	SURFACE TYPE	TOTAL AREA	EXISTING	REPLACED / NEW	SUB-TOTAL	TOTAL
UNDISTURBED	SOFTSCAPE		68,942	0	68,942	75,272
LANDSCAPE	SUFISCAPE		0	6,330	6,330	15,212
DRIVEWAYS & WALKWAYS			3,160	3,487	6,647	
PATIOS			0	545	545	
LIGHTWELL		91,040	0	71	71	15,768
DECKS & STAIRS	HARDSCAPE		0	341	341	15,700
SITE RETAINING WALLS			0	230	230	
STRUCTURES			2,074	5,860	7,934	
	TOTAL		74,176	16,864	91,040	91,040
	-					
NET LOT AREA						91,040
FRONT YARD HARDSCAPE	AREA (SQ.FT.)					
FRONT TARD HARDSCAPE	PERCENTAGE					
	TOTAL HARDSCAPE AREA 15,768					91,040
LANDSCAPE BREAKDOWN	EXISTING SOFTSCAPE (UNDISTURBED) AREA 68,942					
	NEW SOFTSCAPE (	NEW LANDSCAPING)	AREA		6,330	

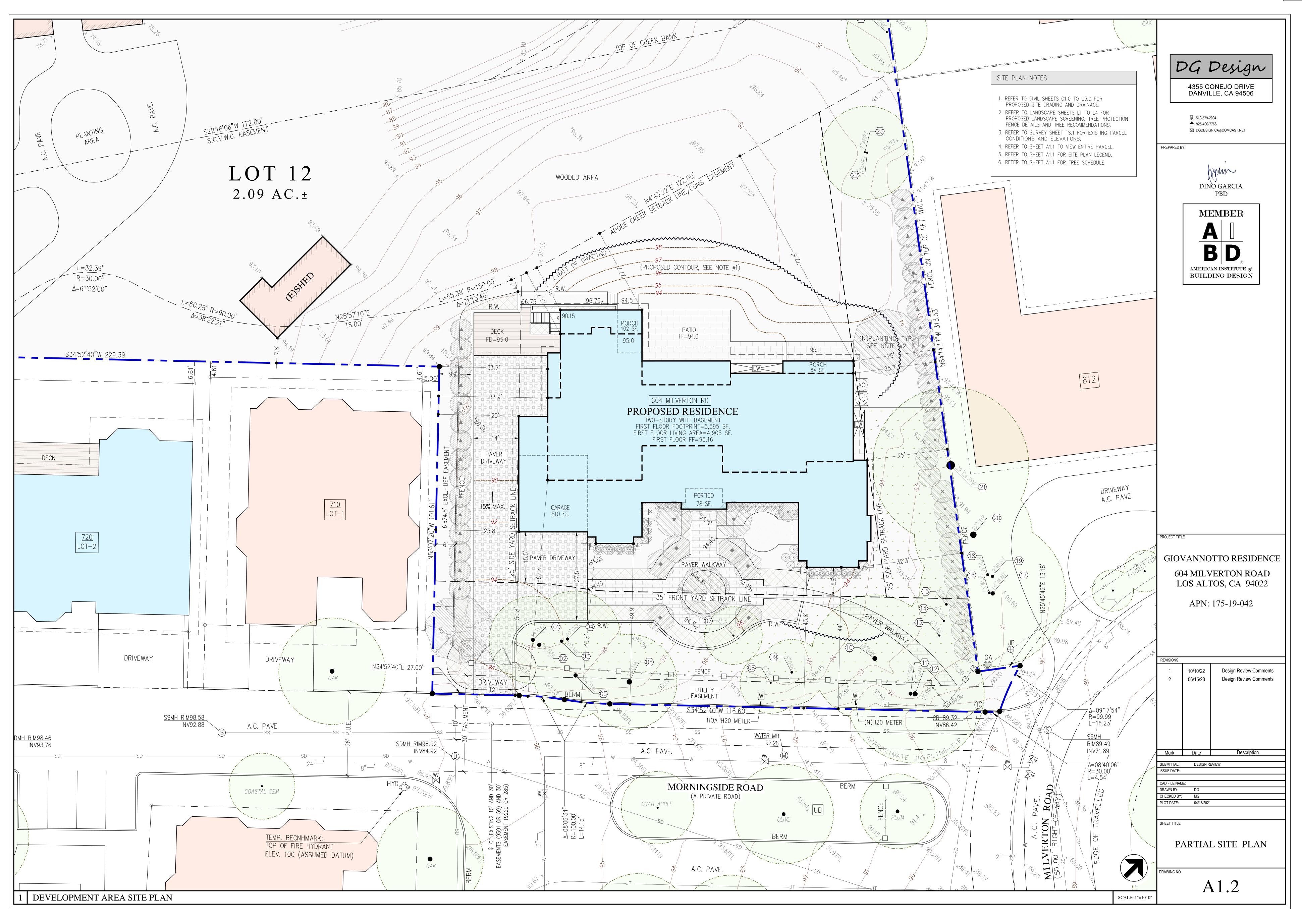


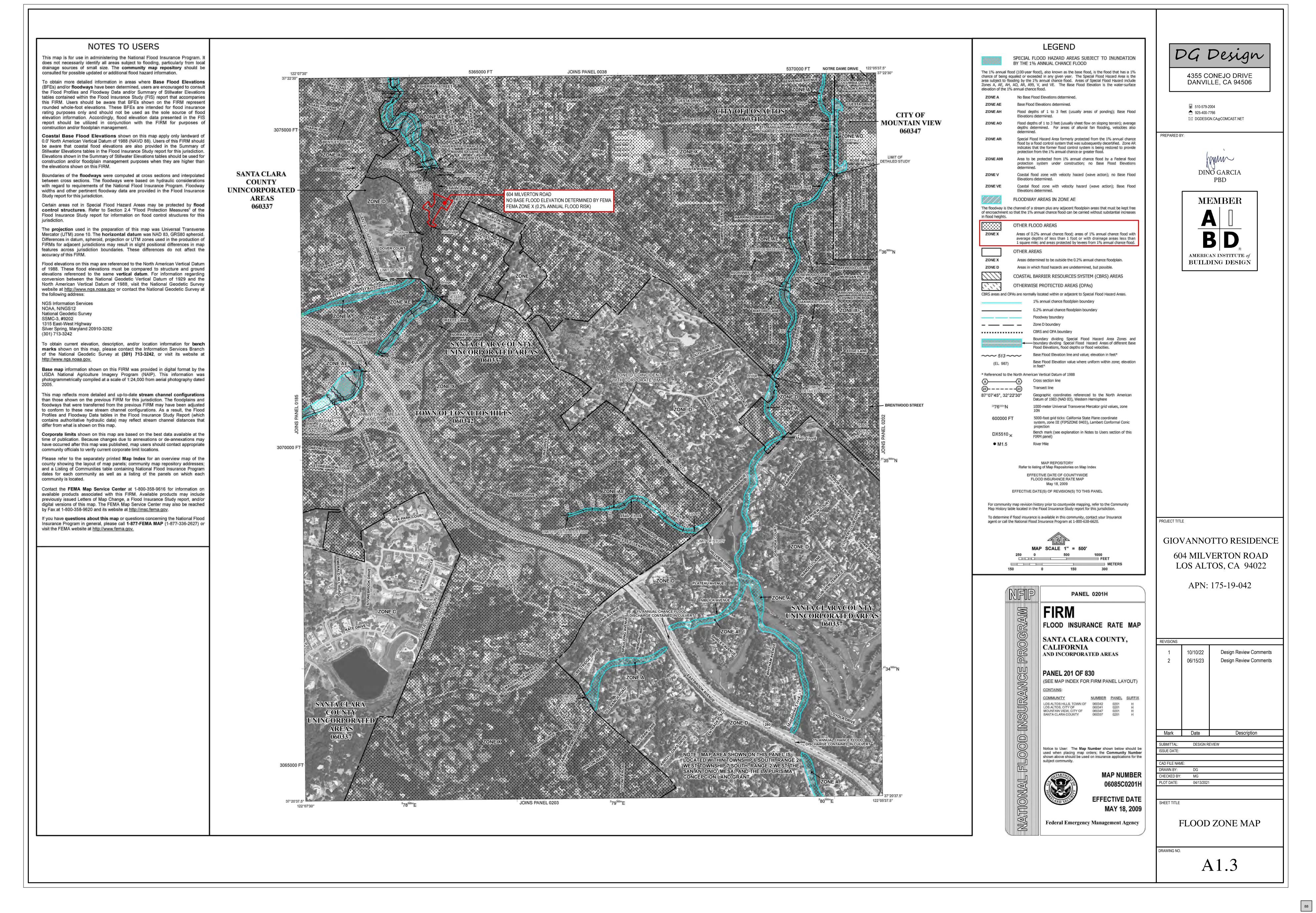


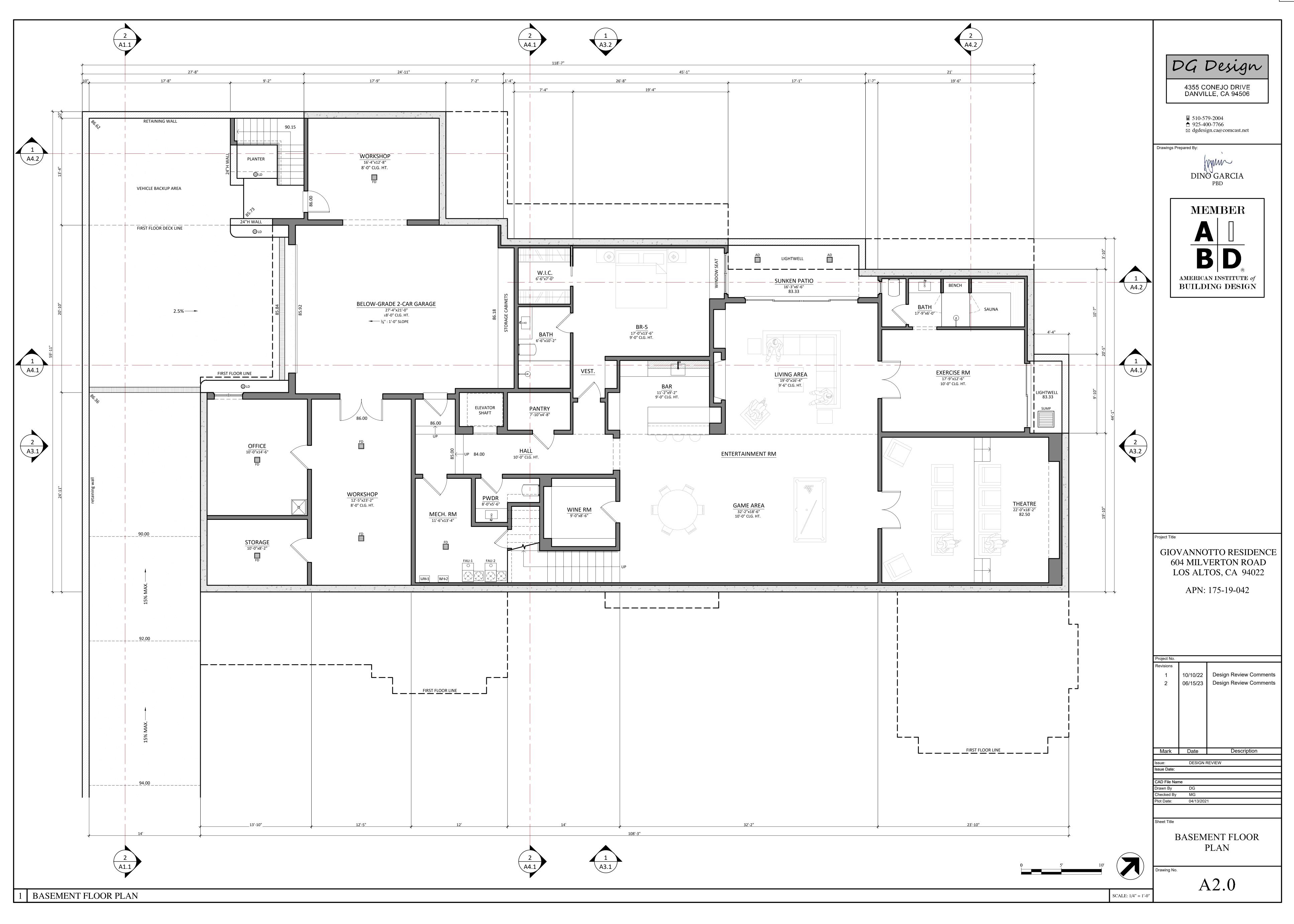
	NG TREE SCHEDULE		
TREE#	SPECIES	DIA.	REMARKS
01	COAST LIVE OAK, QUERCUS AGRIFOLIA	13"	RETAIN
02	COAST LIVE OAK, QUERCUS AGRIFOLIA	14"	RETAIN
03	COAST LIVE OAK, QUERCUS AGRIFOLIA	10"	RETAIN
04	COAST LIVE OAK, QUERCUS AGRIFOLIA	10"	RETAIN
05	COAST LIVE OAK, QUERCUS AGRIFOLIA	14"	RETAIN
06	COAST LIVE OAK, QUERCUS AGRIFOLIA	18"	RETAIN
07	APPLE, MALUS DOMESTICA	6	REMOVE (DISEASED
08	FIG FICUS CARICA (DOMESTIC)	6"	RETAIN
09	COAST LIVE OAK, QUERCUS AGRIFOLIA	8"	RETAIN
10	COAST LIVE OAK, QUERCUS AGRIFOLIA	16"	RETAIN
11	COAST LIVE OAK, QUERCUS AGRIFOLIA	12"	RETAIN
12	COAST LIVE OAK, QUERCUS AGRIFOLIA	17"	RETAIN
13	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
14	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
15	COAST LIVE OAK, QUERCUS AGRIFOLIA	8"	RETAIN
16	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	8"	ON ADJ. PROPERT
17	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	14"	ON ADJ. PROPERT
18	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	8"	ON ADJ. PROPERT
19	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	9"	ON ADJ. PROPERT
20	INCENSE CEDAR, CALOCEDRUS DECURRENS	22"	ON ADJ. PROPERT
21	CA. PEPER, SCHINUS MOLLE	29"	RETAIN
22	APRICOT, PRUNUS ARMENIACA	6"	RETAIN
23	APRICOT, PRUNUS ARMENIACA	7"	RETAIN
24	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
25	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN

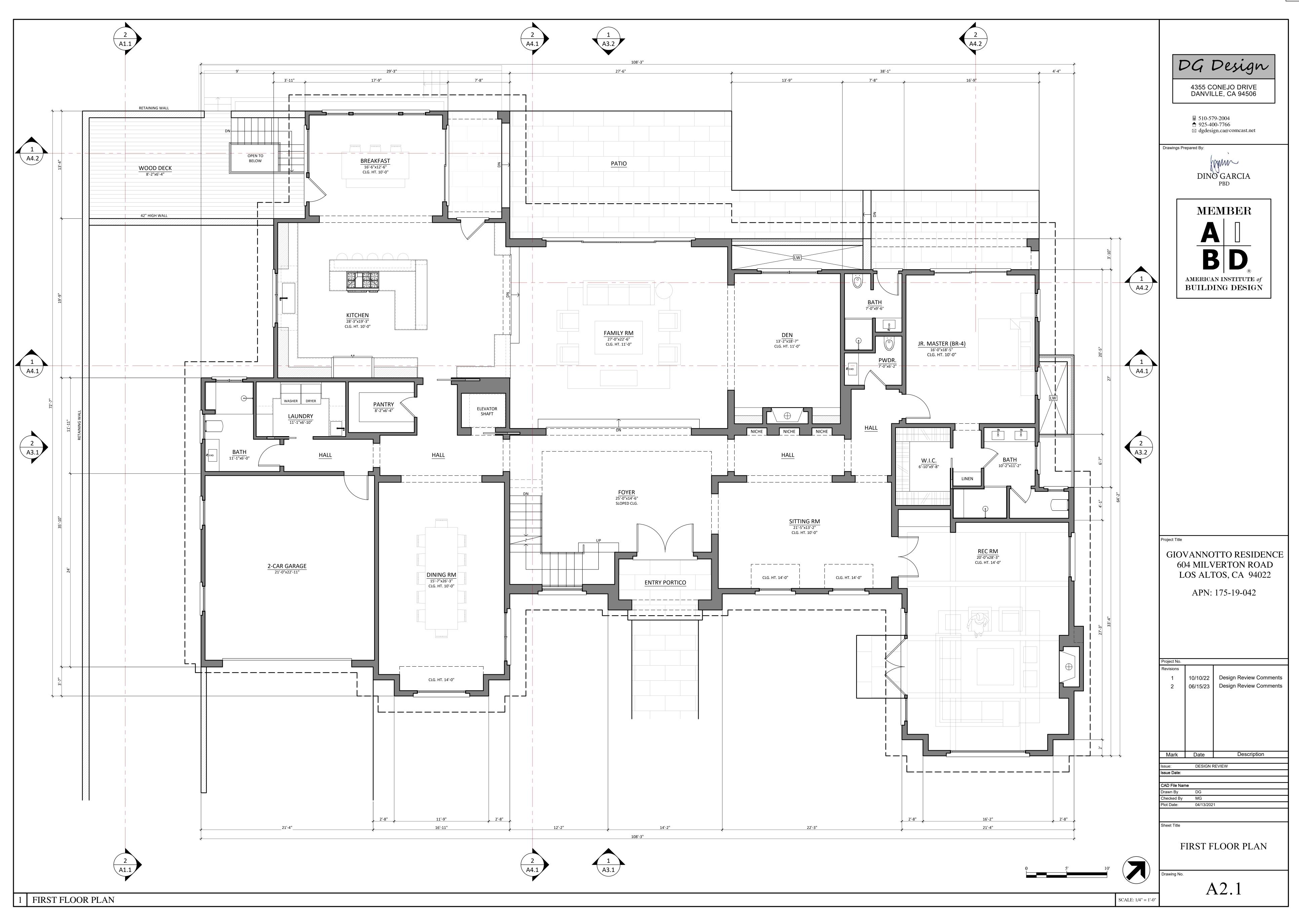
DEVELOPMENT AREA.	
SITE PLAN LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
XX	EXIST. CONTOUR ELEVATION
XX	PROP. CONTOUR ELEVATION
XX	CONTOUR TO BE ALTERED
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	LIMIT OF GRADING
TPF	TREE PROTECTION FENCE
	TREE NUMBER
H OTIMATE OP STIN	EXISTING TREES
X	PROPOSED PLANTING

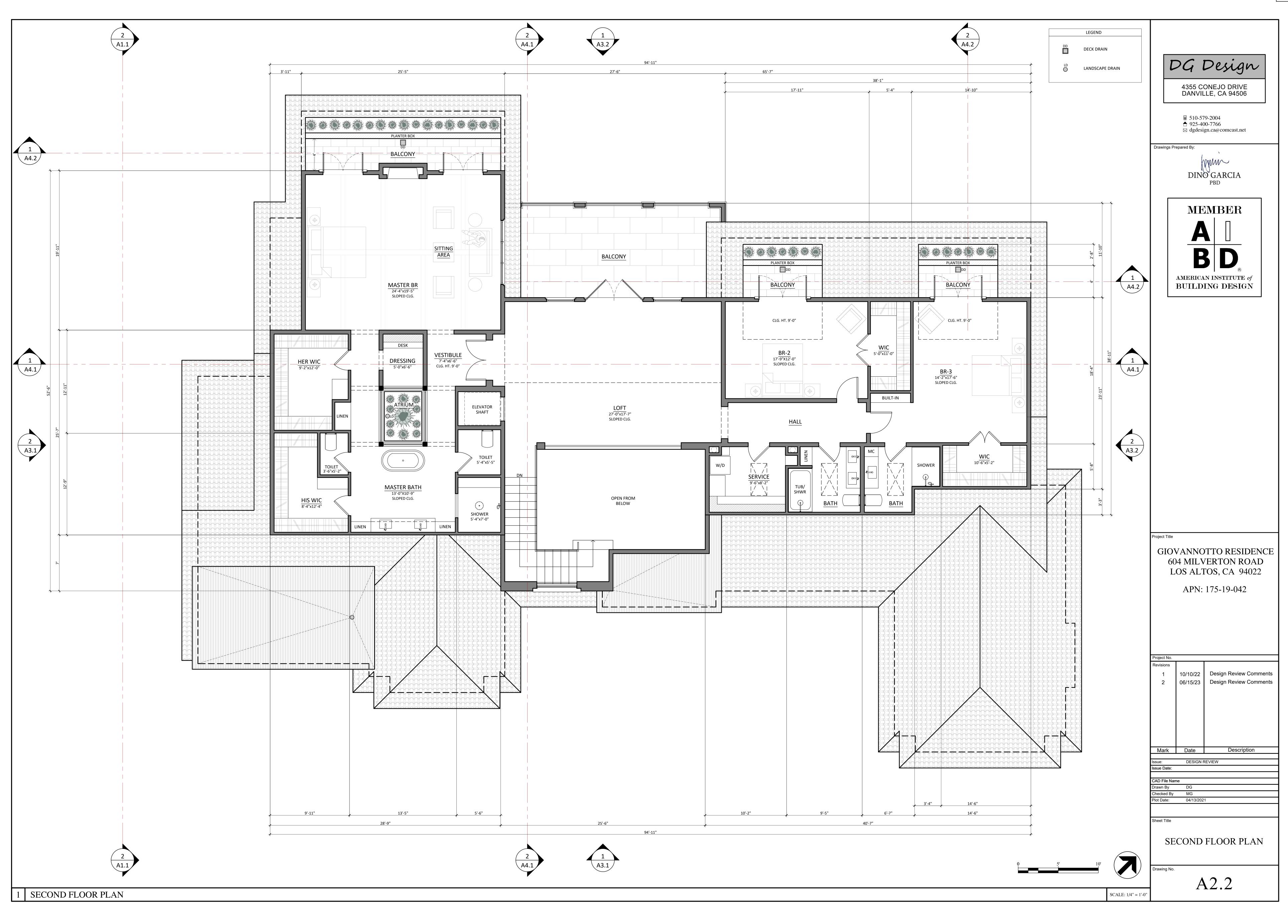


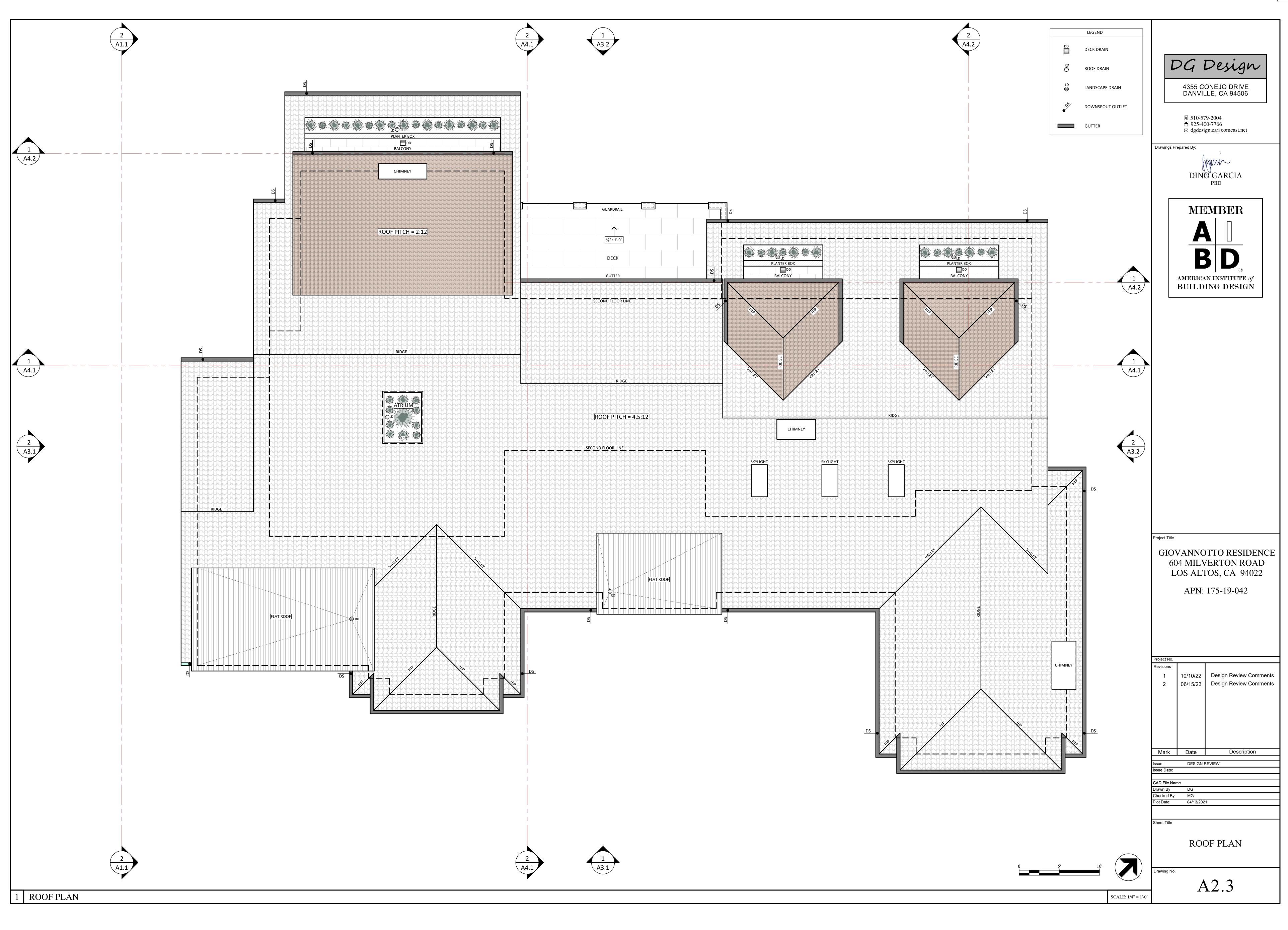




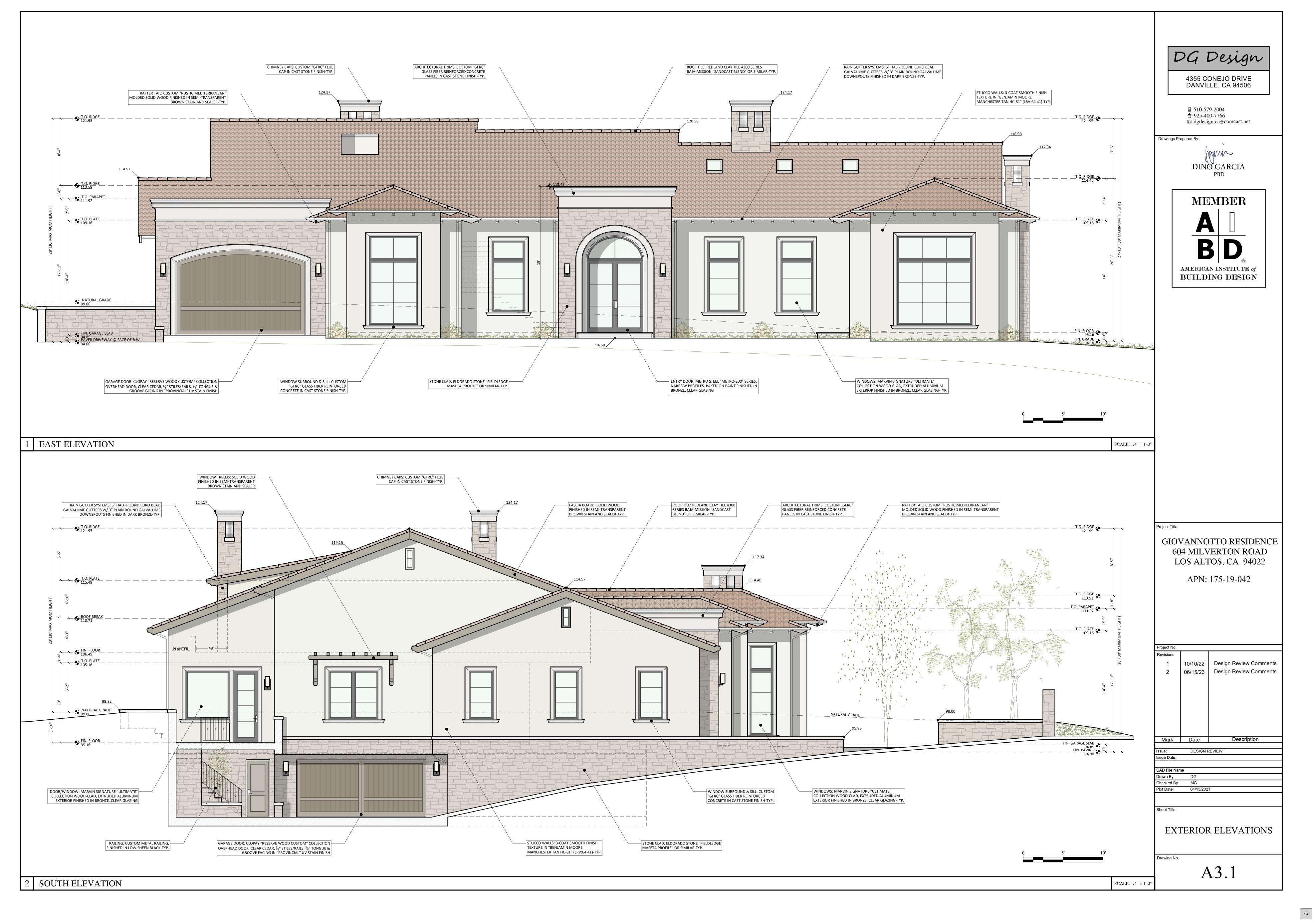




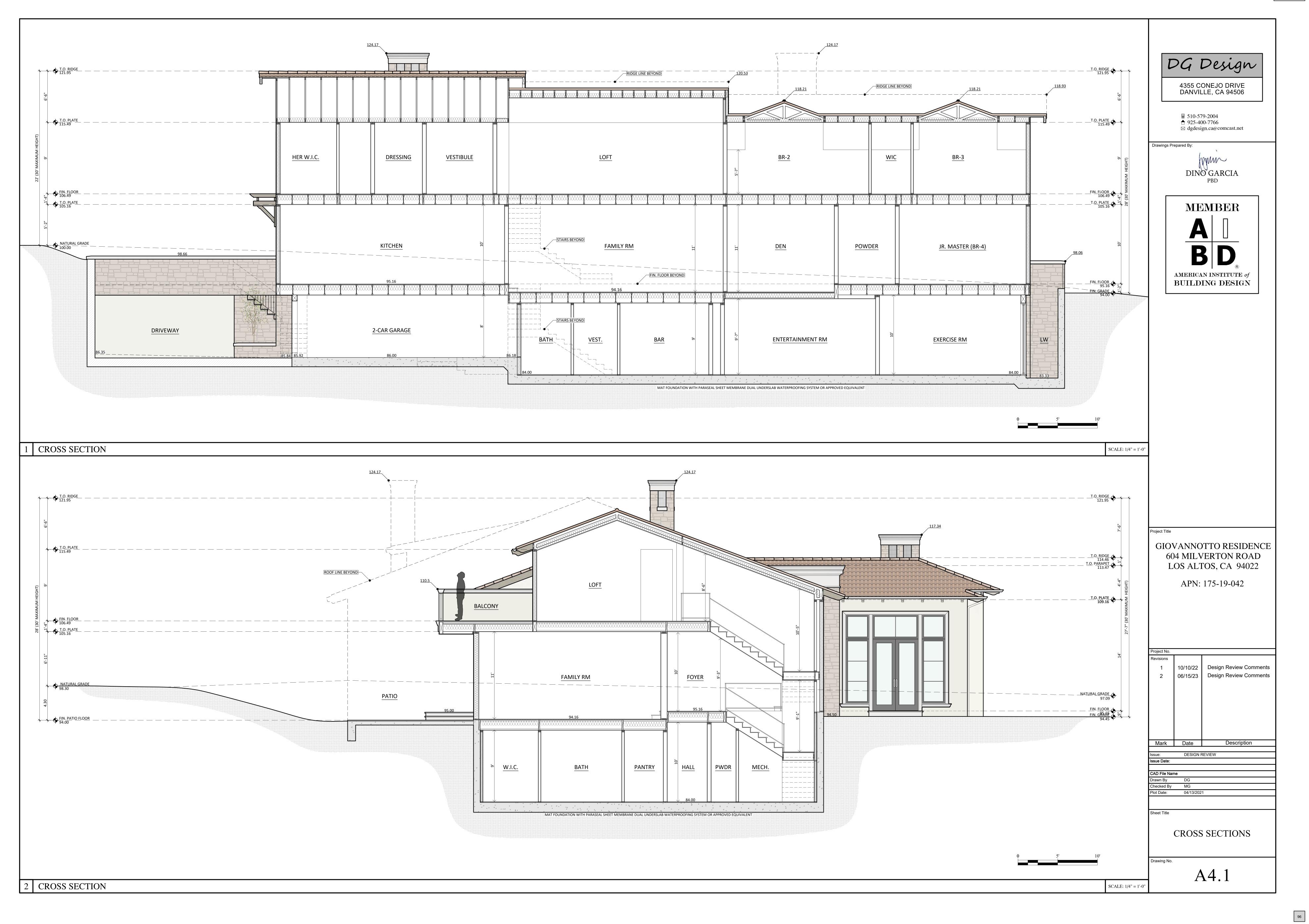














# LANDSCAPE LEGEND

1 (E) PAVER DRIVEWAY

2 (E) PAVER WALKWAY

3 PROPOSED CONCRETE PATIO

4 (E) FENCE TO REMAIN, 6' (TYP)

5 PROPOSED WROUGHT IRON ENTRY GATE

6 PROPOSED STUCCO RETAINING WALL

7 MULCH

8 LIGHTWELL

# SCREENING PLANT LEGEND

# TREE

IKEE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	#
CL	CITRUS X LIMON, STAND	LEMON	15 GAL	MED	6
OE	OLEA EUROPEA, MULTI	FRUITING OLIVE	36" BOX	V LOW	2
PA	PERSEA AMERICANA, STAND	AVOCADO	24" BOX	LOW	1
PG	PUNICA GRANATUM	POMEGRANATE	15 GAL	LOW	2
SHRU	JB				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	#
AI	AZALEA I. 'FORMOSA'	FORMOSA AZALEA	5 GAL	MED	13
JC	JUNIPERUS C. 'BLUE POINT'	BLUE POINT JUNIPER	15 GAL	LOW	4
LC	LOROPETALUM C. 'PIPA'S RED'	PIPA'S RED FRINGE FLOWER	5 GAL	MED	9
РО	PODOCARPUS GRACILIOR, BUSH	AFRICAN FERN PINE	15 GAL	MED	14
PR	PRUNUS CAROLINIANA, BUSH	CAROLINE CHERRY	15 GAL	LOW	28
RO	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	6

# GROUNDCOVER LEGEND

# 

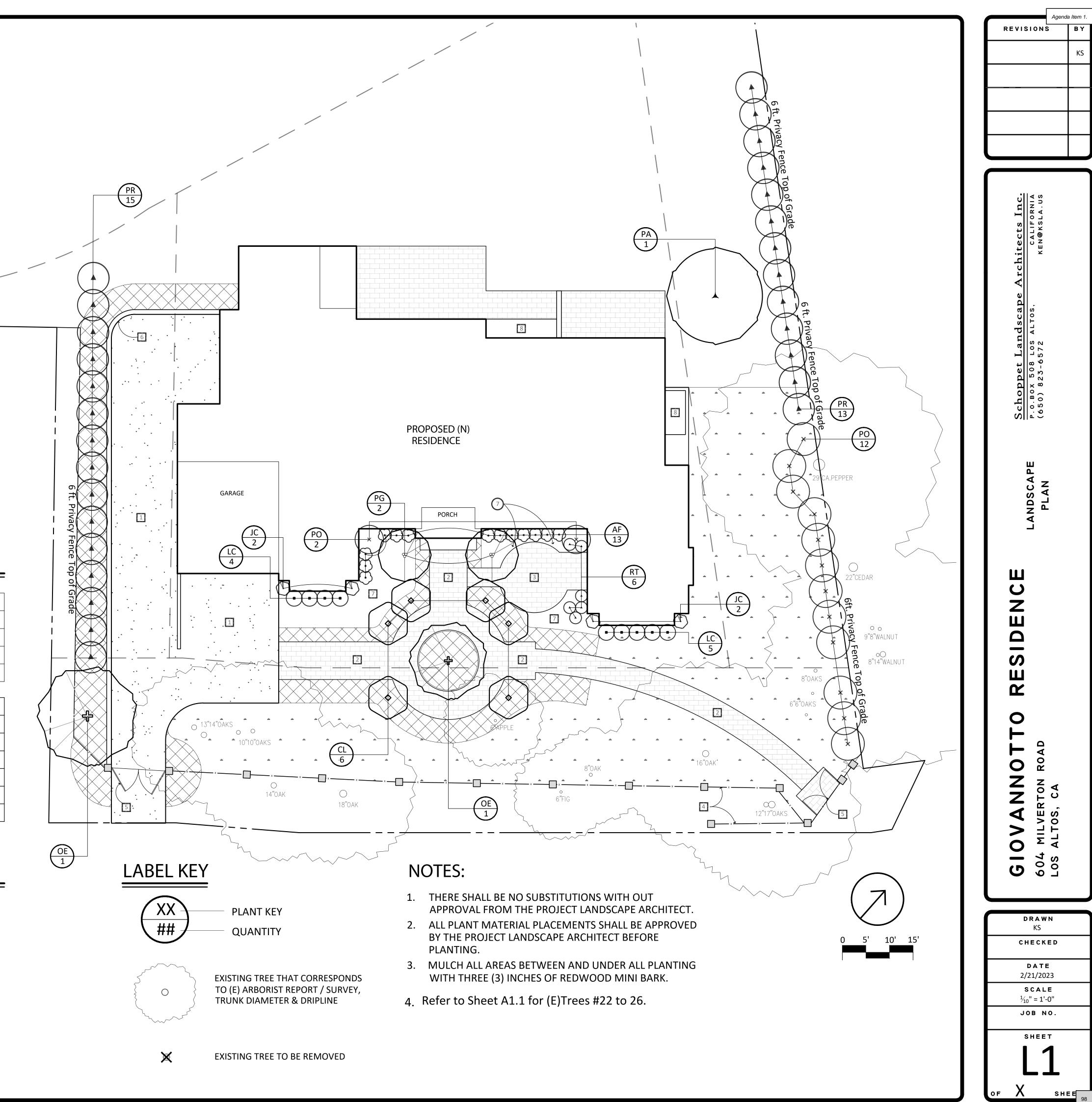
ROSMARINUS PROSTRATUS 1 GAL @ 36" o/c

LOW

بت بت ب

NATIVE WILDFLOWER MIX, OR EQUAL

LOW



# (CL) Citrus x limon 'Meyer'

Common Name(s): Meyer Lemon

- Description: <u>Citrus limon is an evergreen shrub growing to 3 m (9ft) by 1 m</u> (<u>3ft 3in) at a medium rate</u>. Hardy to zone 9, it is in leaf and flower all year.
- Suitable for: medium (loamy) and heavy (clay) soils and prefers well-drained soil.
- Suitable pH: acid, neutral and basic (alkaline) soils and can grow in very alkaline soils.



# (AI) AZALEA I. 'FORMOSA'

Common Name(s): Formosa Azalea

• Description: Formosa azalea (Azalea indica Formosa) blooms with lavender-pink flowers on a <u>4- to 8-foot-tall shrub with a mature width of 5- to 8-feet. Growth rate</u> is slow to moderate. The large and showy flowers bloom in early spring and attract hummingbirds and other wildlife.



# (PR) PRUNUS CAROLINIANA

Common Name(s): Bush Caroline Cherry

• Description: A dwarf, compact shrub, maturing at half the size of the regular Cherry Laurel, making an outstanding hedge or screen that tolerates heat, drought, and wind. Bright-green foliage has a scent reminiscent of maraschino cherries. Fragrant creamy white flowers are followed by small black inedible berries. Growth rate is MODERATE with an average landscape size growing to 8-10 ft. tall and 6-8 ft. wide.



# (OE) Olea Europa

# Common Name(s): European Olive

 Description: Olea europaea is an evergreen <u>Tree growing to 10 m (32ft) by 8 m</u> (26ft) at a slow rate. It is hardy to zone 8. It is in leaf all year and flowers from August to September. The species is hermaphrodite (has both male and female organs) and is pollinated by Wind. The plant is self-fertile. Suitable for: light (sandy), medium (loamy) and heavy (clay) soils, prefers welldrained soil and can grow in nutritionally poor soil.



• Description: Juniperus chinensis 'Blue Point' is a uniform-growing dwarf conical selection of Chinese juniper with dense branching holding prickly blue-gray foliage. After 10 years of growth, a mature specimen will measure 4.5 feet (1.5 m) tall and two-thirds as wide, an annual growth rate of 4 to 6 inches (10 - 15 cm).



# (RO) ROSMARINUS O. 'TUSCAN BLUE'





# (JC) Juniperus Chinensis 'Blue Point'

Common Name(s): Blue Point Juniper

Common Name(s): Tuscan Blue Rosemary

• Description: Rosmarinus officinalis 'Tuscan Blue' (Upright Rosemary) - An erect shrub that grows 4-6 feet tall and spreads 4-5 feet at a medium rate. Bright lavender-blue flowers bloom among the fine, olive green foliage in the winter through spring. Flowers are larger than other varieties. As with other Rosemary it is resistant to deer and rabbit predation. This one of the most popular cultivars of upright growing rosemary in cultivation in California.

# (PA) Persea Americana

## Common Name(s): Avocado

- Description: Persea americana is an evergreen Tree growing to 15 m (49ft) by 25 m (82ft) at a fast rate. It has an irregular and dense crown, and a bole that usually branches from low down and can be up to 45 cm in diameter. The flowers are greenish-yellow and the leaves are arranged alternately. It is noted for attracting wildlife.
- Suitable pH: acid, neutral and basic (alkaline) soils. It cannot grow in the shade. It prefers dry or moist soil and can tolerate drought.



# (LC) Loropetalum C. 'Pippas Red'

Common Name(s): Pipa's Red Fringe Flower

• Description: *Loropetalum chinense* is an evergreen shrub that generally grows to a height of 10 to 15 feet with a similar to somewhat smaller width. The growth rate on upright, taller cultivars is medium to fast. Loropetalums show excellent versatility in the landscape. They are attractive when grown in clusters or mixed screens as well as foundation plantings, single specimens, espaliers and bonsai.



# Groundcover: Rosmarinus Prostratus

Common Name(s): Creeping Rosemary

• Description: A key ingredient of a Mediterrean style garden, Rosmarinus officinalis **Prostratus** (Creeping Rosemary) is a low-growing and spreading evergreen shrub with strongly aromatic, needle-like leaves, about 2 in (5 cm) long. Clusters of pale blue flowers appear in spring and summer, occasionally in fall. With a medium growth rate and arresting its development at 2 feet tall and 4-8 feet wide, this ground or bank cover is also successful in raised planters where the cascading branches spill attractively over its edges.









# (PG) Punica Granatum

## Common Name(s): Pomegranite

• Description: Punica Granatum is a deciduous tree growing to 5 m (16ft) by 8 m <u>(26ft) at a medium rate.</u>

• Suitable for: light (sandy), medium (loamy) and heavy (clay) soils and prefers welldrained soil. Suitable pH: acid, neutral and basic (alkaline) soils. It cannot grow in the shade. It prefers dry or moist soil.



# (PO) Podocarpus Gracilior

# Common Name(s): Bush African Fern Pine

 Description: Moderate-growing evergreen tree to 40-50' tall x 25-35' wide, often pruned to maintain a smaller size. This graceful-looking species is best-suited for mild climates and forms a dense rounded head of finely-divided, slightly-pendulous foliage, featuring narrow leaves that emerge light gray-green and mature to shades of bright and dark-green creating a fern-like appearance.

# Groundcover: Native Wildflower Mix

## **CALIFORNIA NATIVE WILDFLOWER MIX**

• Description: This mixture of annuals and perennials provides a bright and colorful array of flowers through spring. Fall planting results in an earlier and longer blooming period. Spring planting can be successful with supplemental irrigation. These plants have low water requirements and may be sown alone or in conjunction

with selected grasses. Achillea millefolium, White Yarrow Gilia capitata, Globe Gilia Layia platyglossa, Tidy Tips Lupinus succulentus, Arroyo Lupine

Clarkia unguiculata, Mountain Garland Collinsia heterophylla, Chinese Houses Eschscholzia californica, California Poppy Lasthenia glabrata, Goldfields Linum lewisii, Blue Flax Nemophila menziesii, Baby Blue-Eyes Sisyrinchium bellum, Blue-Eyed Grass Wyethia angustifolia, Mule's Ears

Lupinis microcarpus densiflorus, Golden Lupine Phacelia campanularia, California Bluebell

Height range: 12-36 inches

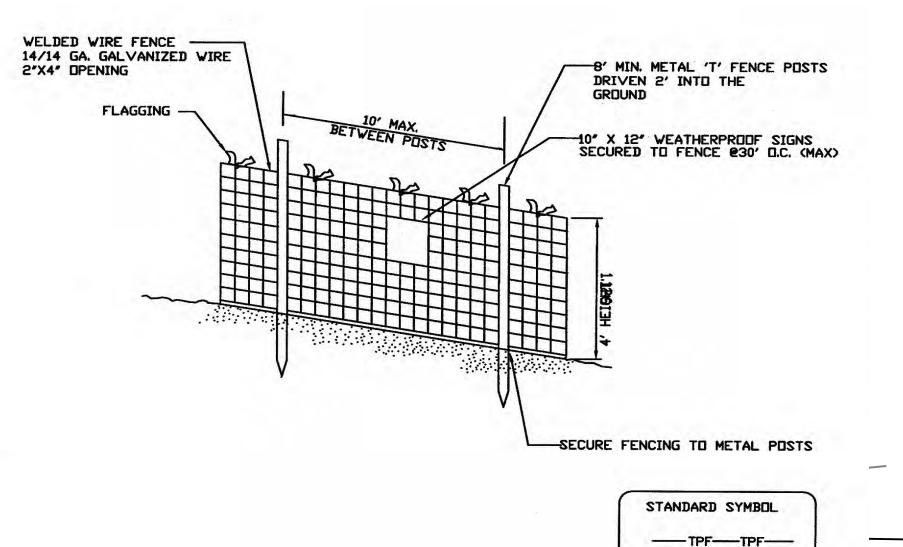


Agond	a Item 1.
REVISIONS	B Y

() NDSCA PLAN Ш S Ш R Ο Ο Ζ U С ШΟ 0  $\mathbf{O}$ S 00 C Q DRAWN CHECKED DATE 10/9/2020 SCALE  $\frac{1}{10}$  = 1'-0" JOB NO. SHEET

# (TPZ) TREE PROTECTION ZONE FENCING DETAIL

In Accordance with Los Altos Tree Protection Regulations (11.08.120)



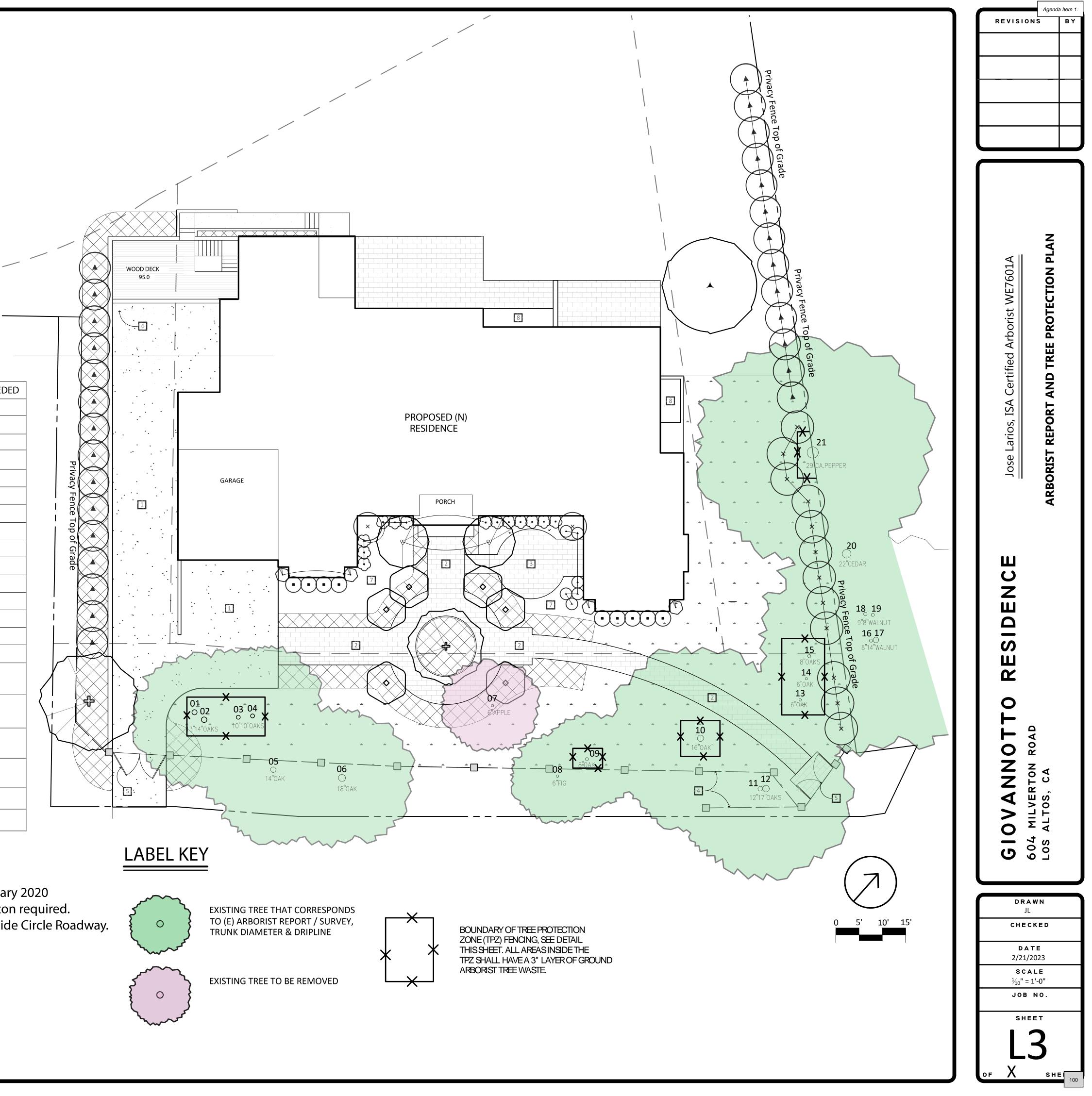
# TREES CATEGORY RATINGS AND RECOMMENDED OUTCOMES

KEY	SPECIES	SIZE	RECOMMENDATION	PROTECTIVE MEASURES NEED
01	Coast Live Oak, Quercus Agrifolia	13"	Retain	TPZ Fencing, Note #1
02	Coast Live Oak, Quercus Agrifolia	14"	Retain	TPZ Fencing, Note #1
03	Coast Live Oak, Quercus Agrifolia	10"	Retain	TPZ Fencing, Note #1
04	Coast Live Oak, Quercus Agrifolia	10"	Retain	TPZ Fencing, Note #1
05	Coast Live Oak, Quercus Agrifolia	14"	Retain	None
06	Coast Live Oak, Quercus Agrifolia	18"	Retain	None
07	Fruiting Apple, Malus Domestica	6"	Diseased, Removal Recommended	Note #2
08	Fig, Ficus Carica, Domestic Fig	6"	Retain	None
09	Coast Live Oak, Quercus Agrifolia	8"	Retain	TPZ Fencing
10	Coast Live Oak, Quercus Agrifolia	16"	Retain	TPZ Fencing
11	Coast Live Oak, Quercus Agrifolia	12"	Retain	None
12	Coast Live Oak, Quercus Agrifolia	17"	Retain	None
13	Coast Live Oak, Quercus Agrifolia	6"	Retain	TPZ Fencing
14	Coast Live Oak, Quercus Agrifolia	6"	Retain	TPZ Fencing
15	Coast Live Oak, Quercus Agrifolia	8"	Retain	TPZ Fencing
16	Northern California Walnut, Suglans Hindsii	8"	Retain	None
17	Northern California Walnut, Suglans Hindsii	14"	Retain	None
18	Northern California Walnut, Suglans Hindsii	8"	Retain	None
19	Northern California Walnut, Suglans Hindsii	9"	Retain	None
20	Incense Cedar, Calocedrus Decurrens	22"	Retain	None
21	CA. Peper, Schinus Molle	29"	Retain	TPZ Fencing

\* Trees (#22, #23, #24, #25, #26) Outside the development area.

Refer to Sheet A1.1 for locations. No protective measures needed.

- Note #1. A Full root collar inspectin has been performed on trees (#1, #2, #3, #4) January 2020 and reevaluated February 2023 per homeowner request. No special protecton required. Majority of butress roots developed in South-East direction facing Morningside Circle Roadway. Trees have been regularly trimmed and maintained by Larios Tree Service.
- Note #2. Domestc Fruitng Apple (Tree #7) severely damaged by Fire Blight. Tree removal recommended.



# FIRE HAZARD EVALUATION OF TREES NEAR COTTAGE

# **DEFENSIBLE SPACE:**

Defensible space, coupled with home hardening, is essential to improve your home's chance of surviving a wildfire. Defensible space is the buffer you create between a building on your property

and the grass, trees, shrubs, or any wildland area that surround it. This space is needed to slow or stop the spread of wildfire and it helps protect your home from catching fire —either from embers, direct flame contact or radiant heat. Proper defensible space also provides firefighters a safe area to work in, to defend your home

# Zone 1 – Lean, Clean and Green Zone

Zone 1 extends 30 feet from buildings, structures, decks, etc. or to your property line, whichever is closer

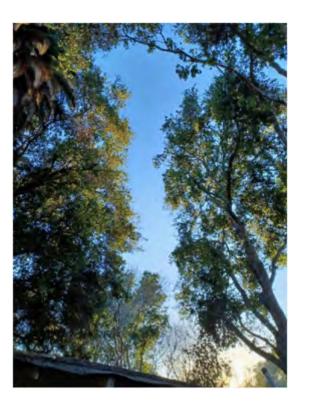
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Relocate wood piles to Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks, balconies and stairs.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

# **LARIOS TREE SERVICE EVALUATION:**

On November 22<sup>nd</sup> 2021 Larios Tree Service evaluated the trees near the cottage at 604 Milverton Road in Los Altos. We were instructed to evaluate the trees according to the CAL FIRE DEFENSIBLE SPACE ZONE 1 STANDARD.

We found the trees labeled 2, 3, 5, 6, 7, and 8 needed trimming to comply with the Standard. Property Owner requested we trim the canopies of these trees to meet the Zone 1 Requirements. The trees were trimmed to meet compliance.

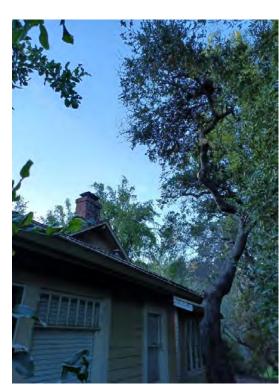
AS OF 11/26/2021 RESIDENCE AT 604 MILVERTON ROAD MEETS CAL FIRE **ZONE 1 STANDARD** 



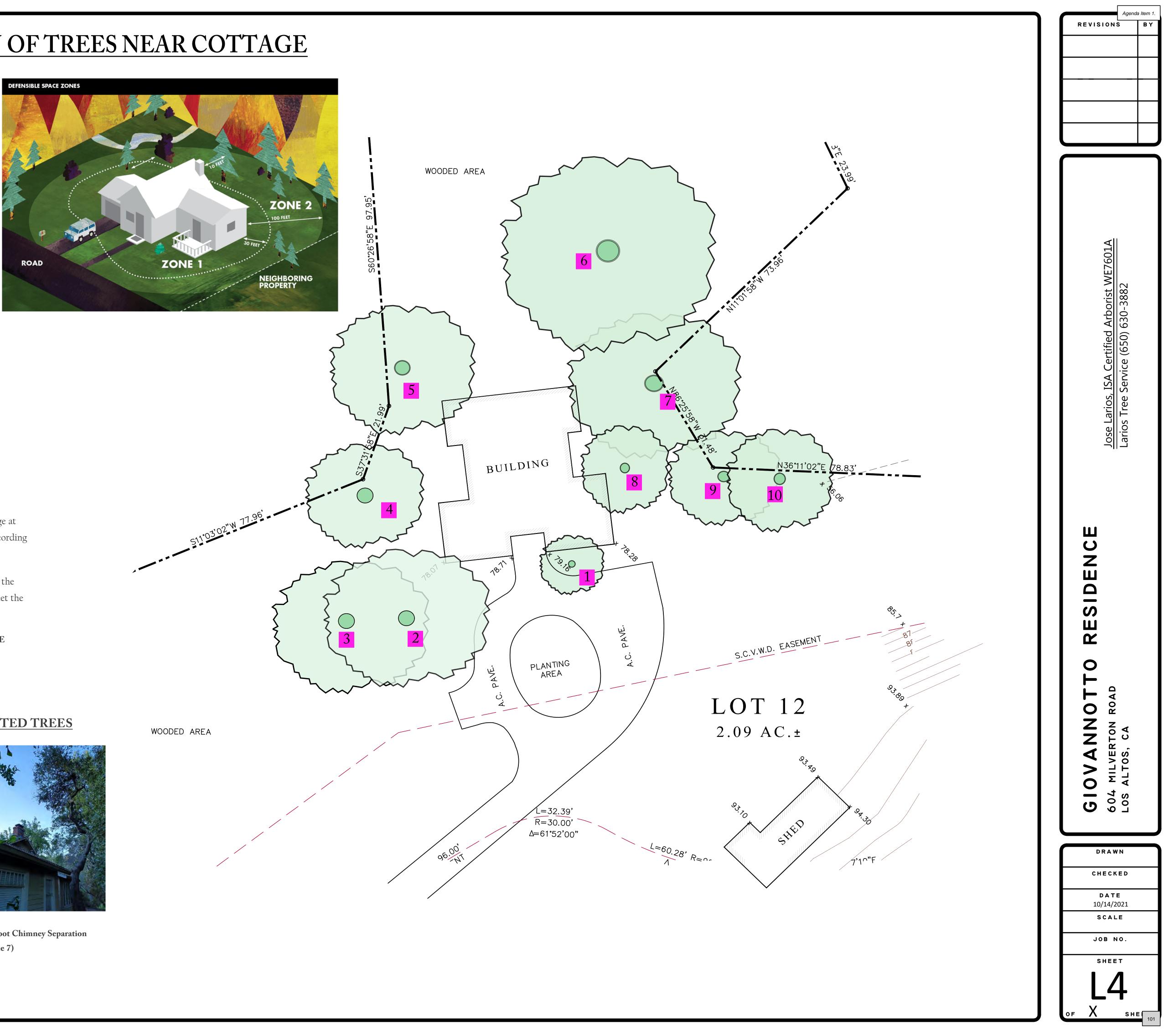
10 Foot Clearance to adjacent Vegetation (Tree 2, 3)



**Clearance to Cottage** (Tree 7, 8)



10 foot Chimney Separation (Tree 7)



# PHOTOGRAPHS OF SOME OF THE CORRECTED TREES

TREE	SCHEDULE		
TREE#	SPECIES	DIA.	REMARKS
01	COAST LIVE OAK, QUERCUS AGRIFOLIA	13"	RETAIN
02	COAST LIVE OAK, QUERCUS AGRIFOLIA	14"	RETAIN
03	COAST LIVE OAK, QUERCUS AGRIFOLIA	10"	RETAIN
04	COAST LIVE OAK, QUERCUS AGRIFOLIA	10"	RETAIN
05	COAST LIVE OAK, QUERCUS AGRIFOLIA	14"	RETAIN
06	COAST LIVE OAK, QUERCUS AGRIFOLIA	18"	REMAIN
07	APPLE, MALUS DOMESTICA	6	REMOVE (DISEASE
08	FIG FICUS CARICA (DOMESTIC)	6"	RETAIN
09	COAST LIVE OAK, QUERCUS AGRIFOLIA	8"	RETAIN
10	COAST LIVE OAK, QUERCUS AGRIFOLIA	16"	RETAIN
11	COAST LIVE OAK, QUERCUS AGRIFOLIA	12"	RETAIN
12	COAST LIVE OAK, QUERCUS AGRIFOLIA	17"	RETAIN
13	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
14	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
15	COAST LIVE OAK, QUERCUS AGRIFOLIA	8"	RETAIN
16	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	8"	ON ADJ. PROPER
17	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	14"	ON ADJ. PROPER
18	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	8"	ON ADJ. PROPER
19	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	g"	ON ADJ. PROPER
20	INCENSE CEDAR, CALOCEDRUS DECURRENS	22"	ON ADJ. PROPER
21	CA. PEPER, SCHINUS MOLLE	29"	RETAIN
22	APRICOT, PRUNUS ARMENIACA	6"	RETAIN
23	APRICOT, PRUNUS ARMENIACA	7"	RETAIN
24	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
25	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
26	COAST LIVE OAK, QUERCUS AGRIFOLIA	18"	ON ADJ. PROPER

N19'58'02"E 13.99'----

WOODED AREA

DECK

<u>670</u> LOT-4

<u>730</u> LOT-3

\_\_\_\_

DRIVEWAY

OAK

S11'TO'24"W DENT

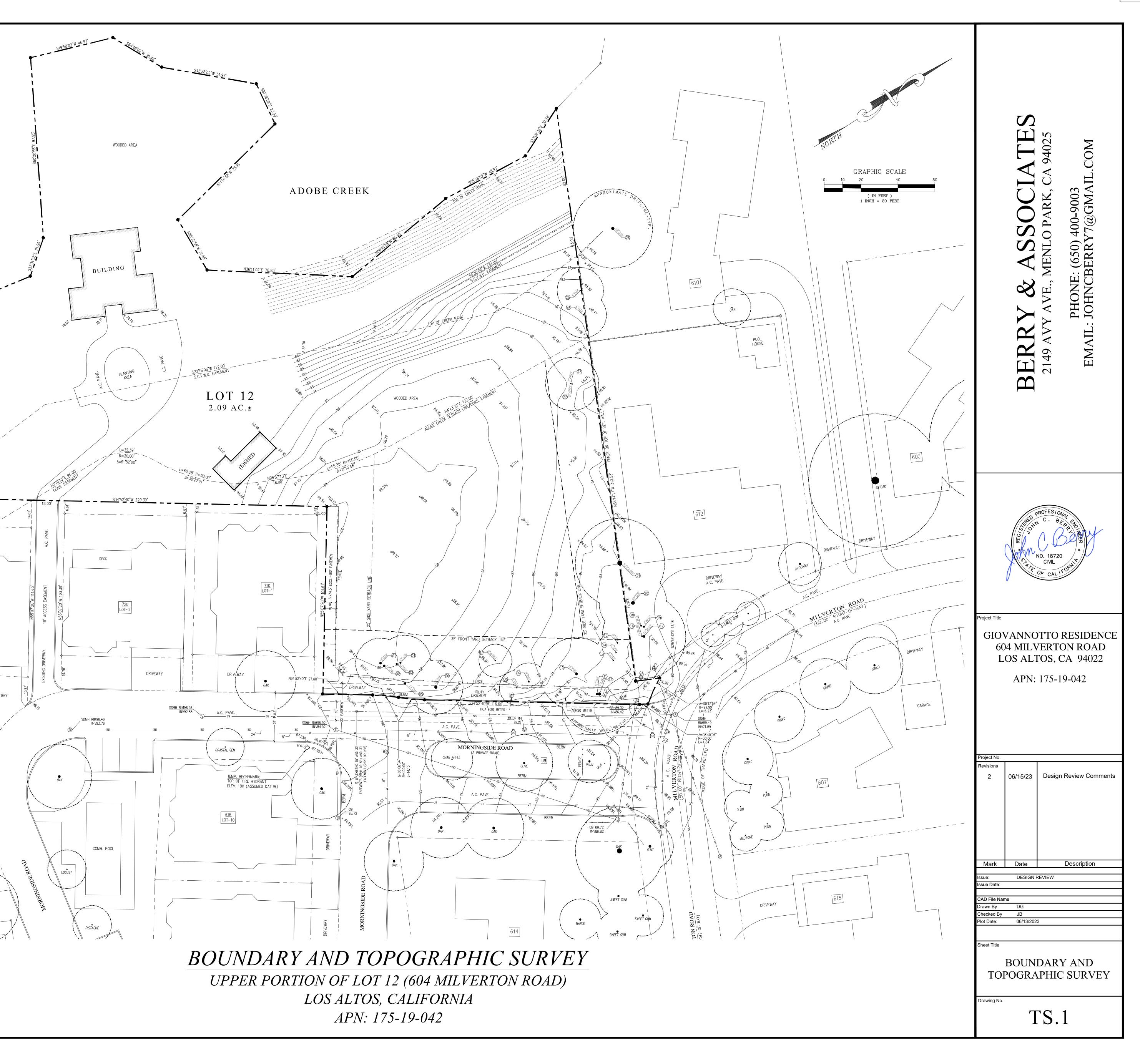
45.41

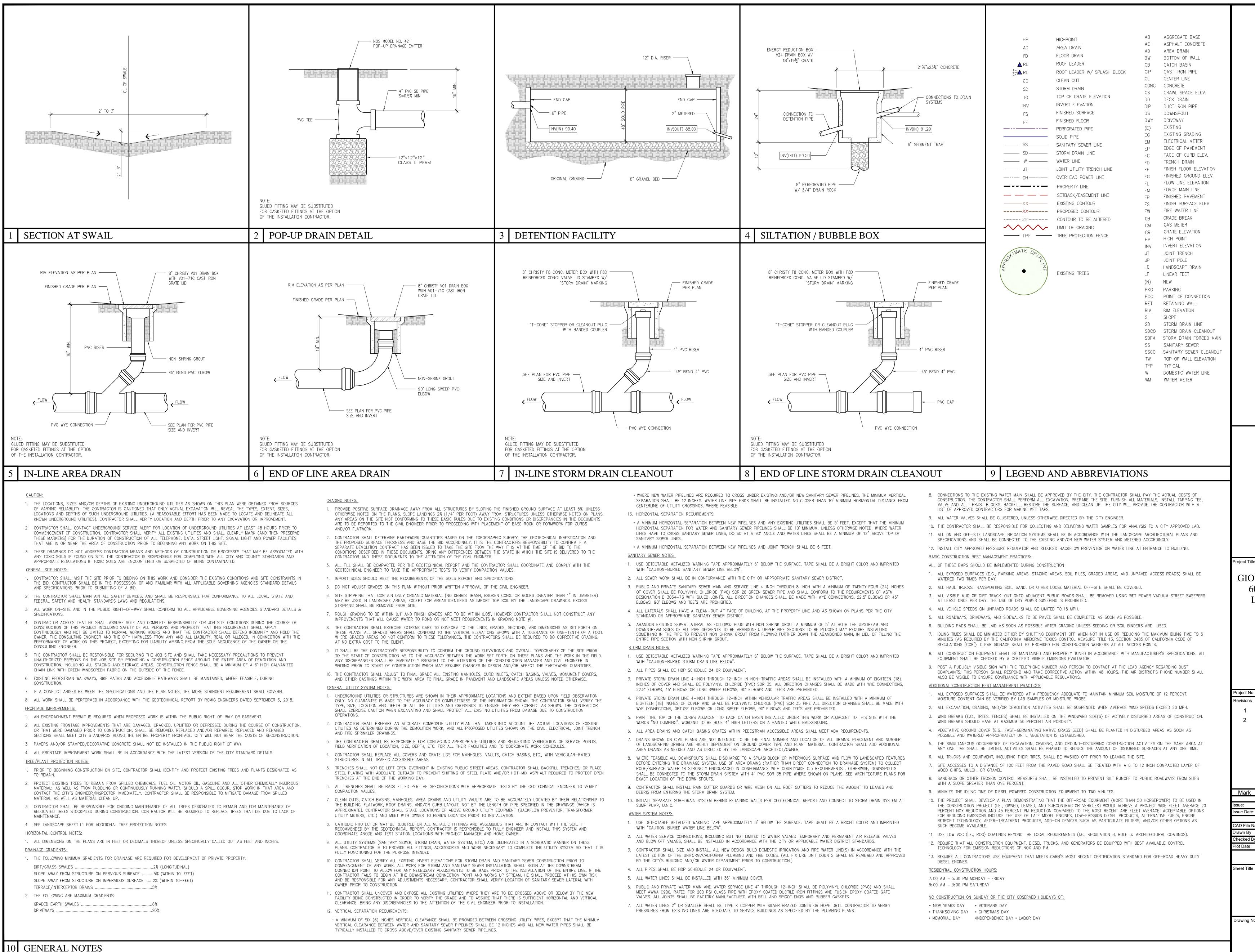
SURVEYOR'S STATEMENT THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY BERRY AND ASSOCIATES.

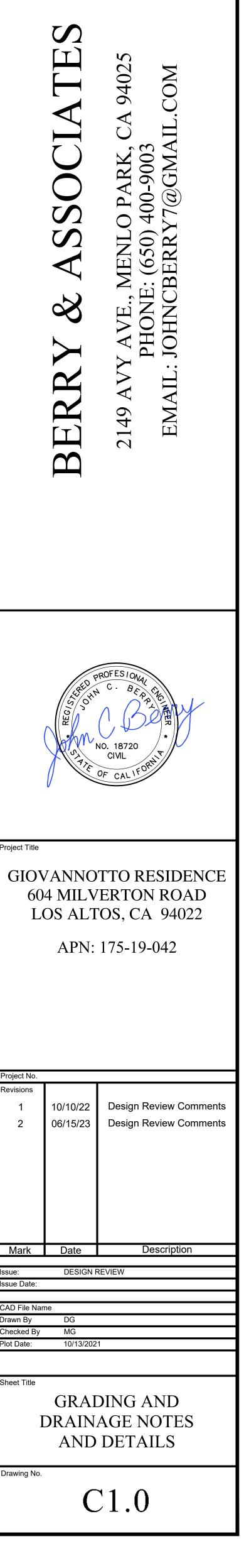
BENCHMARK ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 100.00 GENERAL NOTES

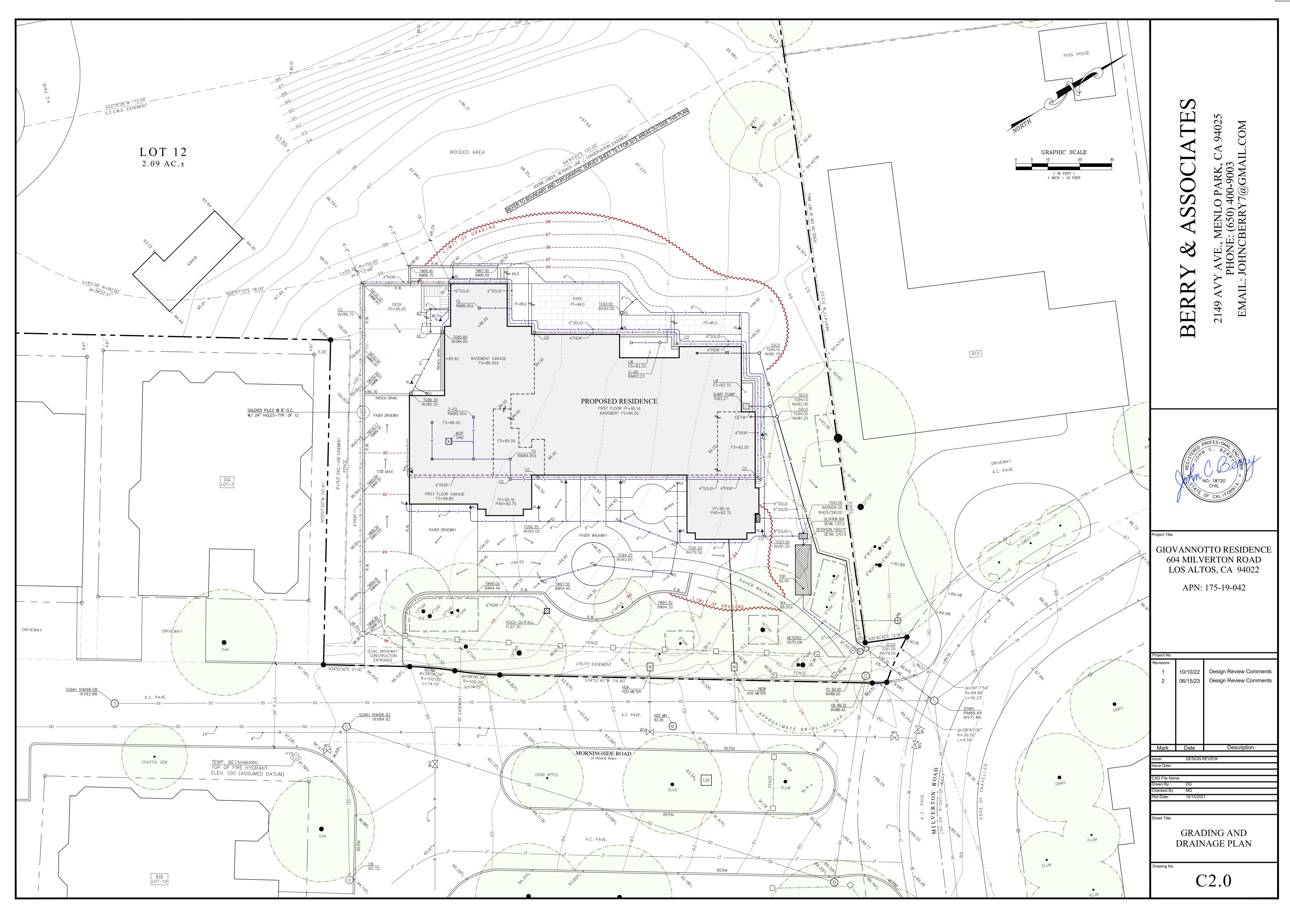
1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST. 2. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

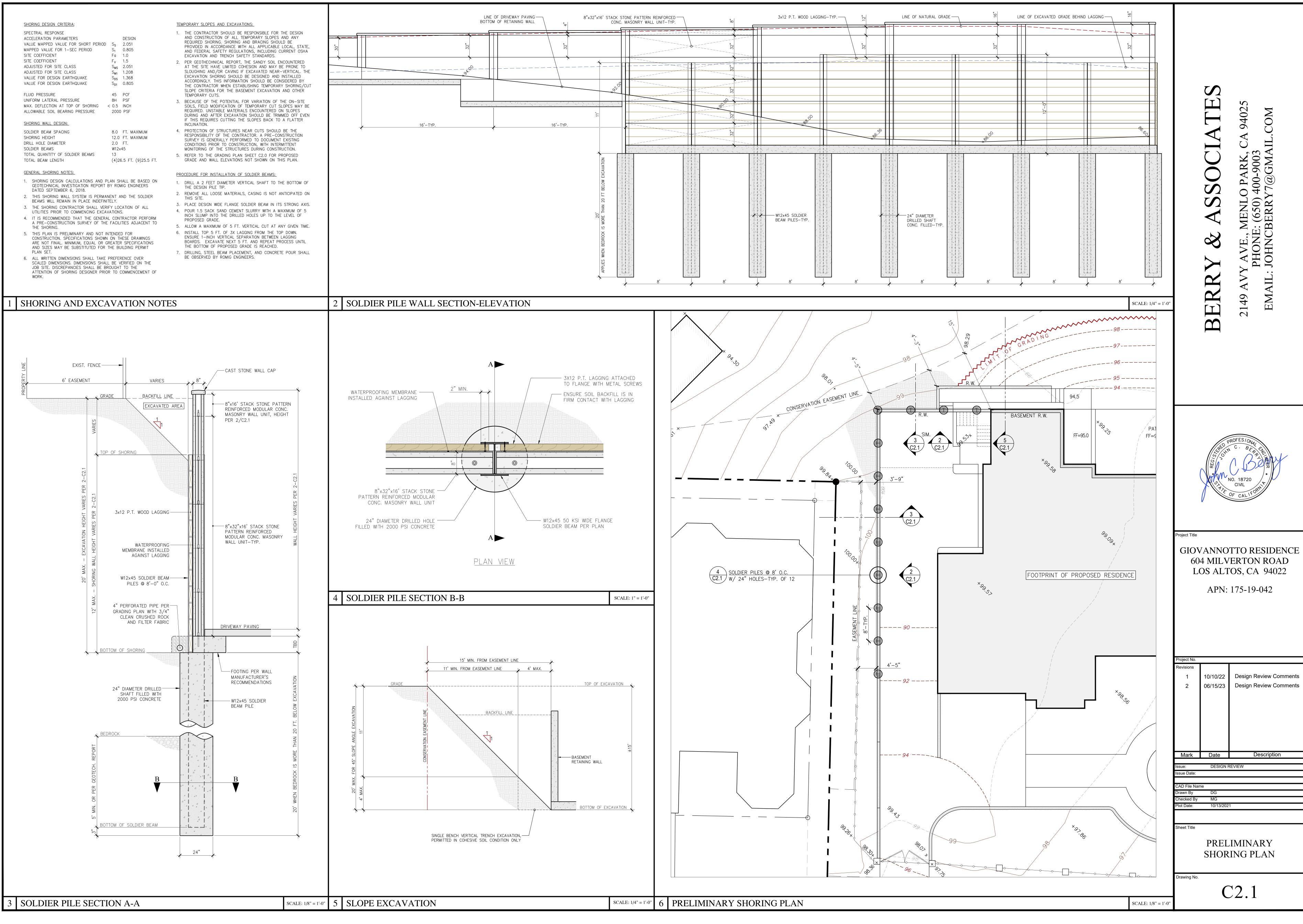
UNDERGROUND UTILITY NOTE UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.











Heavy Equipment Operation	Doing the Job Right Site Planning and Preventive Vehicle Maintenance Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.	Spill Cleanup Clean up spills immediately when they happen.	Roadwork and Paving
<text></text>	<ul> <li>Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.</li> <li>If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).</li> <li>Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.</li> <li>Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.</li> </ul>	<ul> <li>Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.</li> <li>Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.</li> <li>Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.</li> <li>Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.</li> <li>Report significant spills to the appropriate local spill response agencies immediately.</li> <li>If the spill poses a significant hazard to human health and safety, property or</li> </ul>	Best Management Practices for the Construction Industry
<ul> <li>Best Management Practices for the</li> <li>Vehicle and equipment operators</li> <li>Site supervisors</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> </ul>	Storm water Pollution from Heavy Equipment on Construction Sites	the environment, you must also report it to the State Office of Emergency Services	<ul> <li>crews</li> <li>Seal coat contractors</li> <li>Operators of grading equipment, paving machines, dump trucks, concrete mixers</li> <li>Construction inspectors</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> </ul>
Landscaping, Gardening, and	<ul> <li>Doing The Right Job</li> <li>General Business Practices</li> <li>Protect stockpiles and landscaping materials from wind and rain by storing them under tarps</li> </ul>	Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and	Painting and Application of
Pool Maintenance Best Management Practices for the Construction Industry	<ul> <li>or secured plastic sheeting.</li> <li>Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.</li> <li>Schedule grading and excavation projects during dry weather.</li> <li>Use temporary check dams or ditches to divert runoff away from storm drains.</li> <li>Protect storm drains with sandbags or other sediment controls.</li> <li>Re-vegetation is an excellent form of erosion control for any site</li> <li>Landscaping/Garden Maintenance</li> </ul>	<ul> <li>unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.</li> <li>In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.</li> <li>Pool/Fountain/Spa Maintenance</li> <li>Draining Pools Or Spas</li> <li>When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow</li> </ul>	Application of Solvents and Adhesives Best Management Practices for the Construction Industry
Best Management Practices for the • Landscapers	<ul> <li>Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.</li> <li>Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.</li> <li>In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.</li> </ul>	<ul> <li>prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.</li> <li>Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.</li> <li>If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.</li> <li>Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.</li> </ul>	
<ul> <li>Gardeners</li> <li>Swimming pool/spa service and repair workers</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> <li>Homeowners</li> </ul>	Storm Drain Pollution From Landscaping and Swimming Pool Maintenance Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.	<ul> <li>Filter Cleaning</li> <li>Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.</li> <li>If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.</li> </ul>	<ul> <li>Best Management Practices for the</li> <li>Homeowners</li> <li>Painters</li> <li>Paperhangers</li> <li>Plasterers</li> <li>Graphic artists</li> <li>Dry wall crews</li> <li>Floor covering installers</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> </ul>
General Construction	<ul> <li>Doing The Job Right</li> <li>General Principals</li> <li>Keep an orderly site and ensure good housekeeping practices are used.</li> </ul>	Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods	Earth-Moving
And Site	<ul> <li>Maintain equipment properly.</li> <li>Cover materials when they are not in use.</li> <li>Keep materials away from streets, storm drains</li> </ul>	<ul> <li>whenever possible. If you must use water, use just enough to keep the dust down.</li> <li>Cover and maintain dumpsters. Check</li> </ul>	And
Supervision Best Management Practices For Construction	<ul> <li>and drainage channels.</li> <li>Ensure dust control water doesn't leave site or discharge to storm drains.</li> <li>Advance Planning To Prevent Pollution</li> <li>Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the <i>Erosion and Sediment Control Manual</i>, available from the Regional Water Quality Control Board, as a reference.</li> </ul>	<ul> <li>frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.</li> <li>Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.</li> <li>Materials/Waste Handling</li> <li>Practice Source Reduction minimize waste when you order materials. Order</li> </ul>	Dewatering Activities Best Management Practices for the Construction Industry
Best Management Practices for the	<ul> <li>Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.</li> <li>Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about</li> </ul>	<ul> <li>only the amount you need to finish the job.</li> <li>Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.</li> <li>Dispose of all wastes properly. Many construction materials and wester</li> </ul>	
General contractors     Site supervisors     Inspectors	the storm water requirements and their own responsibilities. Good Housekeeping Practices	construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be	
Inspectors     Home builders     Developers	Designate one area of the site for auto parking, vehicle refueling, and routine equipment	wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never	Best Management Practices for the
Storm Drain Pollution from Construction Activities Construction Sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.	<ul> <li>maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.</li> <li>Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.</li> <li>Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.</li> </ul>	<ul> <li>Disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.</li> <li>Permits         <ul> <li>In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.</li> </ul> </li> </ul>	<ul> <li>Bulldozer, back hoe, and grading machine operators</li> <li>Dump truck drivers</li> <li>Site supervisors</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> </ul>



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# tices for the

# **Doing The Job Right**

**General Business Practices** 

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather. Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks. Do not use diesel oil to lubricate equipment
- parts or clean equipment. Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- **During Construction**
- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

## Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

## Doing The Job Right Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are nazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

# Storm Drain Pollution from

Paints, Solvents, and Adhesives All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

- **Doing The Job Right** General Business Practices
- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the iob site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.
- Practices During Construction Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned. Protect down slope drainage courses, streams, and storm drains with wattles, or temporary
- drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

### Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state

without treatment is prohibited.

- Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or
- plastic sheets and berms. Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials
- and/or rags), or dig up, remove, and properly dispose of contaminated soil. Collect and recycle or appropriately
- dispose of excess abrasive gravel or sand
- Avoid over-application by water trucks for dust control.
- Asphalt/Concrete Removal
- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

# Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream. For water-based paints, paint out
- brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- Paint Removal Paint chips and dust from non-hazardous dry stripping and sand blasting may be
- swept up or collected in plastic drop cloths and disposed of as trash. Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin
- must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor When stripping or cleaning building exteriors with high-pressure water, block
- storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.
- Recycle/Reuse Leftover Paints Whenever Possible
- Recycle or donate excess water-based (latex) paint, or return to supplier. Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and
- unwanted paint, as hazardous waste. Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- Dewatering Operations 1. Check for Toxic Pollutants
- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater
- must be tested. If contamination is suspected, have the
- water tested by a certified laboratory. Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment
- 2. Check for Sediment Levels If the water is clear, the pumping time is
- less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain. If the pumping time is more than 24 hours and the flow rate greater than 20 gpm,
- call your local wastewater treatment plant for guidance. If the water is not clear, solids must be filtered or settled out by pumping to a
- settling tank prior to discharge. Options for filtering include: Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
- Pumping from a bucket placed below water level using a submersible pump; umping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction
- pipe. When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR
- pump water through a grassy swale prior to discharge.

# Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



## Best Management Practices for the Masons and bricklayers

- Sidewalk construction crews
- Patio construction workers
- Construction inspectors General contractors
- Home builders
- Developers Concrete delivery/pumping workers



- threatened discharges unless they are actively being cleaned up.

# **Doing The Job Right**

**General Business Practices** 

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains. Always store both dry and wet materials under
- cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

#### Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

# **During Construction**

- Don't mix up more fresh concrete or cement than you will use in a two-hour
- Set up and operate small mixers on tarps or heavy plastic drop cloths. When cleaning up after driveway or
- sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain. Protect applications of fresh concrete
- and mortar from rainfall and runoff until the material has dried. Wash down exposed aggregate concrete only when the wash water can flow onto a dirt area;
   drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created
- by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains. When breaking up pavement, be sure to pick up all the pieces and dispose of
- properly. Recycle large chunks of broken concrete at a landfill. Never bury waste material. Dispose of small amounts of excess dry concrete,
- grout, and mortar in the trash. Never dispose of washout into the
- street, storm drains, drainage ditches, or streams.

# **Preventing Pollution:** It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil. fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described

# Spill Response Agencies

DIAL 9-1-1 State Office of Emergency Services Warning Center (24 hours): 800-852-7550 Santa Clara County Environmental Health

this drawing sheet.

Services:

# Local Pollution Control Agencies

(408) 299-6930

County of Santa Clara Pollution Prevention (408) 441-1195 Program County of Santa Clara Integrated Waste Management Program: (408) 441-1198 County of Santa Clara District Attorney

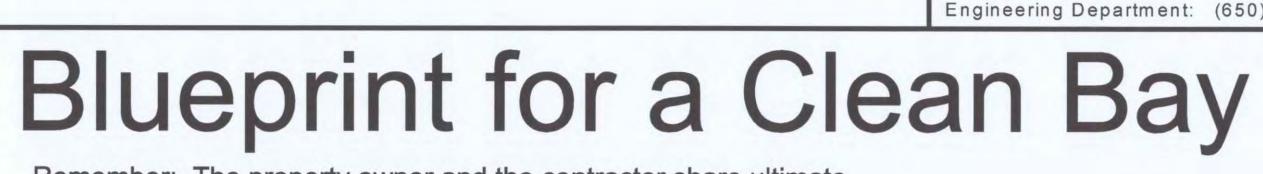
Environmental Crimes	Hotline:	
	(408) 299-TIF	S
Santa Clara County		

Recycling Hotline:	1-800-533-8414
Santa Clara Valley Water District:	(408) 265-2600
Santa Clara Valley Water	District Pollution
Hotline:	1-888-510-5151
Regional Water Quality C	ontrol Board San
Francisco Bay Region:	(510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598 Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

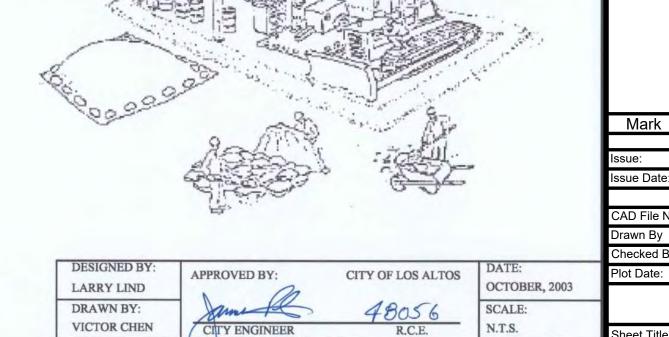
Building Department: (650) 947-2752 Engineering Department: (650) 947-2780



Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

# **Best Management Practices for the Construction Industry**

Santa Clara **Urban Runoff Pollution Prevention Program** 



OF

SHEET

CHECKED BY:

JIM GUSTAFSON



# Los Altos Municipal Code Requirements

## Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in

such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be

## Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer. C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

roject No

evisions

Drawing No.

DRAWING NO:

SHEETS



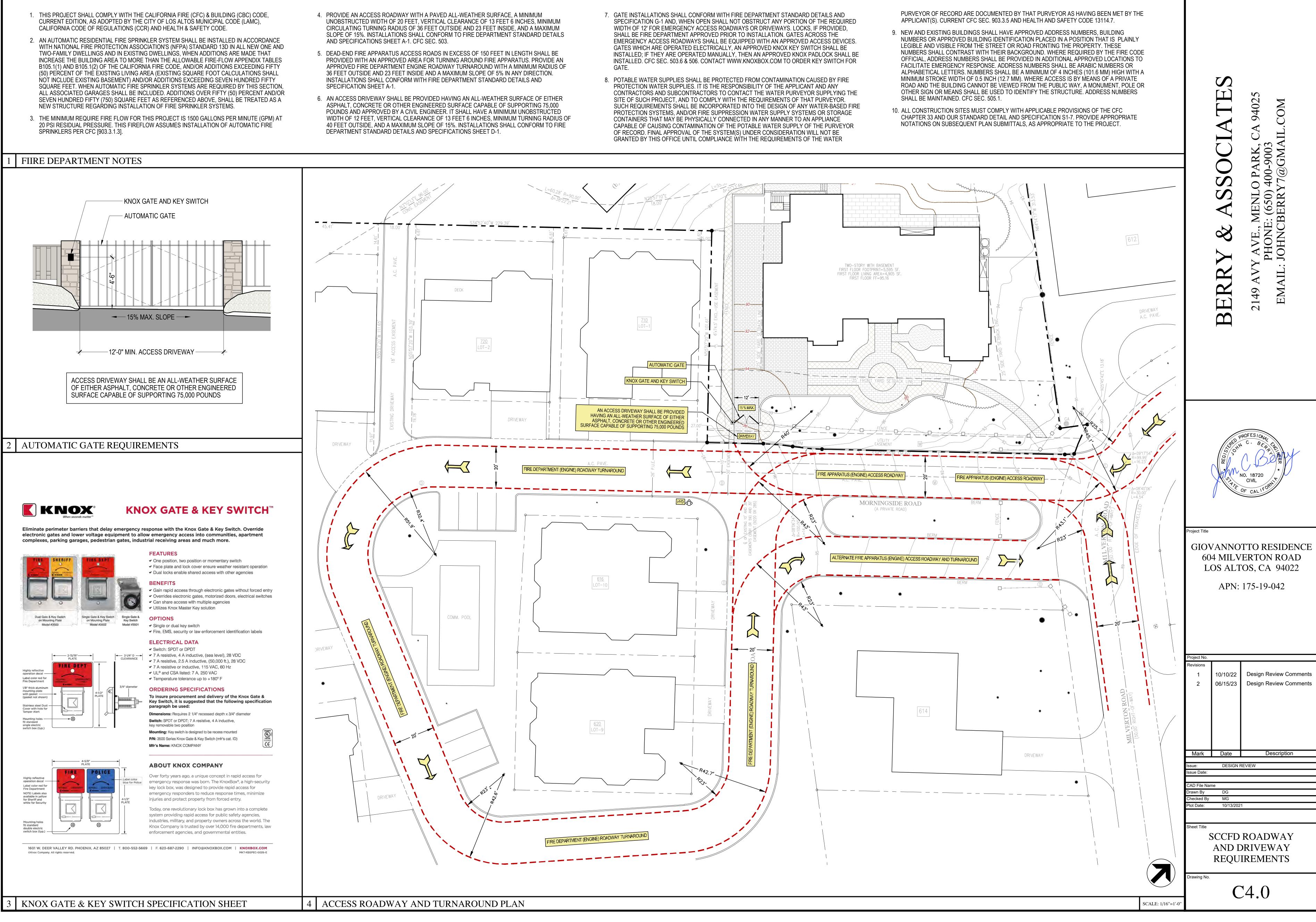
PRACTICES

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T	10/10/22	Design Review Comments	
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DATE: September 25, 2022

AGENDA ITEM #2

## AGENDA REPORT

TO: Historical Commission

FROM: Sean Gallegos, Senior Planner

SUBJECT: HPA23-0001 – 41 Hawthorne Avenue

#### **RECOMMENDATION:**

Recommend approval to the City Council to authorize the City Manager to execute a Mills Act agreement with the property owners for 41 Hawthorne Avenue

#### BACKGROUND

This property is designated as a Historic Resource in the City's Historic Resources Inventory (HRI) and is located on Hawthorne Avenue between South San Antonio Road and Eleanor Avenue. The main house was designed in the Tudor Revival architectural style and was originally built in 1922.

Houses constructed in the Tudor Revival architectural style were prevalent between 1890 and 1940. This design style is characterized by its eclectic fusion of early and Medieval English building traditions, resulting in a picturesque and traditional aesthetic. Key identifying features of Tudor buildings include steeply pitched roofs, frequently adorned with front-facing gables or multiple gables, and the distinctive use of half-timbered wall surfaces. These details may encompass elements such as overhanging gables or second stories, decorative chimneys on the front or side, diamond-shaped casement windows, or round-arched board and baton front entry doors. Typically, Tudor houses are constructed using stucco, masonry, or masonry-veneer materials, often incorporating ornamental stonework or brickwork into their design.

On December 1, 1978, the City Council approved a variance for an arbor in the rear yard with a setback of zero-foot, where the minimum setback is five feet.

#### DISCUSSION

#### Historic Assessment

As outlined in the Historic Resource Evaluation and Secretary of the Interior Standards for the Treatment of Historic Properties Review prepared by Stacey De Shazo with Evans & De Shazo, Inc. (Attachment B, respectively), the Historic Evaluation Report assessed the existing historic resource and the proposed rehabilitation project and made the following determinations:

- It is confirmed that the existing historic resource with its Tudor Revival architectural style retains all seven aspects of integrity; and therefore, the existing house is a qualified historic property and eligible for the Mills Act.
- It is found that the future proposed rehabilitation project meets the Secretary of Interior Standards for Rehabilitation that is analyzed below. Therefore, the proposed rehabilitation will not impact the integrity of the historic resource and still make the house eligible for the Mills Act.

Overall, the exterior modifications to rehabilitate the house and the construction of a new garage and ADU would not impair the original design or form of the existing historic resource and will meet the Secretary of Interior Standards for Rehabilitation, which continues to make the house eligible for Mills Act after rehabilitation.

The structure's defining characteristics are closely aligned with the Tudor Revival design, encompassing steeply pitched roofs with wooden or slate shingles, intersecting gables, the presence of stacked chimneys or chimney pots, half-timbering, casement windows featuring leaded glass, and six-over-one double-hung windows, as well as oriels and one- or two-story bay windows. The structure's charm is further defined by its use of multiple materials, including stucco, rubblework masonry, patterned stonework or brickwork, clapboards, vertical plank doors, and an asymmetrical floor plan.

The evaluation of the 1926 house's restoration, as presented by the owner, adheres to the Secretary of Interior Standards for Rehabilitation. This plan involves rehabilitating the overall structure, including restoring the original front door to its central location on the primary façade, facing Hawthorne Avenue, based on photographic and physical evidence, aligning it with its historical placement when constructed in 1926.

While the 1926 house retains its original exterior stucco, contingencies for its replacement have been outlined. If rehabilitation, exploratory, or construction work determines that the stucco is beyond repair, this decision will be substantiated by photographic evidence and reviewed by a qualified expert, with an acceptable alternative in line with the Standards for Rehabilitation.

The preliminary project encompasses the construction of two new ancillary structures, a detached garage and an accessory dwelling unit (ADU), both situated at the rear of the 1926 house. The new detached garage, located east of the house within the current driveway but set back from the house, and the ADU, situated where the current ca. 1950 detached garage is located, adhere to the historic precedent set by earlier structures on the property, as documented in historic photographs. This rehabilitation plan aligns with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

In summary, the proposed exterior modifications for the house, garage, and ADU will uphold the integrity of the original design and form of this historic resource. These changes are consistent with the Secretary of Interior Standards for Rehabilitation, ensuring continued eligibility for the Mills Act after rehabilitation.

#### Analysis

The City of Los Altos currently has 15 Mills Act agreements for properties located in Los Altos. The Mills Act serves as a mechanism for reducing property taxes on eligible historic properties. Under this Act, a current use assessment, often referred to as a contract assessment, is established. Property owners interested in this program must engage in a preservation agreement, granting them the benefit of a reduced property tax rate as determined by the County Assessor. This reduction is provided in exchange for the commitment to preserve, and in some instances, restore and rehabilitate, the historic structure on the property. The property tax rate is determined by the County Assessor, who appraises the market value of both the land and the improvements associated with the historic structure. Properties under a Mills Act agreement receive a property tax reduction based on the appraisal of the rental value of the land and improvements linked to the historic structure. These agreements are authorized under Municipal Code Chapter 12.44.170, allowing the City Council to approve Mills Act agreements as an incentive for safeguarding and preserving historic properties.

Mills Act agreements have a standard duration of ten years, accompanied by an automatic renewal clause on an annual basis. Importantly, both parties involved, namely the property owner and the City, retain the option to revoke the agreement should they wish to do so at a later date. A key stipulation within the historic preservation agreement is that any funds saved on property taxes must be reinvested into the preservation, restoration, or enhancement of the historic structure. To facilitate this commitment, a schedule outlining proposed improvements to the structure and the property is included as Exhibit B in the draft agreement, detailed in Attachment D.

Based on the recommendations provided by the historian, as outlined in Attachment D, the historical resource located at 41 Hawthorne Avenue is affirmed to maintain its architectural significance, as per both state and local criteria. Consequently, it continues to hold its status as a significant historic resource and is deemed appropriate for consideration for a Mills Act contract, reaffirming the commitment to its preservation and enhancement.

#### **ENVIRONMENTAL REVIEW**

this designation is classified as an historic resource restoration/rehabilitation/ preservation project and is categorically exempt from environmental review under Section 15331 of the California Environmental Quality Act

#### PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property, mailed to property owners within 300 feet of the subject site, and published in the Town Crier. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

Staff received no comments from neighbors as of the writing of this report.

Cc: Sreenivas Naganedra Tallam and Isabel Tallam, Applicant/Owners

#### Attachments

A. Site Map

B. Resolution No. 2023-\_\_\_

September 25, 2023 HPA23-0001 – 41 Hawthorne Avenue

- C. Historic Evaluation and Secretary of the Interior Standards for the Treatment of Historic Properties Review, Stacey De Shazo
- D. Proposed Ten Year Rehabilitation/Restoration/Maintenance Work Plan
- E. Mills Act Application Recommendation Letter, Stacey De Shazo
- F. Historian Support Letter for Ten-Year Work Plan, Stacey De Shazo
- E. Historic Preservation Agreement

#### RESOLUTION NO. 2023-

#### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS AUTHORIZING THE CITY MANAGER TO ENTER INTO A MILLS ACT AGREEMENT WITH THE PROPERTY OWNERS OF 41 HAWTHORNE AVENUE

**WHEREAS**, Government Code Sections 50280 et seq. authorizes a city to enter into a historical property contract with the owner of any qualified historical property to restrict the use of such property so that it retains its historically significant characteristics in return for which the property owner obtains property tax relief; and

**WHEREAS**, the City of Los Altos is a community that celebrates its history, the rich past that is incorporated into the fabric of the City and provides a link to the community's heritage and the remaining sites and structures of architectural and/or historic significance that enhance the community's unique character and contribute to a sense of place; and

**WHEREAS,** in accordance with that Historic Preservation Ordinance (LAMC Chapter 12.44), the Historical Commission held a public hearing on September 25, 2023 and made positive findings pursuant to Section 12.44.060(c.), that the proposed historic resource structure at 41 Hawthorne Ave is more than 50 years in age, retains sufficient historic integrity, and is historically significant; and

**WHEREAS,** by virtue of its adoption of the Historic Preservation Ordinance (LAMC Chapter 12.44), the City Council of the City of Los Altos provides that designated historic resources and landmark structures of merit, and structures located in historic districts that are privately owned shall be considered qualified historical properties eligible to enter into historic preservation (Mills Act) agreements with the City; and

**WHEREAS,** the Historical Commission held a public meeting on September 25, 2023 to consider the request to execute a historic preservation agreement on the subject property and directed City staff to forward a recommendation to the City Council in support of the application; and

**WHEREAS**, in accordance with the historic preservation agreement, the property owner shall every five years commencing on the fifth anniversary of the effective date of the historic preservation agreement submit to the City an updated ten (10) year schedule of potential home repair, maintenance and improvement, and submit documentation for all repairs, maintenance, and improvements which have been completed since the Effective Date.

Resolution No. 2023-\_\_\_

Page 1

# **ATTACHMENT 1**

**WHEREAS**, this designation is classified as an historic resource restoration/rehabilitation/ preservation project and is categorically exempt from environmental review under Section 15331 of the California Environmental Quality Act; and

**WHEREAS**, the City Council of the City of Los Altos concurs with the recommendation of the Historical Commission to execute a historic preservation agreement on the subject property.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby authorizes the City Manager to enter into a Mills Act Agreement with the owners of 41 Hawthorne Avenue subject to the terms and conditions outlined the Historic Preservation Agreement.

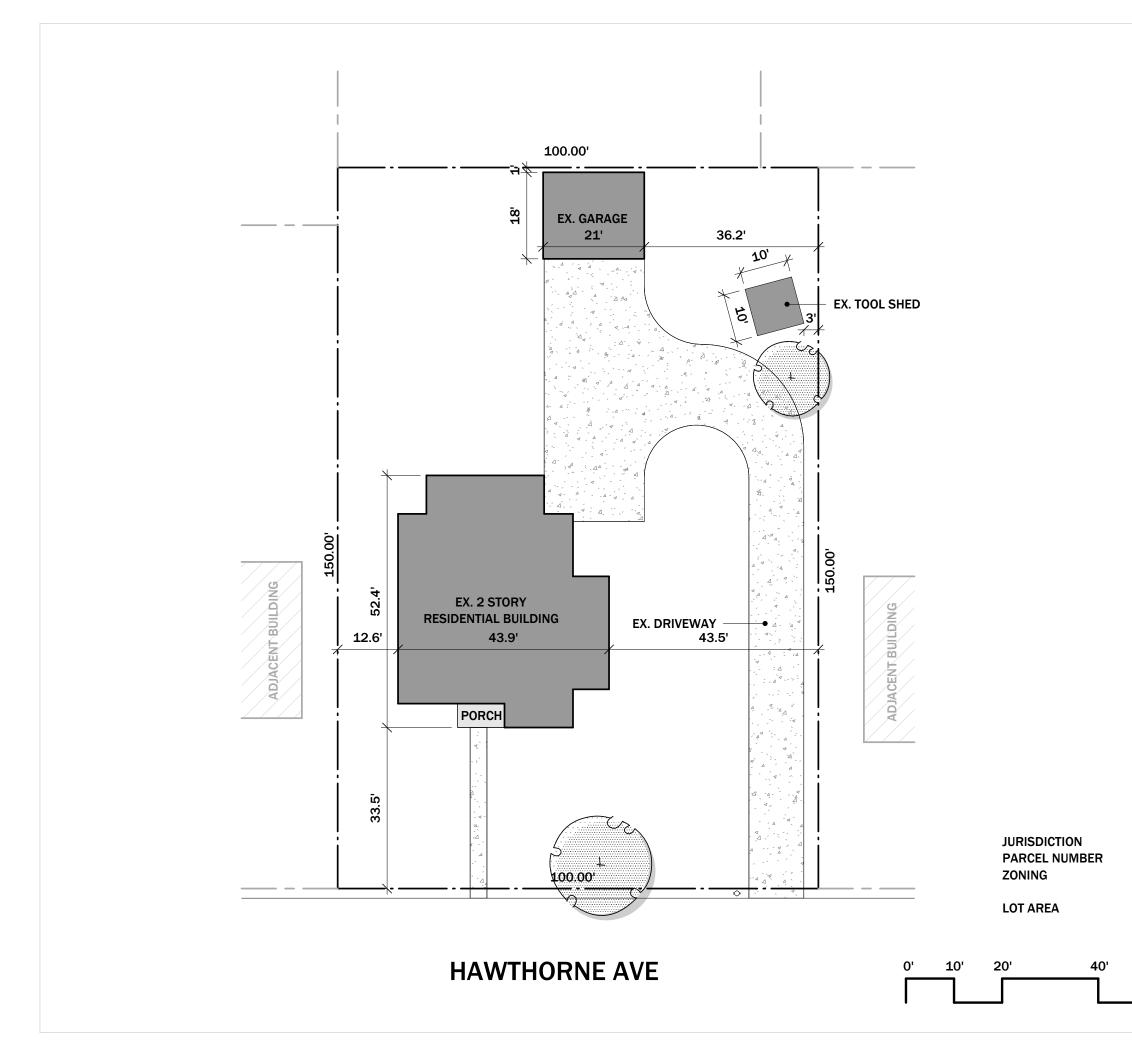
I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the \_\_\_\_\_ day of \_\_\_\_\_ 2023 by the following vote:

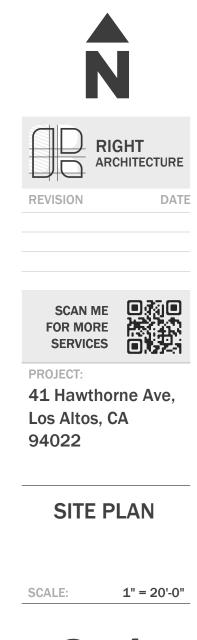
AYES: NOES: ABSENT: ABSTAIN:

Sally Meadows, MAYOR

Attest:

Melissa Thurman, CITY CLERK







80'

SANTA CLARA COUNTY

170-41-036

15,000 SF

R1-10





# **EVANS & DE SHAZO** ARCHAEOLOGY HISTORIC PRESERVATION

# HISTORIC RESOURCE EVALUATION AND SECRETARY OF INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES REVIEW OF THE PROPERTY LOCATED AT 41 HAWTHORNE AVENUE, LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

#### SUBMITTED TO:

Sreenivas and Isabel Tallam sreen.tallam@gmail.com isabeltallam@gmail.com

#### SUBMITTED BY:

Stacey De Shazo, M.A. Principal Architectural Historian stacey@evans-deshazo.com with Nicole LaRochelle, M.S., Architectural Historian and Bee Thao, M.A.

> Evans & De Shazo, Inc 1141 Gravenstein Highway South, Sebastopol, CA 95472 707-823-7400 www.evans-deshazo.com

updated July 6, 2023



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## INTRODUCTION

Evans & De Shazo, Inc. (EDS) completed a Historic Resource Evaluation (HRE) and a Secretary of Interior's Standards for the Treatment of Historic Properties (Standards) review for the proposed project at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California, within the 0.344-acre Assessor Parcel Number (APN) 170-41-036 (Property). The Property includes a 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape. The current "preliminary" project is in the design phase but includes the demolition of the ca. 1950 detached garage and removal of the ca. 1980 storage shed, the restoration of the original front entry and solar panels installed on the roof of the 1926 house, and the construction of a new detached garage and a single-story Accessory Dwelling Unit (ADU) (Project).<sup>1</sup> The 1926 house within the Property is currently listed on the Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) (P-43-002069), and the City of Los Altos Historic Inventory (2013); therefore, the 1926 house is considered a Historical Resource as defined in Section 15064.5 of the California Code of Regulations (CCR) . However, it does not appear that the built environment resources have been evaluated for listing on the California Register of Historical Resources (CRHR). Therefore, in compliance with the California Environment Quality Act (CEQA), the City of Los Altos recommended the completion of an HRE to determine if the Property is eligible for listing on the CRHR. Due to its local listing status as a historical resource, EDS also completed a Standards review to provide additional guidance and recommendations related to the current preliminary Project and assess potential impacts to the 1926 house.

The HRE follows specific guidelines and evaluation criteria of the CRHR (Code of California Regulations [CCR], Title 14, Section (§) 15064.5 and Public Resources Code [PRC] § 21084.1) and the Standards review follows the Department of Interior Standards for the Treatment of Historic Properties (36 CFR Part 67). The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., architectural historian Nicole La Rochelle, M.S., who both exceed the Secretary of Interior's qualification standards in Architectural History and History, and research Bee Thao, M.A. and the Standards review was completed by Ms. De Shazo. The results of the HRE and Standards review are presented herein.

#### **PROPERTY LOCATION**

The Property is located within the 0.344-acre APN 170-41-036 at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California (Figure 1). The Property is on the north side of Hawthorne Avenue, approximately 0.2 miles west of Eleanor Avenue, and approximately 200 feet east of South San Antonio Road in the City of Los Altos.

<sup>&</sup>lt;sup>1</sup> Upon completion of an architectural drawing set, including changes to the 1926 house, new detached garage, and ADU, EDS will update the Standards Review in the report to reflect the "proposed" project.

Historic Resource Evaluation and Standards Review of the Property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California.



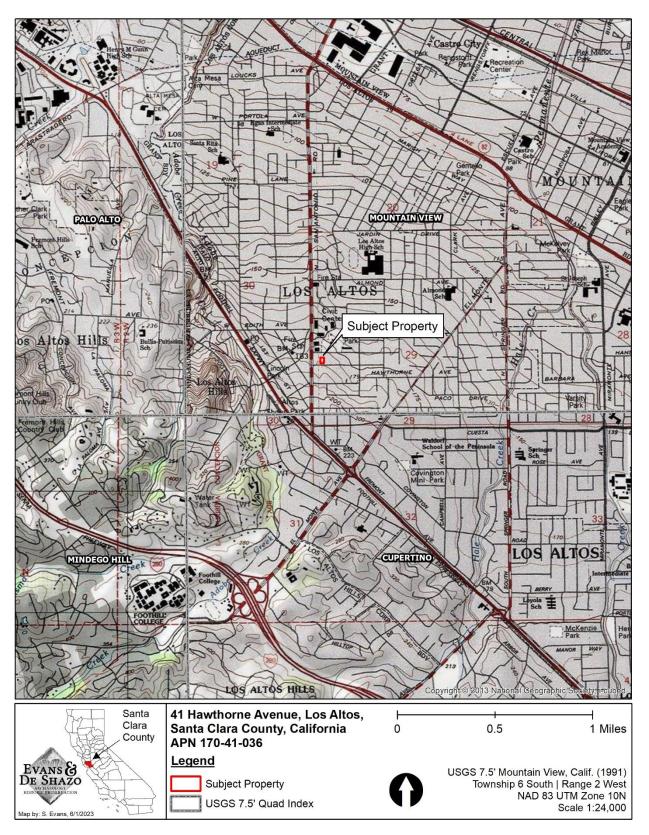


Figure 1. Location Map

Agenda Item 2.

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# **REGULATORY SETTING**

The CEQA regulations, as they pertain to cultural resources, and the Standards guidelines are outlined below.

#### CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines § 15064.5) give direction and guidance for evaluating properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Under California State law, the City of Los Altos is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR § 15064.5 and PRC § 21084.1).

There are five classes of cultural resources defined by the State OHP. These are:

- **Building**: A structure created principally to shelter or assist in carrying out any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure**: A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object**: Construction is primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures, and boundary markers.
- Site: The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District**: Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to CCR § 15064.5, cultural resources are historically significant if they are:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (PRC §5024.1, 14 CCR § 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in a historical resource survey meeting the requirements PRC § 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of the evidence demonstrates that it is not



historically or culturally significant.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1, 14 CCR § 4852), including the following:
  - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - (B) Is associated with the lives of persons important in our past;
  - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources pursuant to PRC § 5020.1(k), or identified in a historical resources survey meeting the criteria in PRC § 5024.1(g) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC § 5020.1(j) or § 5024.1.

# **STANDARDS REVIEW**

#### The Secretary of Interior Standards for Rehabilitation

The Standards (codified as 36 CFR 67) defines "Rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.



- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### **METHODS**

The methods used to complete the HRE included a database search conducted by the Northwest Information Center (NWIC) of the California Historical Information Systems (CHRIS) (NWIC File #22-1558) to determine if the Property has been previously evaluated or documented. Based on the record search, the 1926 house within the Property is currently listed on the OHP BERD and the City of Los Altos Historic Inventory (2013) and has been previously documented on Department of Parks and Recreation (DPR) forms and assigned the number P-43-002069. EDS also conducted extensive online and in-person research including the Santa Clara County Assessor/Recorder Office records, the Los Altos History Museum, Martin Luther King Library -California Room, and the City of Los Altos, and reviewed digital documents on file with EDS, such as historical maps, Sanborn Fire Insurance maps, historical aerial photographs, and other primary source documents. In addition, the current owners provided EDS with a permit history obtained from the City of Los Altos (detailed in the section below). The purpose of the research was to understand the Property history and the history of the surrounding area to assist in developing a historical context in which to evaluate the historical significance of the built environment within the Property. EDS Principal Architectural Historian Stacey De Shazo, M.A. also completed a historic architectural survey to identify the age, any known architectural style or form, characterdefining features, materials, and alterations to the built environment resources, at least 45 years in age, within the Property. Updated DPR 523 forms were also completed for the Property (Appendix A).





The methods used to complete the Standards review included a review of the preliminary plans and details provided by the Property owners. The Standards review was completed by EDS Principal Architectural Historian, who worked directly with the owners to identify and address potential adverse impacts on the 1926 house and ensure the current scope of work complies with the Standards for Rehabilitation. However, since the plans are in the preliminary phase, EDS will need to update the Standards Review once any submittal Project plans are available.

### **CULTURAL RESOURCE INVENTORIES**

As part of the record search, the following inventories were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)
- California Inventory of Historic Resources
- California Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD) for Santa Clara County, California (2020)
- City of Los Altos Historic Inventory and Historic Landmarks

#### **ONLINE RESEARCH**

Online research was conducted utilizing the following sources:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.org (University of California)
- http://www.library.ca.gov/ (California State Library)
- https://cdnc.ucr.edu/ (California Digital Newspaper Collection)
- http://pcad.lib.washington.edu (Pacific Coast Architecture Database [PCAD])
- https://aiahistoricaldirectory.atlassian.net (American Architects Directory)

#### REPOSITORIES

- <u>NWIC Record Search</u>
  - On April 06, 2023, the NWIC completed a database search (NWIC File #22-1558) of the Property. The record search found that the 1926 House has been previously documented on DPR 523 forms (P-43-0002069); however, the Property was not evaluated for listing on the CRHR.



- Santa Clara County Assessor/Recorder Office:
  - EDS conducted research at the Santa Clara County Assessor and Recorder Office on April 11, 2023, to gather information regarding the ownership history of the Property.
- Los Altos History Museum
  - EDS emailed the Los Alto History Museum on April 14, 2023, regarding additional information about Hawthorne Avenue and P.N. Doyles. EDS has not received a reply from the Los Alto History Museum.
- Martin Luther King Library, California Room
  - On April 18, 2023, EDS conducted in-person research at the California Room to find additional information about Los Altos and the Hawthorne Avenue area.
- City of Los Altos
  - On April 14, 2023, the current owner requested the permit history from the City of Los Altos, which was provided to EDS.

The results of the research and literature review are within the Historical Setting section below.

## **HISTORICAL SETTING**

The following section provides a brief history of the City of Los Altos and a specific history of the Property. The purpose of this section is to provide an understanding of the development of the area and the specific context within which the built environment resources within the Property were evaluated for historical significance.

#### **MEXICAN PERIOD (1822 – 1846)**

In 1821, Mexico declared its independence from Spain and took possession of "Alta California,"<sup>2</sup> marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the "rancho" period, in Alta California. Beginning in 1833, the Spanish missions in California were secularized by the Mexican government, and mission-owned land was dissolved. During this time, extraordinary changes occurred throughout Alta California, as the Mexican government lacked the strong oversight and military rule previously imposed by the Spanish, and as such, there were new opportunities for trade when foreign ships that had previously been held off by Spanish guarded military ports could dock and provide a variety of provisions to local settlers throughout California. These new provisions, including tea, coffee, sugars, spices, and spirits, as well as a variety of manufactured goods, soon made their way into the region, and the taxes on these imported goods became the main source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in Alta California during this time. During this time, the Mexican colonial

<sup>&</sup>lt;sup>2</sup> Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1821.

Historic Resource Evaluation and Standards Review of the Property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California. 7



authorities encouraged the settlement of Alta California by providing large land grants called ranchos to politically prominent persons that were loyal to the Mexican government and permitting foreigners to settle the land. As a result, the 20 or so ranchos in Alta California, during the Spanish period increased to roughly 800 ranchos that varied from 10,000 to 20,000 acres during the Mexican era.

In 1846, the Property was within unclaimed lands of the Mexican government.

### EARLY AMERICAN PERIOD (1848 - 1851)

The beginning of the American Period in California is marked by the end of the Mexican American War (1846-1848), when the United States (U.S.) took possession of Mexican territories, including California, New Mexico, Texas, and Arizona, in the signing of the Treaty of Guadalupe Hidalgo on February 2, 1848. The Treaty of Guadalupe Hidalgo provided resident Mexicans their American citizenship and guaranteed title to ranchos obtained during the Mexican period. However, less than two weeks before the treaty's signing, on January 24, 1848, James Marshall discovered gold at Sutter's Mill, which marked the start of California's Gold Rush (1848 to 1855). Soon, the excitement of the Gold Rush and the promise of fertile and abundant land brought between 150,000 and 200,000 new settlers to California from all over the U.S. and Scotland, Ireland, England, Germany, and France.<sup>3</sup> During this time, many new settlers squatted on land, including Mexican rancho and unclaimed land. To quickly resolve Mexican rancho land disputes, the U.S. Congress passed the California Land Act of 1851, establishing a three-member Public Land Commission (Commission) to determine the validity of prior Spanish and Mexican land grants.<sup>4</sup> The act required landowners who claimed title under the former Mexican government to file a claim with the Commission within two years. Although the Commission eventually confirmed most of the original Mexican land grants, the burden was on landowners to prove their title. The cost of litigation forced many rancho owners to sell off their land to newly arriving settlers, including some who had illegally squatted on their land, as well as land speculators and the lawyers hired to defend their land claims in court.<sup>5</sup>

In 1850, the Property was within the Fremont township of Santa Clara County within 640 acres of public land surveyed under the Public Land Survey System (PLSS) in the 1850s and made available to new settlers.

#### **HISTORY OF LOS ALTOS (1850 – 1960S)**

The following history of the City of Los Altos was taken in part from the 2012 City of Los Altos Historic Resource Inventory (HRI),<sup>6</sup> prepared by CIRCA Preservation Consulting, with additional research conducted by EDS. The context below provides an overview of the development of the City of Los Altos.

In 1850, the present-day City of Los Altos comprised approximately 100 residents, mostly living on large

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<sup>&</sup>lt;sup>3</sup> Karen Clay, Property Rights and Institutions: Congress and the California Land Act 1851, The Journal of Economic History, Cambridge University Press, 59(01):122-142, March 1999.

<sup>&</sup>lt;sup>4</sup> The Spanish government-controlled California land from approximately 1770 to 1821 and the Mexican governmentcontrolled California land from 1821 to 1846.

<sup>&</sup>lt;sup>5</sup> Nancy Olmsted. Vanished Waters: A History of San Francisco's Mission Bay, Mission Creek Conservancy, San Francisco, 1986.

<sup>&</sup>lt;sup>6</sup> CIRCA Preservation Consulting, "City of Los Altos Historic Resources Inventory", Prepared for the City of Los Altos, 2012.

Historic Resource Evaluation and Standards Review of the Property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California.



parcels of land for wheat farming and cattle ranching. During this time, the Property was located within 640 acres of public land covered in dense chamisal,<sup>7</sup> and it was surrounded by several Mexican era ranchos, including La Purísima Concepción to the west, San Antonio to the south, Rincon de San Francisquito to the north, and Pastoria de las Boregas to the north/northeast. At this time, the largest landowner within presentday Los Altos was Juana Briones de Miranda's (Figure 2), who purchased the 4,439-acre Rancho La Purísima Concepción in 1844 from José Gorgonio and his son José Ramon, Ohlone Indians, who were granted the Rancho by then Mexican Governor Juan Alvarado in 1840. Juana, a single mother with eight children, was a medical practitioner and a well-known San Francisco merchant. Juana moved to the rancho in 1847 and built an adobe house within the northern portion of the land. Following the California Land Act of 1851, Juana filed a claim to the Commission for the rancho land, and with the help of her attorney Henry Wager Halleck, she fought to retain her land.<sup>8</sup> However, by the early 1860s, Juana had to sell portions of her land to support her family. In 1857, she sold approximately 2,000 acres to Martin Murphy, who had arrived in California in 1844 in the Stephens-Townsend-Murphy Party, the first wagon train to cross the Sierra Nevada into California.<sup>9</sup> Martin paid Juana \$7,000 for the land, adding to his approximately 4,800-acre land holdings in the presentday City of Sunnyvale, known then as Bay View Ranch.<sup>10</sup> In the early 1860s, Juana sold 2,000 acres to Joseph P. Hale, establishing the largest cattle ranch and wheat farm in Los Altos. Along with four other families (names unknown), Hale lived within the ranch, known as Hale Ranch, located west of the Property. In 1862, John Snyder arrived in the Los Altos area, where he purchased land and planted grain within what became known as the Snyder Ranch, which comprised 700 acres, of which some acreage was purchased from Juana. When Juana's land claim was finally patented on August 15, 1871,<sup>11</sup> most of the Rancho La Purísima Concepción had been sold to Euro-American settlers or granted to Juana's children.

In the 1850s and 1860s, Santa Clara Valley's primary crops were wheat and grain. During this time, farmers living in Los Altos loaded their crops onto wagons, hauling them to the Mountain View Station stage stop, located along the San Francisco-San Jose Stage Road, known today as El Camino Real. In 1864, the Southern Pacific Railroad established a rail line within present-day Mountain View, approximately one mile north of the Mountain View Station stage stop. In 1865, the City of Mountain View was officially laid out. Due to its proximately to the developing City of Mountain View and the new railroad stop, the small community of Los Altos began to grow. In the 1870s, Los Altos consisted of small and large farms planted with grain and fruit crops. By the 1880s, fruit crops began to replace wheat and grain as the dominant agricultural crop in Santa Clara Valley, and by 1890, many of the larger farms and cattle ranches were subdivided and sold as small farms. During this time, the small farms produced "much as 200 dollars per acre from prunes, apricots,

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<sup>&</sup>lt;sup>7</sup> Chamisal is a Mexican word that means overgrowth of chamiso, an evergreen shrub.

<sup>&</sup>lt;sup>8</sup> CIRCA Preservation Consulting, "City of Los Altos Historic Resources Inventory", Prepared for the City of Los Altos, 2012. Gordon Richards, "Stephens-Townsend-Murphy Party", Truckee Donner Historical Society, https://www.truckeehistory.org/the-first-pioneer-wagons-crossed-the-sierra-over-160-years-ago.html, (accessed 5/22/2023).

<sup>&</sup>lt;sup>10</sup> Los Altos Hills, "Lost Altos Hills History Anthology (1956-2016)", 2016.

<sup>&</sup>lt;sup>11</sup> Sacramento State Office, "Report of the Surveyor-General of the State of California from August 1, 1898 – August 1, 1898.' 1886.



peaches, cherries, pears, and other fruits."<sup>12</sup> By 1900, the land where the Property is located was planted with fruit trees.

In the early 1900s, land development and transportation companies began buying land in Los Altos for future development. During this time, the area of present-day Los Altos saw large tracts of undeveloped land, including where the Property is located, subdivided as part of planned transit development. In Los Altos, Southern Pacific Railroad President, Paul Shoup, and his brother, Guy Shoup, an attorney for the Southern Pacific, purchased a right-of-way from Palo Alto to Los Altos to run a connecting line through Los Gates and points south. This coincided with Paul Shoup's founding of the Altos Land Company in 1906. Paul, who is known as the father of Los Altos, proposed to link the cities of Palo Alto and Los Gatos with a new rail line through present-day Los Altos; however, the route where the rail line was proposed to be located within two adjoining parcels owned by rifle heiress Sarah Winchester, who did not want the railway line to split the two adjacent parcels (Figure 3). On October 19, 1907, the Altos Land Company was incorporated, with Paul Shoup as its director. Soon after its incorporation, the Southern Pacific Railroad acquired the company as the newly formed subsidiary, Peninsular Railway. Although the Altos Land Company failed to purchase the right-of-way through Sarah Winchester's property, they offered to buy both lots from her instead. She accepted the offer, which allowed the Altos Land Company to move ahead with its plan to develop the small community. The Altos Land Company kicked off its development plans by sponsoring outdoor land sales events, which coincided with the construction of the new Southern Pacific route from Palo Alto to Los Altos to provide train service through Los Altos. On April 19, 1908, the Southern Pacific train service opened in Los Altos with five trains per day along the route of the present-day Foothill Expressway.

During the early 1900s, the Altos Land Company continued its marketing campaign to sell lots for development to support its new rail line by promoting Los Altos as "the loveliest place on the peninsula" (Figure 4 and Figure 5). As part of their marketing efforts, residents of San Francisco were offered free railroad excursions in the country for a day, with complimentary picnics alongside the tracks where lot sales were being sold. By 1911, there were 50 new houses constructed within Los Altos, as well as several office buildings and stores along Main Street (Figure 6). The 10-acre lots were priced from \$400 to \$650, and homes could be built from \$2,000 to \$4,000. The 10-acre lots were also laid out to support small family-owned fruit farmers, including the lots along Hawthorne Avenue. Shoup then laid out the town of Los Altos, and the first business to open in downtown Los Altos was Eschenbruecher's Hardware Store at 316 Main Street, which also housed the post office. The Los Altos Water Company, Los Altos Building and Loan, University Land Company, and the railroad company also occupied offices in downtown Los Altos. In 1909, the two-story Shoup Building was constructed at Main and Second streets, which housed a grocery store downstairs, managed by Paul Shoup's brother-in-law, Al Robinson, while the second floor was used as a school, where one teacher taught first through eighth grade. In 1914, the Southern Pacific constructed a new train depot in Los Altos (Figure 7). During this time, the railroad and, in particular, the electric streetcar, were vital in opening the suburbs to lower and middle-income residents. Between 1910 and 1930, Los Altos prospered as a small town supported by small family-owned orchards and working-class residents who commuted to areas such as San Jose and San Francisco. During this time, small subdivisions developed, and new roads were constructed; however,

<sup>&</sup>lt;sup>12</sup> Jose Salameda, *Memories of Los Altos*, publisher Joe Salameda (January 1, 1982).

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housing construction within the new subdivisions was slow.

During the early 1900s, Los Altos residents were mainly of European or American descent. According to the 1910 U.S. Federal Census, no African Americans were living in Los Altos and there was only one Japanese family and three single Japanese men working as servants, gardeners, or cooks.<sup>13</sup> By the 1920s, the number of Japanese residing in Los Altos had increased, making up approximately 22% of Los Altos' population; however, there were very few Chinese and only three African Americans residing in Los Altos. During the 1920s, many Japanese American and Japanese immigrants found work on the numerous fruit orchard farms throughout Santa Clara Valley, including Los Altos. Most Japanese leased land due to the restrictive and discriminatory land legislation under the California Alien Land Law of 1913, making it difficult for the Japanese to own property. However, some Japanese Americas found a way to purchase property, such as George Furuichi and his family. They moved to Los Altos in 1918 and purchased five acres of land on Hawthorne Avenue, 0.2 miles southeast of the Property, where they planted fruit trees. During this time, the Furuichi family appeared to have been the only Japanese family that owned property within Los Altos. By the late 1920s, Los Altos had remained a small town with 10-acre lots slowly being developed with housing.

By the mid-1930s, the nation was emerging from the Great Depression (1929 – 1933), which had created a surge of bank closures, resulting in decreased available capital that impacted agriculture and reduced market prices. In 1933, five days after taking the oath of office, Roosevelt called a conference with the secretaries of Agriculture, Interior, and War and several others to discuss his ideas for recruiting 500,000 men to work in the nation's forests and eroded farmlands. Roosevelt's vision was to provide work opportunities, primarily for young men, to repair the land from decades of poor management and over-use, which became known as the "New Deal." As part of the New Deal, on March 31, 1933, the Emergency Conservation Work (ECW) Act was established under Executive Order No. 6101 and created the Civilian Conservation Corps (CCC) and the Works Progress Administration (WPA). The CCC and the WPA were established to create work opportunities that would not interfere with regular employment. As such, they were explicitly directed toward the conservation of natural resources. The Public Works Administration (PWA) was established six years later, in 1939, and was created by the National Industrial Recovery Act of 1933 (NIRA). The PWA projects included extensive improvements and growth to the Santa Clara Valley and Los Altos road system.

The 1940s brought significant change to the U.S. when on December 7, 1941, Japan bombed Pearl Harbor, Hawaii, and the U.S. declared war on Japan, marking the entrance of the U.S. into World War II (WWII). Suspecting potential spies within the Japanese American population, the U.S. government quickly enacted a series of measures to restrict the travel of Japanese Americans and Japanese immigrants to the U.S. and Hawaii. On February 19, 1942, President Roosevelt signed Executive Order 1066, which authorized the internment of 120,000 people of Japanese descent, including Nisei, who were Japanese Americans born to Japanese parents, and Issei, who were the first generation of Japanese to immigrate to the U.S., in 11 camps located across seven states. In March 1942, the Japanese American communities throughout San Jose were told to "relocate" to military areas. Many of them were sent to the assembly center at Tanforan for

<sup>&</sup>lt;sup>13</sup> CIRCA Preservation Consulting, "City of Los Altos Historic Resources Inventory", Prepared for the City of Los Altos, 2012.

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assignment to internment camps. In 1942, George Furuichi and his family were sent to the Heart Mountain Relocation Center in northwest Wyoming. In 1943, George was recruited by the U.S. Army during his internment, and he served as part of the famed U.S.-Japanese "Go for Broke" 442 Regimental Combat Team.

The end of WWII also saw the return of U.S. soldiers and returning Japanese residents who were released from internment camps. The War Relocation Authority (WRA) gave each Japanese residents \$25 in cash and a train or bus ticket back to their hometowns. Some Japanese residents returning home found their belongings stored by churches or trusted neighbors. In contrast, others discovered their homes and businesses in disarray, and their things were often stolen or broken.<sup>14</sup> Unlike many Japanese Americans who lost everything during their internment, George Furuichi and his family retained their land, which was maintained and protected by close friends. In 1947, George, his sister Helen, and his cousin Tom, who also interned during WWII, opened the Los Altos Nursery, which the Furuichi family owned until it was sold in 2018.

During the late 1940s, Los Altos and Santa Clara County experienced tremendous job growth related to new industries, including the electronic and defense industries, resulting in a manufacturing boom (Figure 9). The town of Los Altos, like many other cities throughout the U.S., saw a housing boom with the return of soldiers after WWII. As the City grew, the now 7,922 residents, feared that either Palo Alto or Mountain View would annex the growing town. In 1952, the citizens voted to incorporate the City of Los Altos, becoming the eleventh City in Santa Clara County. By 1960, with the economy booming and new residential housing constructed, the population of Los Altos reached 19,696. By this time, the automobile had replaced the train, and in 1964 the Southern Pacific Railroad ceased operations in Los Altos. During the 1970s, the technology industry was beginning to grow, and downtown Los Altos consisted of commercial buildings, restaurants, and a movie theater (Figure 10). In 1976, Apple co-founders Steve Jobs and Steve Wozniak built the first 50 "Apple I" computer in Jobs' parents' garage in Los Altos.

<sup>&</sup>lt;sup>14</sup> James C Williams, and Kent Seavey. "Gilroy Yamato Hot Springs National Register of Historic Places Nomination", (NR#95000996), Washington, DC: National Park Service, 1995.





Figure 2. undated photograph of Juana Briones de Miranda (courtesy of the NPS).

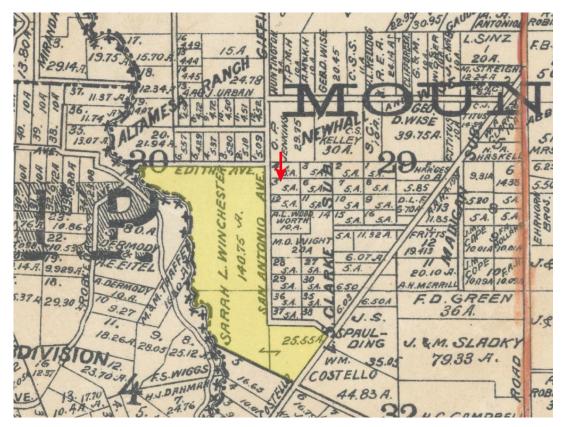


Figure 3. A 1906 tract map is showing the Property (red arrow) concerning the Sarah Winchester parcel (highlight center parcel) that was sold to the Altos Land Company and later became the townsite for Los Altos (courtesy of the Los Altos History House Museum Archives).





Figure 4. ca. 1907 bird's eye view drawing of the developing community of Los Altos (courtesy of the Los Altos History House Museum Archives).

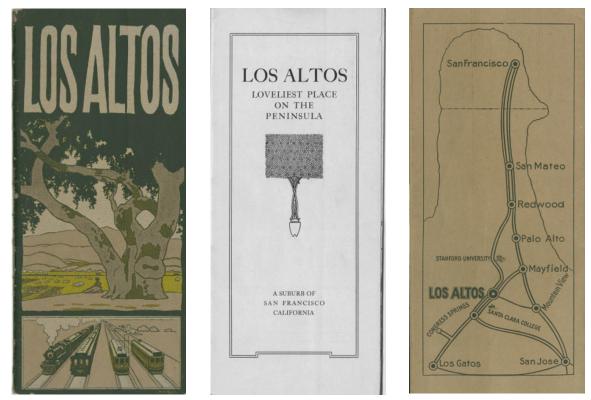


Figure 5. A marketing brochure from the Altos Land Company advertising the Los Altos as the loveliest place on the peninsula (courtesy of the Los Altos History House Museum Archives).



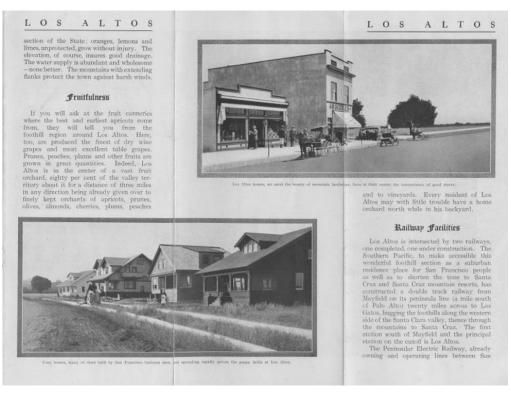


Figure 6. Advertisement from the Altos Land Company, advertising Los Altos as the loveliest place on the peninsula (courtesy of the Los Altos History House Museum Archives).



Figure 7. ca. 1920 photograph of the 1913 Southern Pacific Railroad depot in Los Altos (courtesy of the Los Altos History House Museum Archives).





Figure 8. ca. 1930 photograph of George Furuichi (third from the right) and other Japanese workers. The location may have been within his property on Hawthorne Avenue (courtesy of the Los Altos History House Museum Archives).

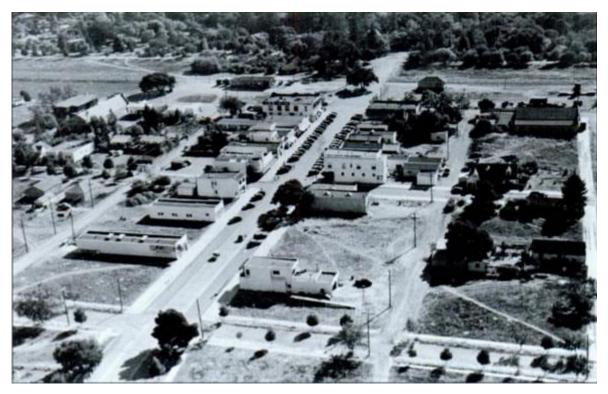


Figure 9. 1944 aerial photograph of downtown Los Altos (courtesy of Don McDonald).





Figure 10. 1970s photograph of downtown Los Altos (courtesy of the Los Altos History Museum).

#### **PROPERTY HISTORY**

In the late 1840s, the Property was part of unclaimed public land acquired by the U.S. government in 1848. By 1865, the Property was surveyed under the PLSS and became part of a 640-acre property covered with chamisal, a term for the overgrowth of chamiso, an evergreen shrub (Figure 11). By 1873, the 640-acre property was divided into two parcels, one belonging to "Graham" and the other belonging to "Bailey" (Figure 12). During this time, the Property was within the Fremont Township in Santa Clara County, and the land where the Property is located was still covered in chamisal. By 1876, the property was divided into smaller parcels, and the subject Property became part of a 40-acre property belonging to T & J.P. Dillon (Figure 13). During this time, there were two private roads within the 40-acre property, one of which became South San Antonio Road, located west of the Property, and the other was South El Monte Avenue.

By 1890, the 40-acre property was part of the L.S. Clarke Subdivision that consisted of 48 10-acre lots, with the Property located within Lot 12 (Figure 14). Although the Property was part of an early subdivision, housing within this area was slow to develop. According to the 1897 USGS 15' Palo Alto quadrangle map, no houses were within Lot 12 during this time (Figure 15). By 1910, new roads were constructed within the subdivision, including Hawthorne Avenue, within what was now known as the Altos Acres Tract residential subdivision. The Property was part of a 0.70-acre property known as Lot 15 (Figure 16); however, it was not until 1926 that the Property was developed.



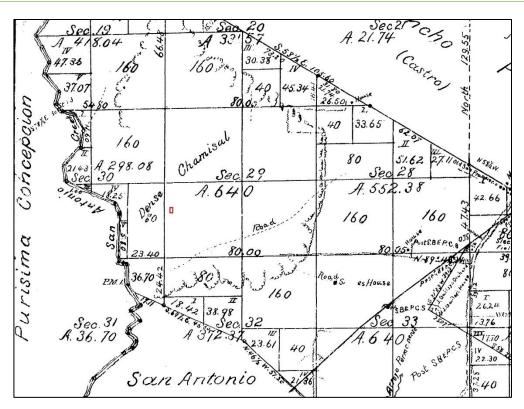


Figure 11. 1865 Government Land Office (GLO) map showing the Property (in red) within "Dense Chamisal."

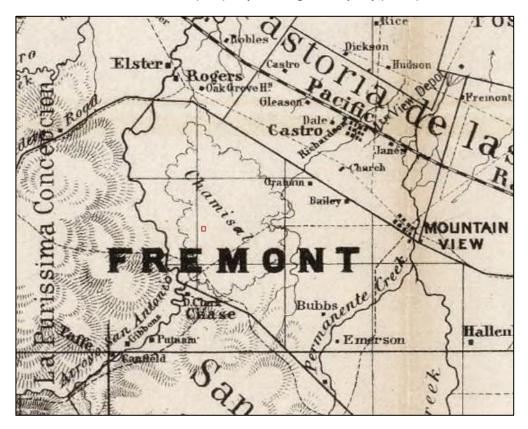


Figure 12. 1873 Hoffman and Whitney map showing the Property (in red) within an area covered in chamisal.



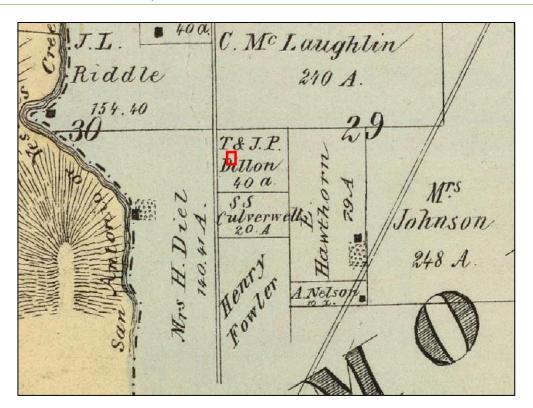


Figure 13. 1876 Thompson and West map showing the Property (in red) within T & J.P. Dillon's 40-acre property.

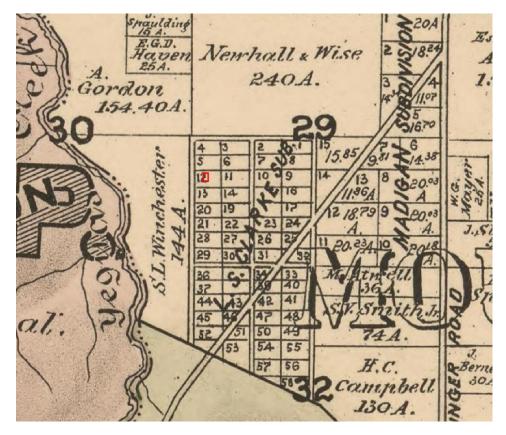


Figure 14. 1890 Hermann Bros. map shows the Property within lot 12 of the L.S. Clarke Subdivision.

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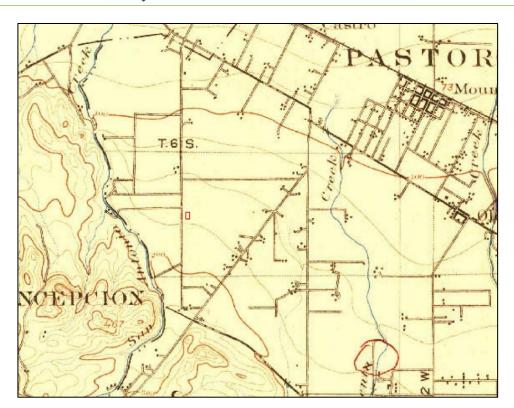


Figure 15. 1897 USGS 15' Palo Alto Quadrangle showing the Property.

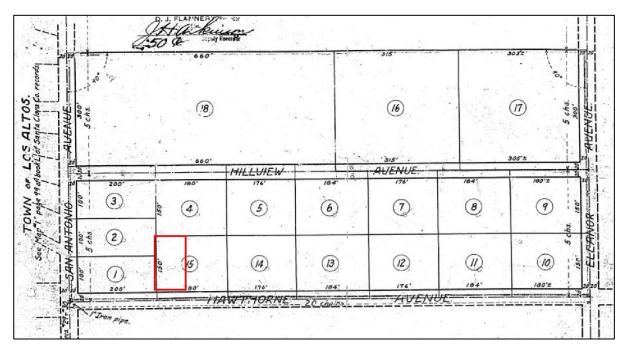


Figure 16. A 1910 Subdivision Map of the Alto Acres Tract, showing the location of the Property (outlined in red; courtesy of Santa Clara County).

Agenda Item 2.



#### Table 1. Owner and Occupant History

1926 house,	926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape		
Year	<b>Owners/Occupants</b>	Details	
1926-1946	Owners: Carrie H. Willey Payson and Holland Searles Payson	<ul> <li>The first owners of the property were Carrie and Holland Payson. During this time, the Property was part of a larger 0.7-acre parcel known as Lot 15 that extended east.</li> <li>Carrie and Holland purchased the property from Purl Nathanial (P.N.) Doyle. Doyle designed and constructed the 1926 house as a development project (Figure 17).<sup>15</sup> According to an advertisement in <i>The Daily Palo Alto Times</i>, the 1926 house was constructed with "materials and millworks furnished by the D. and S. Lumber Company in Mountain View,"<sup>16</sup> and the 1926 house "contained seven rooms on the first floor and two rooms on the second floor with a Modern-Way Furnace."<sup>17</sup> A rectangular-shaped detached garage (no longer extant) was constructed at the rear of the property.</li> <li>During the 1930s, orchard trees surrounded the property, and the neighborhood consisted of only a few houses (Figure 18, Figure 19, and Figure 20). In 1940, the address was P.O. Box 253 (Figure 21), and in 1945, the property's address was changed to P.O. Box 301.<sup>18</sup></li> <li>Carrie was born in San Francisco in 1881, and Holland was born in San Francisco in 1879. Carrie and Holland married in 1905. They had two children, Roberta and Stephen. The family lived in Berkeley, where Holland worked as an engineer.<sup>19</sup> Before purchasing the then 0.7-acre Property from Doyle in 1926, Carrie and Holland lived in Mountain View.<sup>20</sup> During Carrie and Holland's property ownership, Holland worked for the California State Highway as an engineer. However, he also served in the military during WWII (Figure 22),<sup>21</sup> and Carrie kept house. In 1940, Carrie and Holland's son Stephen and his wife Mauren also lived in the 1926 house.</li> <li>Holland died in 1942,<sup>22</sup> and Carrie died in 1970.<sup>23</sup></li> </ul>	
1946-1950	Owner: Andrew C. Blake and Katherine Elizabeth "Betty" Perot Blake	• The subsequent owners of the property were Andrew C. and Katherine Blake. Andrew and Katherine purchased the 0.7-acre property for	

<sup>15</sup> Purl Nathaniel Doyle is not listed on the PCAD as an architect or builder.

<sup>16</sup> Newspapers.com, "Beautiful Los Altos Homes Built by P.N. Doyle", The Daily Palo Alto Times, December 2, 1927. <sup>17</sup> Ibid.

- <sup>18</sup> Dr. Martin Luther King Junior Library, California Room, 1940 City Directory.
- <sup>19</sup> Newspapers.com, "Midpeninsula Death", The Peninsula Times Tribune, June 12, 1970.
- <sup>20</sup> Newspapers.com, "Midpeninsula Death", The Peninsula Times Tribune, June 12, 1970.
- <sup>21</sup> Ancestry.com. U.S., World War II Draft Registration Cards, 1942
- <sup>22</sup> Newspapers.com, "Holland S. Payson is Claimed by Death", The Peninsula Times Tribune, December 26, 1942.
- <sup>23</sup> Newspapers.com, "Midpeninsula Death", The Peninsula Times Tribune, June 12, 1970.



Year	<b>Owners/Occupants</b>	Details
	Doolittle	<ul> <li>\$18,500.<sup>24</sup> By 1950, the property's address was 121 Hawthorne Avenue.<sup>25</sup> During the Blake's ownership of the property it was subdivided, and the lot where the 1926 house is located was reduced to its current 0.344-acre size. It appears that when the lot was split the address may have been changed to 41 Hawthorne Avenue.</li> <li>Andrew was born in 1907 in Colorado, and Katherine was born in 1914 in New York. Andrew and Katherine married in 1934 in New York City, and they had four children, Edward, Peter, Fred, and Andrew Jr. Andrew worked for the Shell Oil Company and Katherine kept house.</li> <li>During the 1940s, the original detached garage was demolished, and in the 1950s, the current ca. 1950 detached garage was constructed (Figure 23 and Figure 24).</li> <li>Andrew died in 1950.<sup>26</sup> This same year, Katherine married Duane Dolittle,<sup>27</sup> and sometime in the early 1950s, they sold the 0.344-acre Property and moved to New York, where Duane taught at Syracuse University.<sup>28</sup></li> </ul>
1950s-1956	Owners: Nelson D. Gustin and Pauline Waters Gustin	<ul> <li>The next owners of the Property were Nelson and Pauline Gustin. However, Nelson and Pauline did not live in the 1926 house; instead, they resided at 2054 Euclid Avenue in Palo Alto.</li> <li>Nelson was born in 1904 in Pennsylvania, and Pauline was born in 1902 in Pennsylvania. Pauline and Nelson married in 1929 and had one child, Nelson Jr. During Pauline and Nelson's ownership of the Property; they owned and operated Gustin's drive-in restaurant at 1520 Bayshore Highway in Palo Alto.<sup>29</sup></li> <li>In 1956, Pauline and Nelson sold the Property to Kenneth and Miriam Patton.</li> </ul>
1956-1965	Owners: Kenneth F. Patton and Miriam F. Derr Patton Occupants: unknown	<ul> <li>The subsequent owners of the Property were Kenneth and Miriam Patton. Kenneth and Miriam do not appear to have lived within the 1926 house. Instead, they lived at 942 Van Auken Circle in Palo Alto.<sup>30</sup> In the 1950s, an awning roof (no longer extant) was attached to the southeast corner of the 1926 house, and a fabric porch awning was located along the primary facade (Figure 25 and Figure 26).</li> <li>Kenneth was born in 1918 in California and Miriam was born in 1918 in</li> </ul>

<sup>24</sup> Newspapers.com, "Noted Engineer and Family Moving Into Los Altos Home", The Peninsula Times and Tribune, May 14, 1946.

<sup>&</sup>lt;sup>25</sup> Ancestry.com. 1950 United States Federal Census.

<sup>&</sup>lt;sup>26</sup> Ancestry.com. California, U.S., Death Index, 1940-1997.

<sup>&</sup>lt;sup>27</sup> Ancestry.com. California, U.S., Marriage Index, 1949-1959.

<sup>&</sup>lt;sup>28</sup> Newspapers.com, "Katherine E. "Betty" Doolittle", The Bangor Daily News, September 17, 2000.

<sup>&</sup>lt;sup>29</sup> Ancestry.com. U.S., City Directories, 1822-1995.

<sup>&</sup>lt;sup>30</sup> Ancestry.com. U.S., City Directories, 1822-1995.



Year	<b>Owners/Occupants</b>	Details	
		<ul> <li>California. In 1941, Miriam graduated from University of California San Francisco School of Nursing and in December of that year, Miriam and Kenneth married in San Jose at the ages of 24 and 22, respectively.<sup>31</sup></li> <li>Kenneth and Miriam had four children, Sally, Judith, Danice, and David. During Miriam and Kenneth's ownership of the Property, Kenneth worked as a photographer for Ampex Corporation in Redwood City,<sup>32</sup> and Miriam kept house.</li> <li>The Finley Realty company managed the rental of the Property for Kenneth and Miriam. In 1956, a permit (no. A2440) was issued to Finley Realty to repair termite damage to the 1926 house for \$280.</li> <li>No information about the occupants of the 1926 house was found.</li> </ul>	
1965-1968	Owners: George Russell Otto and Cora Ann Hart Otto	<ul> <li>The next owners of the Property were George and Cora Otto. During Cora and George's ownership of the Property, they did not live in the 1926 house. Instead, they lived at 1007 Judson in Mountain View while George worked as a psychologist for the Palo Alto Unified School District.<sup>33</sup></li> <li>George was born in 1930, and Cora was born in 1937. Cora and George married in 1955 in San Luis Obispo when he was 25 and Cora was 18. At the time, Cora had recently graduated from Arroyo Grande Union High School, and George was enlisted in the Army, where he was stationed at Fort Sill in Oklahoma.<sup>34</sup> After George finished his service, he went into the ministry and worked as a student pastor for the Presbyterian Church in Summerland.</li> <li>Cora and George had three children together, John, Greg, and Robles.</li> <li>Cora died in 1999.<sup>35</sup></li> <li>No additional information about George or Cora was found.</li> </ul>	
1968-1974	Owners: Wayne Miller, Roland P. Boutin, and Dorothea Tibbs	<ul> <li>The subsequent owners of the Property were Wayne Miller, Roland Boutin, and Dorothea Tibbs. The three owners did not live in the 1926 house. Instead, Roland lived in Palo Alto at 580 Arastradero Road.<sup>36</sup> Dorothea and Wayne's addresses during their ownership were not found. During this time, orchards near the Property were removed and the surrounding neighborhood developed with more residential and commercial buildings, though the Property remained surrounded by</li> </ul>	

<sup>&</sup>lt;sup>31</sup> Newspapers.com, "Marriage Licenses", The Peninsula Times Tribune, December 17, 1941.

<sup>&</sup>lt;sup>32</sup> NCS Import, "Kenneth Patton", The Union, May 21, 2002, https://www.theunion.com/news/kenneth-patton/article\_b9c0c0fa-ac40-5efb-abaf-af38152ba8b1.html, (accessed 04/12/2023).

<sup>&</sup>lt;sup>33</sup> Ancestry.com. U.S., City Directories, 1822-1995.

<sup>&</sup>lt;sup>34</sup> Newspapers.com, "Miss Cora Hart Becomes Bride of G. Otta at Arroyo Grande", The Tribune, July 22, 1955.

<sup>&</sup>lt;sup>35</sup> Newspapers.com, "Cora Ann Otto", The Tribune, October 07, 1999.

<sup>&</sup>lt;sup>36</sup> Ancestry.com. U.S., City Directories, 1822-1995.

Historic Resource Evaluation and Standards Review of the Property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California. 23



Year	<b>Owners/Occupants</b>	Details	
Year Owners/Occupants	<ul> <li>trees (Figure 27).</li> <li>Wayne owned and operated Miller Properties Inc. and was a shareholder of Small Holder Associated Real Estates Inc. (SHARE), a small company created in 1963. During their ownership, Dorothea worked for Wayne at SHARE. At this time, Roland owned and operated Paramount Tax Service. In 1970, Wayne and Roland established Miller Boutin Investment Management Company.<sup>37</sup></li> <li>No additional information about Roland was found.</li> <li>Wayne was born in 1929 in Manito, Illinois. He attended Bradley University and graduated in 1952 before enlisting in the Navy. After graduating, Wayne attended Stanford University School of Business, earning his M.B.A., and created Miller Properties in 1957. Wayne married Lois Trussell Kreb and they had two children together, David,</li> </ul>		
		<ul> <li>and Jared, and also raised Lois' child, Whitney, from a previous marriage. Wayne retired in 1995 and died in 2002.<sup>38</sup></li> <li>Dorothea was born in 1919 in California. Dorothea and Thomas Tibbs married (date unknown) and together they had two children, Thomas Jr. and Richard.<sup>39</sup> Dorothea died in 2008.<sup>40</sup></li> </ul>	
1974	Owners: Hyman Mitchner and Myrna E. Toban Mitchner	<ul> <li>The next owner of the Property was Hyman and Myrna Mitchner, who briefly owned the Property in 1974. During Hyman and Myrna's ownership of the Property, Hyman worked as one of three vice presidents of Syntex Laboratory.<sup>41</sup></li> <li>Hyman was born in 1930 in Vancouver, Canada, and Myrna was born in 1933 in Vancouver. Myrna and Hyman married in 1955 in Canada and immigrated to the U.S. this same year.<sup>42</sup> They had four children, Leslie, Seth, Laura, and Zale. Hyman was a member of the Gideon Hausner School in Palo Alto and raised money for Technion University in Israel.<sup>43</sup></li> <li>Myrna died in 2019,<sup>44</sup> and Hyman died in 2021.<sup>45</sup></li> </ul>	

<sup>37</sup> Newspapers.com, "Real Estate Investment Trust Form", The Peninsula Times Tribune, July 08, 1970.

<sup>43</sup> Los Altos Town Crier Report, "Hyman Mitchner", Mary 26, 2021, https://www.losaltosonline.com/people/obituaries/hyman-mitchner/article\_c38eb3e4-be41-11eb-9e8e-cf312185caa7.html, accessed 04/12/2023.

<sup>44</sup> Los Altos Town Crier, Myrna Toban Mitchner, April 13, 2019, https://www.losaltosonline.com/people/obituaries/myrna-toban-mitchner/article\_2c9480fc-a9d2-5e3c-a014-1500e6a9f512.html, accessed 04/12/2023.

<sup>45</sup> California Digital Newspaper Collection, Hyman Mitchner, The Jewish News of Northern California, June 11, 2021.

<sup>&</sup>lt;sup>38</sup> Newspapers.com, "Wayne Henry Miller", Ventura County Star, July 10, 2002.

<sup>&</sup>lt;sup>39</sup> Ancestry.com. 1950 United States Federal Census.

<sup>&</sup>lt;sup>40</sup> Ancestry.com. U.S., Social Security Death Index, 1935-2014.

<sup>&</sup>lt;sup>41</sup> Newspapers.com, "San Jose men charge in confidence swindle", Peninsula Times Tribune, March 21, 1984.

<sup>&</sup>lt;sup>42</sup> Newspapers.com, "Wisconsin Home for Couple Married at Sunday Service", The Vancouver Sun, June 28, 1955.



Year	<b>Owners/Occupants</b>	Details
1974-2000	Owners: Derek Bray and Rosamond Bray	<ul> <li>The subsequent owners of the Property were Derek and Rosamond Bray.</li> <li>In 1976, Derek and Rosamond added a 24-foot-wide by 20-foot-tall second-story addition to the 1926 house at a total cost of \$16,800 (permit no. A14468). In 1979, Derek and Rosemond re-roofed the 1926 house (permit no. A16717), added a ca. 1980 storage shed, and repaired the fireplace chimney in 1996 (permit no. 1996-629231).</li> <li>Derek was born in 1934 in Yorkshire, England. In 1961, Derek and Rosemond had two children, Alexander and Victoria, and in 1963, Derek and Rosemond and their two children immigrated to the U.S. from England.<sup>46</sup></li> <li>No additional information about Derek or Rosemond was found.</li> </ul>
2000-2022	Owner: Anne C. M. Wilson	<ul> <li>The subsequent owner of the Property was Anne C. M. Wilson. In 2000, Anne removed one layer of shake roof and added Celotex,<sup>47</sup> and one-half-foot of plywood to the 1926 house and ca. 1950 garage (permit no. 2000-637161). In 2002, Anne made additional changes to the 1926 house, including a second-floor bathroom, adding a furnace to the attic, replacing the pipes with copper pipes, replacing the water heater, and installing an electronic pump and panels (permit no. 67218).</li> <li>No additional information about Anne was found.</li> </ul>

<sup>&</sup>lt;sup>46</sup> Ancestry.com. California, U.S., Federal Naturalization Records, 1843-1999.

<sup>&</sup>lt;sup>47</sup> A roofing material made of fiberboard from sugar cane waste.





Figure 17. A 1927 newspaper photograph of the 1926 house with the rectangular detached garage (no longer extant) at the rear of the property (courtesy of Newspapers.com, The Daily Palo Alto times, December 3, 1927).

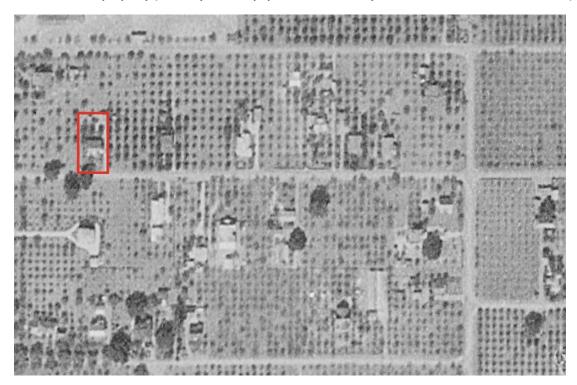


Figure 18. 1930 aerial photograph showing the Property (courtesy of the University of Santa Barbara Library).



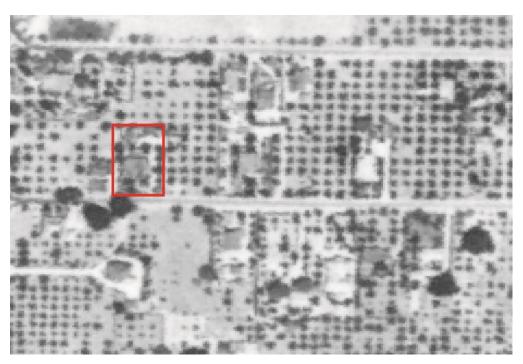


Figure 19. 1939 aerial photograph showing the Property (courtesy of the University of Santa Barbara Library).



Figure 20. 1941 aerial photograph showing the Property's location surrounded by some houses, but mainly orchards (courtesy of University of Santa Barbara Library).



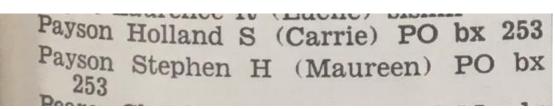


Figure 21. 1940 Polk Directory for San Jose, showing the Property with the address of PO Box 253 (courtesy of the San Jose State University, California Room).

	n born on or after April 28, 1877 and on or be (Print)	
<u>v 174 Ho</u>	<u>Iland</u> Searles Par	Son
2 PLACE OF RESIDENCE (Print)	(First) (Middle)	(Last)
(Number and street)	Aue Los Altos (Town, township, village, or city)	Santa Clara, Calif.
MALLING ADDRESS P.O. Boy 301 -	(Town, township, village, or city) DENCE GIVEN ON THE LINE ABOVE WIL I; LINE 2 OF REGISTRATION CERTIFICATI	L DETERMINE LOCAL BOARD E WILL BE IDENTICAL]
[Mailin	Los Hiltos, Galit.	
TELEPHONE	a address if other than place indicated on line 2. If same	insert word same]
	5. AGE IN YEARS	6. PLACE OF BIRTH .
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8. 8. Form 1 Revised 4-1-42)	(Ma	MAT
(over)	16-21630-2	Registrant's signature)

Figure 22. Holland's WWII Registration Card showing the address of the Property (courtesy of Ancestry.com).

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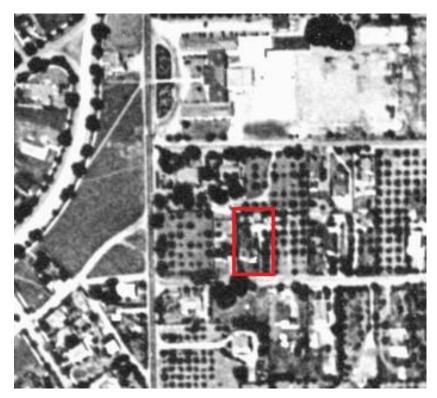


Figure 23. 1948 aerial photograph showing the 1926 house and the now extant ca. 1926 detached garage at the rear of the Property (courtesy of the University of Santa Barbara Library).



Figure 24. 1956 aerial photograph showing the Property and ca. 1950 detached garage (extant) (courtesy of the University of Santa Barbara Library).

Agenda Item 2.





Figure 25. 1959 photograph of the 1926 house showing the porch awning (no longer extant) (courtesy of the Sreenivas and Isabel Tallam).

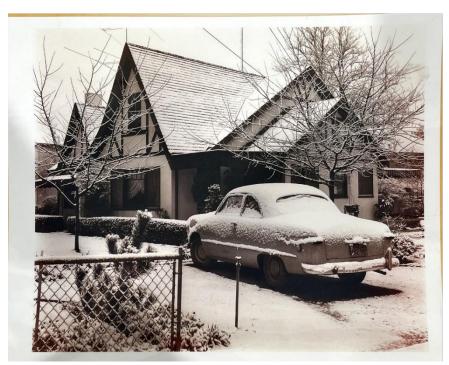


Figure 26. A photograph of the 1926 house taken in February 1962 showing the corner awning roof (no longer extant) and parking adjacent to the front yard (courtesy of the Sreenivas and Isabel Tallam).





Figure 27. 1968 aerial photograph of the Property with increased residential development around it (courtesy of the University of Santa Barbara Library).

# **ARCHITECTURAL CONTEXT**

The following section briefly describes the Tudor Revival architectural style that is associated with the 1926 house within the Property.

# TUDOR REVIVAL (1890 – 1940)

The following is taken from the Pennsylvania Historical & Museum Collection,<sup>48</sup> which describes the Tudor Revival Architectural style.

"The Tudor style is an eclectic mixture of early and Medieval English building traditions to create a picturesque, traditional appearance. Tudor is somewhat of a misnomer since the style does not closely follow the building patterns of the English Tudor era of the early 16th century. Instead, it is an amalgam of late medieval English-inspired building elements. The earliest examples of this style were architect-designed and more closely followed original English models of the Elizabethan and Jacobean eras. These early, ornate buildings are sometimes called Jacobethan style rather than Tudor. In the early part of the 20th century, less ornate versions of this medieval English style became very popular for the design of homes, spreading across the country through pattern books, builders' guides, and mail-order catalogs.

Tudor buildings are easily identified by their steeply pitched roofs, often with front-facing gables or multiple gables and half-timbered wall surfaces. Not all Tudor buildings have half-timbering, but all share similar massing and Medieval English decorative details. These details

<sup>&</sup>lt;sup>48</sup> Pennsylvania Architectural Field Guide, http://www.phmc.state.pa.us/portal/communities/architecture/styles/tudor-revival.html, (accessed 5/16/2023).

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might include an overhanging gable or second story, decorative front or side chimney, diamond-shaped casement windows, or a round-arched board and baton front entry door. Tudor houses are almost always made of stucco, masonry, or masonry-veneered construction, often with ornamental stonework or brickwork. In some Tudor buildings, the roofs curve over the eaves to imitate medieval thatching, or the roof line curves from peak to cornice to suggest a medieval cottage. Often picturesque and charming, Tudor style buildings, mansions, and more common houses can be found throughout the state."<sup>49</sup>

Character-defining features of Tudor Revival architecture often include:

- Steeply pitched roofs with wooden or slate shingles
- Intersecting gables
- Stacked chimneys or chimney pots
- Half-timbering
- Casement windows with leaded glass and six-over-one double-hung windows
- Oriels and one- or two-story bay windows
- Multiple materials, including stucco, rubblework masonry, patterned stonework or brickwork, clapboards
- Vertical plank doors
- Asymmetrical floor plan

# **BUILDER: PURL NATHANIEL DOYLE**

The designer and builder of the 1926 house was Purl Nathaniel (P.N.) Doyle (Figure 28). Purl was born in 1874 in Illinois. In 1896, Purl and Hattie E. Harrison married in Colorado and they had one child, Clarence.<sup>50</sup> In 1896, Hattie died in Colorado, and sometime between 1896 and 1900, Purl moved to California, leaving Clarence to be raised by Purl's parents, William and Emily Doyle, in Illinois.<sup>51</sup> By 1905, Purl lived in San Francisco and worked as a carpenter.<sup>52</sup> In 1906, Purl and Ethel Baxter married in Berkeley, California, when he was 31 years old and she was 22.<sup>53</sup> Purl and Ethel had one child, Clifford. In 1910, during a time of growth in Los Alto, Purl and Ethel purchased a 50 foot by 142 foot lot on Second Street and constructed a five-bedroom house.<sup>54</sup> In 1914, Purl and Ethel sold their Los Altos house, and by 1920, Purl and Ethel settled permanently in Mountain

<sup>&</sup>lt;sup>49</sup> Pennsylvania Architectural Field Guide, http://www.phmc.state.pa.us/portal/communities/architecture/styles/tudor-revival.html, (accessed 5/16/2023).

<sup>&</sup>lt;sup>50</sup> Ancestry.com. Colorado, County Marriage Records and State Index, 1862-2006.

<sup>&</sup>lt;sup>51</sup> Ancestry.com. 1900 United States Federal Census.

<sup>&</sup>lt;sup>52</sup> Ancestry.com. U.S., City Directories, 1822-1995.

<sup>&</sup>lt;sup>53</sup> Newspapers.com, "Marriage Licenses", The San Francisco Call, July 18, 1906.

<sup>&</sup>lt;sup>54</sup> Newspapers.com, "Los Altos Enjoys Wonderful Boom", The San Francisco Examiner, April 17, 1910.

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View, where Purl continued working as a carpenter.<sup>55 56</sup>

By the 1920s, Purl was a well-known local builder in Santa Clara County, focusing mainly on remodeling buildings, including a warehouse behind the Eschenbruecher's Hardware Store at 316 Main Street.<sup>57 58</sup> In 1942, Purl's wife, Ethel, died. In 1948, Purl was elected secretary and treasurer for the Palo Alto Carpenter Local 688. He was also a member of Mountain View Carpenters Union Local 1280 and Woodmen of the World. Purl died in 1950.<sup>59</sup>

Although locally known, Purl is not listed as a builder or designer in PCAD and is not considered a master builder or known for any design type or development style.

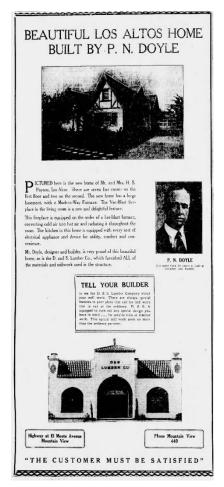


Figure 28. Advertisement in The Daily Palo Alto Times, December 3, 1927 (Newspapers.com).

<sup>&</sup>lt;sup>55</sup> Ancestry.com. 1920 United States Federal Census.

<sup>&</sup>lt;sup>56</sup> Newspapers.com, "Los Alto Real Estate", The San Francisco Examiner, July 04, 1914.

<sup>&</sup>lt;sup>57</sup> Newspapers.com, "Building Permits" The Daily Palo Alto Times, May 8, 1921.

<sup>&</sup>lt;sup>58</sup> Newspapers.com, "Los Altos Business Block Sold; Will be Entirely Renovated", The Daily Palo Alto Times, March 16, 1921.

<sup>&</sup>lt;sup>59</sup> Newspapers.com, "Carpenters Union Agent Succumbs", Daily Palo Alto Times and Palo Alto News and Palo Alto Shopping Review, July 2, 1950.



# HISTORIC ARCHITECTURAL SURVEY

On April 5, 2023, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the property, including the 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape. The results of the historic architectural survey are documented in the following section.

### **1926 HOUSE**

The 1926 house is associated with the Tudor Revival architectural style and was designed and constructed by builder Purl Nathanial Doyle. Alterations to the 1926 house occurred in 1976, 1979, 1996, and 2002, detailed in this section and the "Previous Alterations" section below. The two-story house has a raised foundation with decorative cast-iron vents along the perimeter, with metal mesh vents along the foundation perimeter at the 1976 addition. The house has a side-facing gable form, with two cross-gables on the south elevation and a single, central cross-gable off the north elevation. The peaks of the roof gables at the south elevation are set below the ridge of the side gable, while the north elevation is above the ridgeline of the side gable. The roof is clad with composite shingles, while the house is finished with stucco and exposed half-timbering. At the roof's peak is a small, stucco-finished chimney. As the house is on a raised foundation, the north elevation has a raised deck connecting the original house eave to the 1976 gable addition.

#### South Elevation (Primary Facade)

The south elevation consists of two front-facing gables with steep multi-gable roofs (Figure 29). The western gable is flush with the eaves of the side roof gable, while the eastern gable projects forward from the eave, and the east roof curves down and across an open, central portico (Figure 30). The central porch has two three-centered arches, one to the south and one to the west. These arches are supported by a stucco column to the southwest and the house walls to the north and east. A single wood door is within the portico, on the west wall. There are two in-kind replacement picture windows, consisting of a central, square, fixed single-light window in between two three-over-one, double-hung wood windows; between each of these three windows is a thick wood mullion (Figure 31). Although not original, these windows were replaced in-kind in material and style. Each window is located at the first-story level and centered below the roof gable. Within each gable, there is a three-over-one, double-hung wood window. At the south peak of the 1976 addition, there is a small, square vent.





Figure 29. South elevation, facing north.



Figure 30. South elevation, facing northeast.





Figure 31. Picture window on south elevation, facing north.

#### **East Elevation**

The east elevation consists of a double gable and eave section of the 1976 addition (Figure 32). The east elevation includes ten windows, of which four are new, and six are original. Three new windows appear to be in-kind replacements, and two are new to the elevation. The five windows on the first story of the eastern projecting gable consist of a pair of three-over-one, double-hung wood windows with a thick wood mullion, to the south of a three-over-one, double-hung wood window with horned stiles and a four-over-one, double hung wood window, with horned stiles (Figure 33). Below the peak and set between the exposed timber is a three-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window at the southern section of the first story and a four-over-one, double-hung wood window. Directly below this peak, there is a small, square vent. The eave section of the 1976 addition has a sliding glass door at the first story and a pair of three-over-one, double-hung wood windows with a thick wood mullion between them (Figure 34).





Figure 32. East elevation, facing west.



Figure 33. Three-over-one windows with horned stiles (aka lugs) on the east elevation, facing west.





Figure 34. East elevation, facing southwest.

#### **North Elevation**

The north elevation consists of three eave sections of the original 1926 house and the gable section of the 1976 addition (Figure 35). The north elevation includes six windows, one fixed window and one casement window that appear to have been repurposed from the original north façade. The easternmost eave consists of a three-over-one, double-hung wood window with horn stiles beside a wood door with six square slights along the top of the paneled door. Along the first story of the gabled section, there is a single wood panel door with six square lights along the top of the door beside a square, four-light-hinged window; these two are between two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows (Figure 36). There are two three-over-one, double-hung wood windows at the second-story level. A square, fixed four-light window below the peak is set between the exposed timbers. Two vents are built into the stucco on either side of the window. A contemporary deck is accessed via two brick steps. The deck wraps around from the east elevation north and extends past the rear entry door within the 1976 gable addition. The west eave section of the addition includes a single wood panel door with six square lights along the top, opening onto a paver stoop.





Figure 35. North elevation, facing south.



Figure 36. North elevation, facing south.

#### West Elevation

The west elevation consists of the original side gable of the 1926 house and an eave end of the 1976 northfacing gable addition (Figure 37). The gable section includes exposed half-timber framing and stucco. Along the first story are two pairs of three-over-one, double-hung wood windows with thick wood mullions between them. The windows of the second story consist of two, three-over-three, double-hung wood windows set between the exposed timbers. There are three vents on either side of the windows and above, directly below



the gable peak. An original cast-iron crawl-space vent is along the house's foundation (Figure 38). The eave section of the 1976 addition consists of a four-over-one, double-hung wood window at the second-story level.



Figure 37. West elevation, facing southeast.



Figure 38. Cast-iron vent cover at the foundation.



## **CA. 1950 DETACHED GARAGE**

The ca. 1950 detached garage is not associated with any architectural style or form. The one-story detached garage has a front-facing gable form and a concrete slab foundation (Figure 39). The walls are clad with clapboard siding, while the moderately pitched roof is clad with asphalt shingles. Surrounding the windows and doors and around the perimeter of the roof is a simple, thick trim. The south elevation is the primary façade and consists of an off-center, two-car aluminum garage door. The gable vent consists of vertical boards along the peak. The east elevation consists of the eave of the garage and has a centered, projecting metal and glass greenhouse window. The north elevation was not visible during the survey. The west elevation consists of a central, single metal door between a fixed, square window and a small vertical, rectangular window (Figure 40). This elevation opens to a walkway that is covered by a wood trellis.



Figure 39. South elevation of detached garage, facing north.

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Figure 40. West elevation and trellis-covered walkway, facing east.

# CA. 1980 STORAGE SHED

The ca. 1980 storage shed is not associated with any architectural style or form. The one-story shed has no foundation, as it was placed directly on the soil. The shed has a front-facing, gambrel roof form with half-timbered elements. The shed is constructed of vertical wood, which also operates as the exterior finish, and the roof is clad with composite shingles. The southwest elevation is the primary façade, consisting of double-entry wood doors (Figure 41). The remaining elevations do not have any fenestration.





Figure 41. Photograph showing the double-entry doors along the southwest elevation (primary façade) of the ca. 1980 storage shed, facing north.

## ASSOCIATED LANDSCAPE

The associated landscape includes paths for pedestrians and cars, a lawn, a covered trellis with wisteria, and a designed brick patio with flower boxes. The front yard, south of the house, consists of three paths from the street to and around the house. The fence along the front yard's perimeter consists of brick posts supporting two horizontal rails (Figure 42). Between the paths is a sundial built upon a brick pedestal surrounded by bushes and trees. Along the east perimeter of the Property, there is a concrete driveway that extends westward toward the ca. 1950 garage. The wisteria-covered wood trellis runs from the garage to the deck north of the house (Figure 43). Between the house and the driveway is a patio with brick pavers in a design with concrete. Amongst the brick pavers, there are bushes and flowers. The northwest corner of the property consists of a lawn.





Figure 42. Fence with brick posts and wood rails along southern perimeter of the Property.



Figure 43. Wood trellis with wisteria, facing south.

# **PREVIOUS ALTERATIONS: 1926 HOUSE**

Although the alterations are thoroughly documented in this report's Property History section and the Historical Architectural Survey section, the following section breaks out the most significant alterations to the 1926 house as a bulleted list.

• Rear addition – 1976, Permit no. A14468: A 24 feet wide by 20 feet tall second-story rear addition



was added to the 1926 house at a total cost of \$16,800.

- Windows There are twenty-seven windows, of which nine are original to the design of the 1926 house, and the remaining are wood replacement windows, some of which are in-kind replacement and others, along the 1979 addition, are single-hung wood windows that mimic the style and material of the original windows.
- New roof –1979, Permit no. A16717,2000, Permit No. 2000-637161.
- Removal/Repair of the Chimney 1996, Permit No. 1996-629231.
- **Kitchen and Bathroom Remodel and New Addition** In 2002, Permit No. 67218 was issued for remodeling the "upper bathrooms" and updates to the electrical and plumbing.

# **EVALUATION OF HISTORICAL SIGNIFICANCE**

The Property, including the 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape, was evaluated to determine individual eligibility for listing on the CRHR. The 1926 house was evaluated for its association with Tudor Revival architecture with a period of significance of 1926, when the house was constructed. The ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape are not associated with any known architectural style, form, or architectural landscape design or landscape planning.

## **CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

The CRHR is an inventory of significant architectural, archaeological, and historical resources in California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and NRHP listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the NRHP.<sup>60</sup> One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP is that "It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the NRHP, but they may still be eligible for listing in the California Register. A resource that has lost its historical character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data".<sup>61</sup>

A property must possess significance under one of the four criteria and have historic integrity to qualify for listing in the CRHR. Determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling, and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

• Location is the place where the historic property was constructed.

<sup>&</sup>lt;sup>60</sup> California Code of Regulations, Title 14, Chapter 11.5, Section 4850 et seq

<sup>&</sup>lt;sup>61</sup> California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).



- **Design** is the combination of elements that create the form, plans, space, structure, and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historical event or person and a historic property.

The following section examines the eligibility of the Property containing the 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape.

## **CRHR EVALUATION**

1. (Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The Property containing the 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape was developed within a planned subdivision in a prosperous time in Los Altos; however, the development of the Property is not associated with any housing boom or any event that made a significant contribution to the broad patterns of California's history or cultural heritage. As such, the Property containing the 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape does not appear eligible for listing on the CRHR.

Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 1.

2. (Person): Is associated with the lives of persons important in our past.

A thorough literature search and review of the Property owners and occupants was completed; however, the research did not reveal any person associated with the Property that is important to our past.

Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 2.

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

**Builder:** The 1926 house was designed and constructed by Purl Nathaniel (P.N.) Doyle, who was a builder in the Los Altos area; however, Doyle is not an architect, is not considered a master builder, and does not have a known design style or vernacular that is associated with his work. Therefore, the 1926 house is not eligible for listing on the CRHR in association with P.N. Doyle.



**Architecture:** The 1926 house is associated with the Tudor Revival architecture style, popular throughout the U.S. from 1890 to 1940. The 1926 house demonstrates the essential elements of the Tudor Revival style with many character-defining features associated with the style, including the steeply pitched and sloping multi-gable roofs, the exposed half-timber elements, the two "three-centered" arches along the front porch, the in-kind replacement picture windows with a central square, fixed single-light windows between three-over-one with mullions, original double-hung wood windows within lugs, stucco walls, and the asymmetrical floorplan. The 1926 house is a good example of Tudor Revival architecture from 1926. As such, the 1926 house appears eligible for listing on the CRHR under Criterion 3.

The ca. 1950 garage and ca. 1980 shed and associated landscape are not associated with any known architectural style or form, landscape architectural style, or landscape planning design.

*Therefore, the 1926 house within the Property appears individually eligible for listing in the CRHR under Criterion 3 for its association with Tudor Revival architecture.* 

4. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to built environment resources that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1926 house does not appear to be able to convey important information about Tudor Revival architecture. As such, none of the built environment resources within the Property are eligible for listing in the CRHR under Criterion 4.

## INTEGRITY

A Property must possess significance under one or more of the above-listed criteria and have historic integrity to qualify for listing in the CRHR. There are seven variables, or aspects, used to judge historic integrity, including location, design, setting, materials, workmanship, feeling, and association.<sup>62</sup> A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, "only after significance is fully established can you proceed to the issue of integrity."

The 1926 house within the Property was found to be eligible for listing on the CRHR under Criterion 3 for its association with Tudor Revival architecture; as such, an integrity analysis was completed.

<sup>&</sup>lt;sup>62</sup> National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).

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• Location. The 1926 house remains at its original location where it was constructed.

Therefore, the 1926 house retains integrity of location.

• **Design**. The Tudor Revival design elements of the house, for the most part, remain the same as 1926 design, including the asymmetrical form, the steeply pitched and sloping multi-gable roofs, the stucco cladding and timber material, and the original wood windows with lugs and surrounds. Although the there are changes to the north gable that extends from the side gable is an addition that changes the footprint of the house, these changes to the 1926 house are not visible from the public right-of-way and do not detract from the original design, allowing the house to retain its integrity of design from 1926. Overall, the 1926 house retains its Tudor Revival design, particularly from the front-facing gables along Hawthorne Avenue. In addition, the original half-timber elements are visible along each elevation.

## Therefore, the 1926 house retains integrity of design from 1926.

• Setting. The area surrounding the 1926 house has changed since its initial construction, including the Property itself, which was subdivided in the late 1940s/early 1950s, when the Property was surrounded by trees and the houses nearby were few. Initially, the house was situated within an 0.7-acre parcel, eventually becoming a 0.344-acre parcel. However, the neighborhood was intended for residential development and though development was slow, the area still retains a neighborhood setting with large lots and unique houses built during different decades as the lots were developed.

## Therefore, the 1926 house retains integrity of setting.

 Materials. The 1926 house retains integrity of materials from its original date of construction. The 1926 house materials include original double-hung wood windows with lugs, exposed half-timbering and stucco, and stucco chimney. Although the house had an extensive rear addition in 1976, the addition is not visible from the public right-of-way and incorporates the use of historical and like materials in its construction.

# Therefore, the 1926 house retains integrity of materials.

• Workmanship. Workmanship is evidenced by skill or craft from a particular period or region. The 1926 house retains workmanship regarding the knowledge and application of materials associated with woodworking.

## Therefore, the 1926 house retains integrity of workmanship.

• **Feeling**. Integrity of feeling is the quality that a property has in evoking the aesthetic or historical sense of a past period. The 1926 house evokes the feeling of the Tudor Revival architecture, including the steeply pitched and sloping multi-gable roofs, wood windows with lugs, half-timbering, and stucco walls.

## Therefore, the 1926 house retains integrity of feeling.

• Association. The 1926 house retains association with Tudor Revival architecture from its date of construction and as a residential house within an older neighborhood.



Therefore, the 1926 house retains integrity of association.

An assessment of integrity found that the 1926 house retains all seven aspects of integrity.

# **STANDARDS REVIEW**

Based on the current preliminary Project, a Standards review was conducted to ensure compliance with CEQA and the City of Los Altos historic preservation ordinances, addressing the current preliminary Project's potential impacts on the 1926 house, which was determined to be eligible for listing on the CRHR. The Standards review utilized preliminary details provided by the owner regarding the restoration of the 1926 house, including the restoration of the original front door opening, the addition of solar panels, and the construction of a new detached garage and a new ADU within the Property. As such, the following Standards review is to be used as guidance to meet the Standards. Once the architectural drawings are completed, EDS will update the Standards review within this report as needed.

## Secretary of Interior Standards for Rehabilitation Review

The following section addresses the current "preliminary" Project within the context of the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. When repair and replacement of deteriorated features are necessary, when alterations or additions to the property are planned for a new or continued use, and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

According to the Standards, "some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character-defining or outside the building's period of significance."

The Standards and EDS' analysis of the current preliminary Project as it relates to the Standards is presented below. The Project was reviewed using the Project description provided by the architect, which was applied to each of the Standards. The results of the Standards analysis are presented below with an "EDS Response" and an "EDS Analysis" that identifies if the Project conforms with Standards. "EDS Recommendations" are also provided, if warranted.

The following Standards review assesses potential impacts on the CRHR-eligible 1926 house.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The 1926 house will continue to be for residential use.

EDS Analysis: The current preliminary Project complies with Standard 1.

2. The historic character of a property shall be retained and preserved. The removal of historic



#### materials or alteration of features and spaces that characterize a property shall be avoided.

The current preliminary Project will retain and preserve the building's original historic character associated with the Tudor Revival design, including the steeply pitched and sloping multi-gable roofs, the exposed half-timber, the original double-hung wood with lugs and divided light upper window sashes, and the asymmetrical design.

**Door Location Restoration:** The current preliminary Project consists of restoring the location of the front door to its original centered location – along the primary façade – facing Hawthorne Avenue, based on photographic and physical evidence. This will restore the original front door opening facing south towards Hawthorne Avenue, which was where the door was located when it was constructed in 1926.

**Solar Panels:** The addition of solar panels along the east, west, or south-facing slopes of the side gable form of the 1926 house will not alter the historic character of the house. In addition, the installation will not call for the removal of any historic materials or alteration of features and spaces that characterize the 1926 house.

#### Rehabilitation: Potential Stucco Removal and Replacement with Appropriate Material

Currently, the 1926 house retains the original exterior stucco; however, if during the rehabilitation, exploratory, or construction work, the stucco is determined to be beyond repair, based on photographic evidence and reviewed by a qualified individual, the following section provides an acceptable alternative to the stucco, meeting the Standards for Rehabilitation.

The 1926 house is clad in stucco applied in a pebble-dash finish, used on Tudor Revival houses in the 1920s. During this time, other exterior finishes applied to Tudor Revival design included plaster, brick, river rock, and stone, as well as decorative half-timbering with stucco or plaster infill, which is present within the roof eaves of the 1926 house. If the stucco is determined to be beyond repair, an appropriate replacement material meeting the Standards for Rehabilitation would be stucco, plaster, brick, river rock, or stone.

EDS Analysis: The current preliminary Project restores and retains the original form and design elements that characterize the 1926 house; therefore, the current preliminary Project complies with Standard 2. However, if the exterior stucco is removed, the replacement material must be either stucco, plaster, brick, river rock or stone to meet the Standards.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

There are no proposed changes to the 1926 house that would create a false sense of history.

EDS Analysis: The current preliminary Project complies with Standard 3.

4. Most properties change over time; those changes that have acquired historic significance in their



#### own right shall be retained and preserved.

There are no proposed changes to the 1926 house that have become "significant in their own right."

EDS Analysis: The current preliminary Project complies with Standard 4.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The current preliminary Project proposes to preserve the original 1926 Tudor Revival features and finishes that are examples of craftsmanship that characterize the house, including steeply pitched and sloping multi-gable roofs, the exposed half-timber, the two "three-centered" arches along the front porch, the original double-hung wood windows with lugs and divided light upper sashes.

EDS Analysis: The current preliminary Project complies with Standard 5.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

There are no proposed changes to deteriorated features.

EDS Analysis: As such, Standard 6 does not appear to apply.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

EDS Analysis: Not applicable to the Project.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

EDS Analysis: Not applicable to the HRE, as a professional archaeologist would need to make this determination.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#### **New Exterior Alternations**

The new exterior of the 1926 house includes the addition of solar panels and the potential change to exterior siding.

#### **Solar Panels**

The installation and placement of the solar panels on the 1926 house considers the overall goal to preserve the character-defining features and historic fabric of the building, while also accommodating



the need for solar. To conform with the Standards, the solar panels should be low-profile panels and installed flat. The panels should also be easily removable and should not destroy any original roof trussing or timber framing.

#### **Exterior Cladding**

If it is determined that the existing stucco needs to be replaced (addressed in Standards 2), EDS recommends the replacement material meeting the Standards for Rehabilitation would be stucco, plaster, brick, river rock or stone. In this case, the stucco material is a character-defining feature and must be replaced with an appropriate material found in Tudor Revival architecture.

EDS Analysis: The current preliminary Project to add solar panels to the 1926 house complies with Standard 9 if the panels are placed on the side gable form, are low-profile, and installed flat. In addition, if the exterior stucco is replaced, to meet Standard 9, the new material must be either stucco, plaster, brick, river rock, or stone.

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

The current preliminary Project proposes two new ancillary buildings (new detached garage and ADU) that will be located at the rear of the 1926 house. The new detached garage will be located east of the house within the current driveway, but set back from the house, and the ADU will be located where the current ca. 1950 detached garage is situated. Both the ca. 1980 shed and ca. 1950 detached garage are not eligible for listing on the CRHR, are not listed on any local, state, or national register, and are proposed to be removed. Based on historic photographs, the location of the new detached garage will be in keeping with the location of the original, larger side gable garage or greenhouse previously located within the Property (see Figure 17). To determine if the two new buildings would affect the integrity of the 1926 house, EDS considered the overall size, scale, form, design, and material for the new buildings, currently in the design phase.

#### **New Detached Garage**

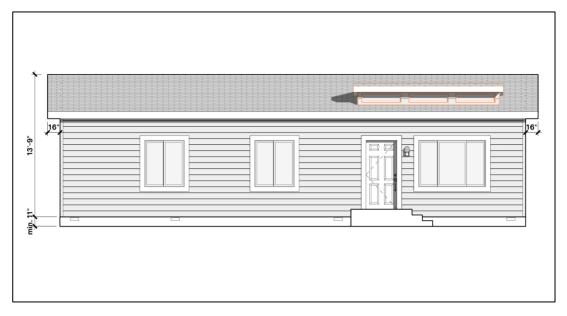
The new detached garage will be a single-story side gable form of wood construction located east of the house, on the driveway set back from the house. The details regarding the design are in progress, including the garage door style, which is important, as the style should remain simple so as not to detract visually from the character of the 1926 house and not create a false sense of history. In addition, masonry cladding, including stucco, plaster, brick, river rock, or stone, is recommended; in addition, wood boards with no lap or shadow may also meet the Standards – though this will have to be reviewed. Furthermore, mimicking half-timbering should be avoided. In addition, if the new detached garage is removed in the future, it will not adversely affect the integrity of the 1926 house.

#### New ADU

The new ADU that meets the Standards will be simple in size, scale, and form, and the roof height of the ADU should be set below the roof height of the 1926 house. A preliminary ADU design is provided



in Figure 44 as an appropriate ADU design in size, scale, and form, though it is not the only possibility. The exterior cladding for the ADU can be wood or wood-like material, stucco, plaster, brick, river rock, or stone. The wood cladding is appropriate for this building as it will not be visible from Hawthorne Avenue.





EDS Analysis: The proposed Project appears to comply with Standard 10; however, Standard 10 will need to be updated once the new detached garage and ADU building designs are available for review, which will ensure compliance with Standard 10.

# CONCLUSION

In accordance with CEQA regulations and guidelines, EDS completed an HRE for the Property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California, within the 0.344-acre (APN 170-41-036) that includes a 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape to determine if the Property or any of the built environment resources within the Property are eligible for listing on the CRHR. The methods used to complete the HRE included extensive research and an intensive level historic architectural survey conducted by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of the Interior's qualification standards in Architectural History and History. The HRE was completed following CEQA regulations (PRC § 21000) and the Guidelines for Implementing CEQA (14 CCR § 15000 et seq.).

The 1926 house is currently listed on the OHP's BERD (P-43-002069) and within the City of Los Altos Historic Inventory (2013); therefore, the 1926 house is considered a Historical Resource as defined in CCR Section 15064.5. Furthermore, the HRE determined that the 1926 house appears individually eligible for listing on the CRHR under Criterion 3 for its association with Tudor Revival architecture with a period of significance of 1926 and retains all seven aspects of integrity. Therefore, due to potential impacts to the historical resource, a Standards review was completed to determine if the current preliminary Project would impact the integrity



of the 1926 house. Based on the Standards review of the current preliminary Project, it does not appear the Project will affect the integrity of the 1926 house. However, EDS recommends updating the Standards review once the architectural plans are completed to ensure that the final submitted Project still meets the Standards. The 1926 house within the Property is also a CRHR-eligible historical resource and appears eligible for the Mills Act tax program.



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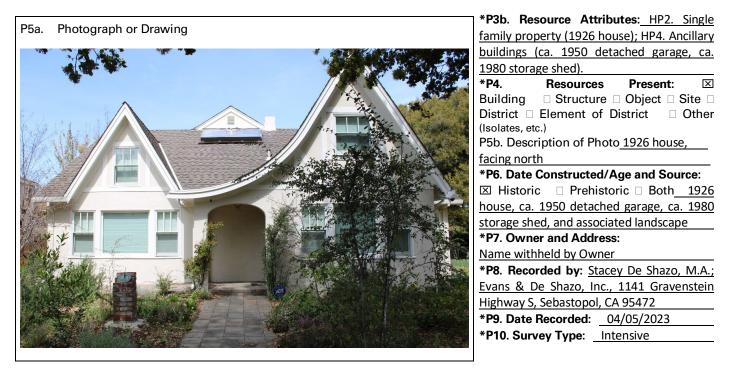
**Appendix A:** 

**DPR Forms** 

	Agenda Item 2.
State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # <u>43-002069</u> HRI #
PRIMARY RECORD	Trinomial NRHP Status Code
Other Listings:	
Review Code Reviewer	Date
Page 1 of 15       *Resource Name or #: 41 Hawthorne Avenue         P1. Other Identifier:	
*P2. Location: 🗆 Not for Publication 🖂 🗸	l la va atolata d
<b>F2.</b> Execution: Involution Fublication	Unrestricted
*a. County Santa Clara	onrestricted and and
*a. County Santa Clara	and

e. Other Locational Data: The resource is located within the 0.3-acre Accessor's Parcel Number (APN) 170-41-036 in the City of Los Altos. The Property is bounded by Hawthorne Avenue on the south, single-family houses on the east and west, and a commercial building on the north.

**\*P3a. Description:** The resource includes a 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape. The 1926 house is associated with Tudor Revival Architecture. The ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape are not associated with any architectural style or planned architectural landscape. (Continued on Continuation Sheet, Page 2)



**\*P11. Report Citation**: <u>Stacey De Shazo, M.A., Nicolle LaRochelle, and M.S. Bee Thao, M.A. (2023): Historic Resource Evaluation</u> <u>and Secretary of Interior's Standards for the Treatment of Historic Properties Review of the Property at 41 Hawthorne Avenue, Los</u> Altos, Santa Clara County, California

\*Attachments: NONE ILocation Map IContinuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

\*Required information

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## (Continue from Primary Record, Page 1)

Alterations to the 1926 house occurred in 1976, 1979, 1996, and 2002, detailed in this section and the "Previous Alterations" section below. The two-story house has a raised foundation with decorative cast-iron vents along the perimeter, with metal mesh vents along the foundation perimeter at the 1976 addition. The house has a side-facing gable form, with two cross-gables on the south elevation and a single, central cross-gable off the north elevation. The peaks of the roof gables at the south elevation are set below the ridge of the side gable, while the north elevation is above the ridgeline of the side gable. The roof is clad with composite shingles, while the house is finished with stucco and exposed half-timbering. At the roof's peak is a small, stucco-finished chimney. As the house is on a raised foundation, the north elevation has a raised deck connecting the original house eave to the 1976 gable addition.

## South Elevation (Primary Facade)

The south elevation consists of two front-facing gables with steep multi-gable roofs (Figure 1). The western gable is flush with the eaves of the side roof gable, while the eastern gable projects forward from the eave, and the east roof curves down and across an open, central portico (Figure 2). The central porch has two three-centered arches, one to the south and one to the west. These arches are supported by a stucco column to the southwest and the house walls to the north and east. A single wood door is within the portico, on the west wall. There are two picture windows, consisting of a central, square, fixed single-light window in between two three-over-one, double-hung wood windows; between each of these three windows is a thick wood mullion (Figure 3). Although not original, these windows were replaced in-kind in material and style. Each window is located at the first-story level and centered below the roof gable. Within each gable, there is a three-over-one, double-hung wood window. At the south peak of the 1976 addition, there is a small, square

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vent.



Figure 1. South elevation, facing north.



Figure 2. South elevation, facing northeast.

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Figure 3. Picture window on south elevation, facing north.

### **East Elevation**

The east elevation consists of a double gable and eave section of the 1976 addition (Figure 4). The east elevation includes ten windows, of which four are new, and six are original. Three new windows appear to be in-kind replacements, and two are new to the elevation. The five windows on the first story of the eastern projecting gable consist of a pair of three-over-one, double-hung wood windows with a thick wood mullion, to the south of a three-over-one, double-hung wood window with horned stiles and a four-over-one, double hung wood window, with horned stiles (Figure 5). Below the peak and set between the exposed timber is a three-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window. Directly below this peak, there is a small, square vent. The eave section of the 1976 addition has a sliding glass door at the first story and a pair of three-over-one, double-hung wood windows with a thick wood mullion between them (Figure 6).

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Figure 4. East elevation, facing west.



Figure 5. Three-over-one windows with horned stiles (aka lugs) on the east elevation, facing west.

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Figure 6. East elevation, facing southwest.

#### **North Elevation**

The north elevation consists of three eave sections of the original 1926 house and the gable section of the 1976 addition (Figure 7). The north elevation includes six windows, of which two appear to be original to the house and were repurposed along this elevation. The easternmost eave consists of a three-over-one, double-hung wood window with horn stiles beside a wood door with six square slights along the top of the paneled door. Along the first story of the gabled section, there is a single wood panel door with six square lights along the top of the door beside a square, four-light-hinged window; these two are between two three-over-one, double-hung wood windows (Figure 8). There are two three-over-one, double-hung wood windows (Figure 8). There are two three-over-one, double-hung wood windows at the second-story level. A square, fixed four-light window below the peak is set between the exposed timbers. Two vents are built into the stucco on either side of the window. A contemporary deck is accessed via two brick steps. The deck wraps around from the east elevation north and extends past the rear entry door within the 1976 gable addition. The west eave section of the addition includes a single wood panel door with six square lights along the top, opening onto a paver stoop.

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#### Figure 7. North elevation, facing south.



Figure 8. North elevation, facing south.

#### **West Elevation**

The west elevation consists of the original side gable of the 1926 house and an eave end of the 1976 north-facing gable addition (Figure 9). The gable section includes exposed half-timber framing and stucco.

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Along the first story are two pairs of three-over-one, double-hung wood windows with thick wood mullions between them. The windows of the second story consist of two, three-over-three, double-hung wood windows set between the exposed timbers. Three vents are on either side of the windows and above, directly below the gable peak. An original cast-iron crawl-space vent is along the house foundation (Figure 10). The eave section of the 1976 addition consists of a four-over-one, double-hung wood window at the second-story level.



Figure 9. West elevation, facing southeast.

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Figure 10. A cast-iron vent cover, along the foundation wall.

#### ca. 1950 Detached Garage

The ca. 1950 detached garage is not associated with any architectural style or form. The one-story detached garage has a front-facing gable form and a concrete slab foundation (Figure 11). The walls are clad with clapboard siding, while the moderately pitched roof is clad with asphalt shingles. Surrounding the windows and doors and around the perimeter of the roof is a simple, thick trim. The south elevation is the primary façade and consists of an off-center, two-car aluminum garage door. The gable vent consists of vertical boards along the peak. The east elevation consists of the eave of the garage and has a centered, projecting metal and glass greenhouse window. The north elevation was not visible during the survey. The west elevation consists of a central, single metal door between a fixed, square window and a small vertical, rectangular window (Figure 12). This elevation opens to a walkway that is covered by a wood trellis.

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Figure 11. South elevation of detached garage, facing north.



Figure 12. West elevation and trellis-covered walkway, facing east.

#### ca. 1980 Storage Shed

The ca. 1980 storage shed is not associated with an architectural style or form. The one-story shed has no

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foundation, as it was placed directly on the soil. The shed has a front-facing, gambrel roof form with halftimbered elements. The shed is constructed of vertical wood, which also operates as the exterior finish, and the roof is clad with composite shingles. The southwest elevation is the primary façade, consisting of double-entry wood doors (Figure 13). The remaining elevations do not have any fenestration.



Figure 13. Photograph showing the double-entry doors along the southwest elevation (primary façade) of the ca. 1980 storage shed, facing north.

#### **Associated Landscape**

The associated landscape includes paths for pedestrians and cars, a lawn, a covered trellis with wisteria, and a designed brick patio with flower boxes. The front yard, south of the house, consists of three paths from the street to and around the house. The fence along the front yard's perimeter consists of brick posts supporting two horizontal rails (Figure 14). Between the paths is a sundial built upon a brick pedestal surrounded by bushes and trees. Along the east perimeter of the property, there is a concrete driveway that extends westward toward the ca. 1950 garage. The wisteria-covered wood trellis runs from the garage to the deck north of the house (Figure 15). Between the house and the driveway is a patio with brick pavers in a design with concrete. Amongst the brick pavers, there are bushes and flowers. The northwest corner of the property consists of a lawn.

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Figure 14. Fence with brick posts and wood rails along southern perimeter of the property.



Figure 15. Wood trellis with wisteria, facing south.

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#### California Register of Historic Resources (CRHR) Evaluation

1. (Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The property containing the 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape was developed within a planned subdivision in a prosperous time in Los Altos; however, the development of the property is not associated with any housing boom or any event that made a significant contribution to the broad patterns of California's history or cultural heritage. As such, the property containing the 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape does not appear eligible for listing on the CRHR.

*Therefore, the property does not appear individually eligible for listing in the CRHR under Criterion 1.* 

#### 2. (Person): Is associated with the lives of persons important in our past.

A thorough literature search and review of the property owners and occupants was completed; however, the research did not reveal any person associated with the property that is important to our past.

*Therefore, the property does not appear individually eligible for listing in the CRHR under Criterion 2.* 

# 3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

**Builder:** The 1926 house was designed and constructed by Purl Nathaniel (P.N.) Doyle, who was a builder in the Los Altos area; however, Doyle is not an architect, is not considered a master builder, and does not have a known design style or vernacular that is associated with his work. Therefore, the 1926 house is not eligible for listing on the CRHR in association with Doyle.

**Architecture:** The 1926 house is associated with the Tudor Revival architecture style, popular throughout the U.S. from 1890 to 1940. The 1926 house demonstrates the essential elements of the Tudor Revival style with many character-defining features associated with the style, including the steeply pitched and sloping multi-gable roofs, the exposed half-timber elements, the two "three-centered" arches along the front porch, the picture windows with central square, fixed single-light windows between three-over-one with mullions, double-hung wood windows, stucco walls, and the asymmetrical floorplan. The 1926 house is a good example of Tudor Revival architecture from 1926. As such, the 1926 house appears eligible for listing on the CRHR, under Criterion 3.

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The ca. 1950 garage and ca. 1980 shed and associated landscape are not associated with any known architectural style or form, landscape architectural style, or landscape planning design.

*Therefore, the 1926 house within the property appears individually eligible for listing in the CRHR under Criterion 3 for its association with Tudor Revival architecture.* 

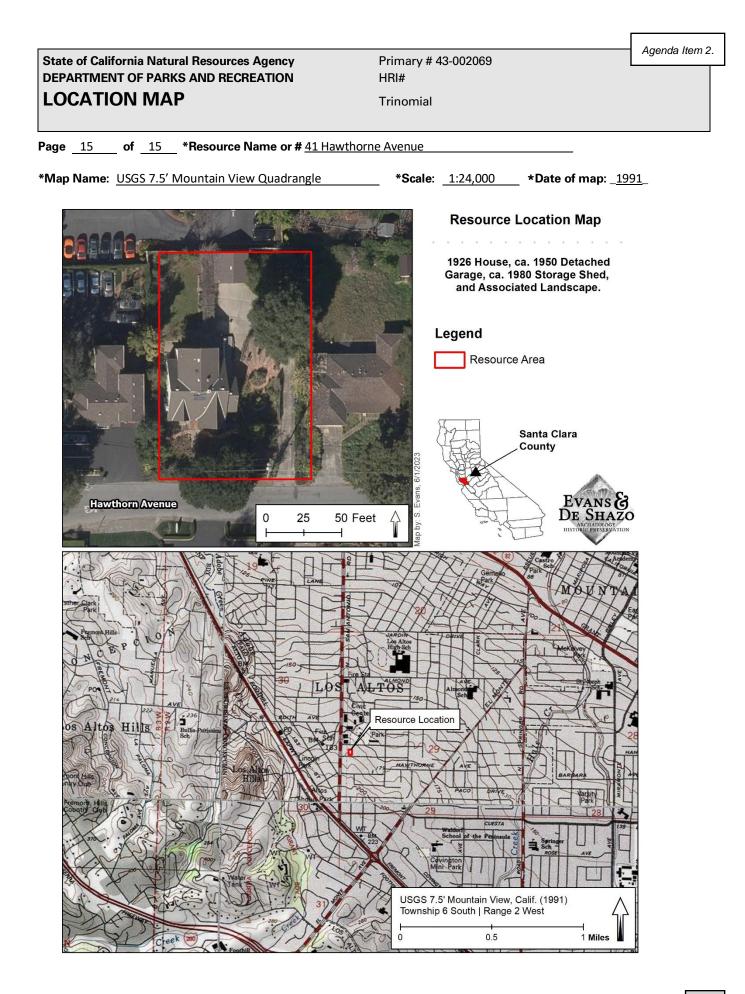
# 4. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to built environment resources that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1926 house does not appear to be able to convey important information about Tudor Revival architecture. As such, none of the built environment resources within the property are eligible for listing in the CRHR under Criterion 4.

#### Integrity

An assessment of integrity found that the 1926 house retains all seven aspects of integrity.



41 Hawthorne Ave. - Ten Year Rehabilitation/Restoration/Maintenance and Timeline Work Plan

tem Work Task	Type of Work	Year Commenced Year	Completed	Estimated Cost (1
1 Stucco repair, exterior paint, insulation, gutter repair	Rehabilitation	2024	2025	85.000
	Rehabilitation	2024	2025	
2 Foundation repairs				65,000
3 Basement external wall repairs	Rehabilitation	2028	2028	18,000
4 Window repairs	Rehabilitation	2024	2034	50,000
5 Roof repairs	Rehabilitation	2032	2033	45,000
Sub-total Rehabilitation				263,000
6 Move front door to original position	Remodel	2028	2028	9,000
7 Garage Remodel/Replace	New Construction	2024	2026	180,000
sub-total Remodel				189,000
8 ADU New Construction	New Construction	2024	2026	750,000
9 Adding solar panels on the roof	New Construction	2024	2028	25,000
ub-total New Construction				775,000
10 Repairs, paint touch-up, caulking (1,000 per year)	Maintenance	2024	2033	10,000
11 Annual external cleaning (windows, gutters)	Maintenance	2024	2033	15,000
12 Landscape repairs and maintenance, tree trimming	Maintenance	2024	2033	70,000
Sub-total Maintenance				95,000
Fotal All				1,322,000



June 5, 2023

# RE: Mills Act Application Recommendation Letter for the Property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California.

To Whom it May Concern,

In June 2023, Evans & De Shazo, Inc (EDS) Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of Interior's qualification standards in Architectural History and History, completed a Historic Resource Evaluation (HRE) of the property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California within Assessor Parcel Number (APN) 170-41-036 consisting of a 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape to determine if the property or any of the built environment resources within the property are eligible for listing on the California Register of Historical Resources (CRHR). Prior to the completion of the HRE, EDS determined that the 1926 house within the property is currently listed on the Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) (P-43-002069) and within the City of Los Altos Historic Inventory (2013). As such, the 1926 house is considered a Historical Resource as defined in Section 15064.5 of the California Environmental Quality Act (CEQA). The HRE, completed by EDS under CEQA regulations (PRC § 21000) and the Guidelines for Implementing CEQA (14 CCR § 15000 et seq.), determined that the 1926 house is individually eligible for listing on the CRHR under Criterion 3 for its association with Tudor Revival architecture with a period of significance of 1926 and retains all seven aspects of integrity.<sup>1</sup> Therefore the 1926 house is a <u>qualified historic property</u> and eligible for the Mills Act.

#### **Current Rehabilitation Project**

To ensure that the current rehabilitation project (submitted to the city) would not impact the integrity of the 1926 house, EDS completed a Secretary of Interior's Standards for the Treatment of Historic Properties (Standards), which is within the HRE report (6/5/2023).<sup>2</sup> The Standards review was based on the current preliminary project, which has yet to be submitted to the city. The preliminary Standards review determined that the current project appears to meet the Standards for Rehabilitation, though additional information is need to update the Standards once architectural drawings are completed. As such, based on this premilinary information and if the guidance of the Standards review is followed, the project will not impact historical resources.

#### **Mills Act**

In 1972, the State adopted legislation (Government Code §§ 50280 – 50290) that created an alternative method for determining the assessed value of specific qualified historical properties, commonly referred

<sup>&</sup>lt;sup>1</sup> The ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape are not eligible for listing on the CRHR, and are not currently locally listed, as such are not historical resources under CEQA.

<sup>&</sup>lt;sup>2</sup> Stacey De Shazo, "Historic Resource Evaluation and Standards Review of the Property at 151 Hawthorne Avenue, Los Altos, Santa Clara County, California", Evans & De Shazo, 2022.



to as the Mills Act. The Mills Act is a state law allowing cities to enter into contracts with the owners of historic structures. Such contracts require a reduction of property taxes in exchange for the continued preservation of the property. Property taxes are recalculated annually using a formula in the Mills Act and Revenue and Taxation Code. The Mills Act Program aims to provide economic incentives to foster the preservation of residential neighborhoods and the revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program in California to restore and preserve qualified historic buildings by private property owners. Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic property tax relief.

The law provides an income-based tax formula for legible properties subject to historical property contracts. The Mills Act allows cities and counties to enter into a contract with a property owner of qualified historic property. The state code defines a qualified historic property as a privately owned property that is not exempt from property taxation and which meets either of the following:

(a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.

(b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

#### **Qualified Historic Property**

A <u>qualified historic property</u> is one that is listed on any federal, state, county, or city register, including the National Register of Historic Places, CRHR, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks. Owner-occupied family residences and income-producing commercial properties may qualify for the Mills Act program.

#### Recommendations

Based on the HRE, Standards review, and the requirements of the Mills Act program, EDS recommends that the 1926 house at 41 Hawthorne Avenue, a <u>qualified historic property</u>, is eligible for consideration by the City of Los Altos for the Mills Act. In addition, as required by the city, the property owners are "actively" rehabilitating their property following the Secretary of the Interior's Treatment of Historic Properties, particularly the Standards for Rehabilitation.

Sincerely

Stacey De Shazo, M.A. Principal Architectural Historian Evans & De Shazo, Inc. stacey@evans-deshazo.com



September 1, 2023

# RE: Additional Support of the Mills Act Application for the Property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California.

To Whom it May Concern,

Evans & De Shazo, Inc (EDS) Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of Interior's qualification standards in Architectural History and History, completed the Historic Resource Evaluation (HRE) of the property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California within Assessor Parcel Number (APN) 170-41-036 consisting of a 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape to determine if the property or any of the built environment resources within the property are eligible for listing on the California Register of Historical Resources (CRHR). The HRE determined that the 1926 house is individually eligible for listing on the CRHR under Criterion 3 for its association with Tudor Revival architecture with a period of significance of 1926 and retains all seven aspects of integrity.<sup>1</sup> Therefore the 1926 house is a gualified historic property and eligible for the Mills Act. EDS then completed a Secretary of Interior's Standards for the Treatment of Historic Properties (Standards), which is within the HRE report (6/5/2023). The Standards review was based on the current preliminary project, which has yet to be submitted to the city. The preliminary Standards review determined that the current project appears to meet the Standards for Rehabilitation, though additional information is needed to update the Standards once architectural drawings are completed. As such, based on this preliminary information and if the guidance of the Standards review is followed, the project will not impact historical resources.

Although the proposed rehabilitation project for the 1926 house is not finalized, the following table table (Table 1) provides additional information regarding the Mills Act application showing the Ten Year Rehabilitation, Restoration, and Maintenance and Timeline Work Plan, of which the current proposed rehabilitation appears to meet the Standards – as detailed in the Standards Review section of the HRE by EDS. Noting EDS recommends that once the final rehabilitation design is completed (the maintenance does not need to be included) and prior to architectural drawings being submitted to the City of Los Altos, a professional Architectural Historian reviews the project plans for consistency with the Standards. In addition, the 10-year cost estimates are currently in line with accepted cost estimates for the Mills Act.

<sup>&</sup>lt;sup>1</sup> The ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape are not eligible for listing on the CRHR, and are not currently locally listed, as such are not historical resources under CEQA.

#### Table 1: Proposed Ten Year Rehabilitation/Restoration/Maintenance and Timeline Work Plan.

ltem	Work Task	Type of Work	Year Commenced	Year Completed	Estimated Cost	(10 year period)
1	Stucco repair, exterior paint, insulation, gutter repair	Rehabilitation	2024	2025	85,000	
2	2 Foundation repairs	Rehabilitation	2028	2028	65,000	
3	Basement external wall repairs	Rehabilitation	2028	2028	18,000	
4	Window repairs	Rehabilitation	2024	2034	50,000	
5	5 Roof repairs	Rehabilitation	2032	2033	45,000	
Sub-total	Rehabilitation				263,000	
6	Move front door to original position	Remodel	2028	2028	9,000	
7	Garage Remodel/Replace	New Construction	2024	2026	180,000	
Sub-total	Remodel				189,000	
8	ADU New Construction	New Construction	2024	2026	750,000	
ç	Adding solar panels on the roof	New Construction	2024	2028	25,000	
Sub-total	New Construction				775,000	
10	Repairs, paint touch-up, caulking (1,000 per year)	Maintenance	2024	2033	10,000	
11	Annual external cleaning (windows, gutters)	Maintenance	2024	2033	15,000	
12	2 Landscape repairs and maintenance, tree trimming	Maintenance	2024	2033	70,000	
Sub-total	Maintenance				95,000	
Total All					1,322,000	
					,,	

Based on the HRE, Standards review, and the requirements of the Mills Act program, EDS recommends that the 1926 house at 41 Hawthorne Avenue's Ten Year Rehabilitation, Restoration, and Maintenance and Timeline Work Plan meet the requirements of the Mills Act.

Sincerely 6

Stacey De Shazo, M.A. Principal Architectural Historian Evans & De Shazo, Inc. stacey@evans-deshazo.com RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: City of Los Altos 1 North San Antonio Road Los Altos, CA 94022 Attn: Development Services Director

RECORDING REQUESTED PURSUANT TO GOVERNMENT CODE SECTIONS 6103 and 27383 SPACE ABOVE THIS LINE FOR RECORDER'S USE

# **HISTORIC PROPERTY PRESERVATION AGREEMENT**

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between the CITY OF LOS ALTOS, a municipal corporation ("City") and Sreenivas Naganedra Tallam and Isabel Tallam, Trustees of the Tallam Family Revocable Trust dated August 9, 2021 (collectively, "Owner").

## RECITALS

A. California Government Code section 50280, et seq. authorizes cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance and restoration of such historical property so to retain its characteristics as property of historical significance;

B. Owner holds fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 41 Hawthorne Avenue, Los Altos, California (the "Historic Property"). A legal description of the Historic Property is attached hereto, marked as Exhibit "A" and is incorporated herein by this reference;

C. On September 28, 1997 the Historical Commission of the City of Los Altos designated the Historic Property as a Historical Resource, pursuant to Chapter 12.44 of the City's Municipal Code. The Historic Property is a qualified historical property pursuant to California Government Code section 50280.1.

D. City and Owner, for their mutual benefit, now desire to enter into this agreement both to protect and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the Provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code.

### AGREEMENT

NOW THEREFORE, City and Owner, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. **Effective Date and Term of Agreement.** This Agreement shall be effective and commence on \_\_\_\_\_, 20\_\_\_ ("Effective Date") and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the Effective Date, such initial term will automatically be extended as provided in paragraph 2, below.

2. **Renewal.** On each anniversary of the Effective Date (hereinafter referred to as the "Renewal Date"), an additional one year term shall automatically be added to the term of this Agreement unless a notice of nonrenewal ("Notice of Nonrenewal") is served as provided herein. If either Owner or City desires in any year not to renew this Agreement for an additional one year term, Owner or City shall serve a written Notice of Nonrenewal upon the other party in advance of the Renewal Date. Such Notice of Nonrenewal shall be effective if served by Owner upon City at least ninety (90) days prior to the Renewal Date, or if served by City upon Owner, such Notice of Nonrenewal shall be effective if served a Notice of Nonrenewal in any year, this Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal date of this Agreement, whichever may apply.

2.1 **Owner Protest of City Nonrenewal.** Within fifteen (15) days after receipt by Owner of a Notice of Nonrenewal from City, Owner may make and file a written protest of the Notice of Nonrenewal. Upon receipt of such protest the City Council shall set a hearing prior to the expiration of the Renewal Date of this Agreement. Owner may furnish the City Council with any information which the Owner deems relevant, and within ten (10) days after demand shall furnish the City Council with any information the City Council may require. The City Council may, at any time prior to the Renewal Date of this Agreement, but without obligation to do so, withdraw its Notice of Nonrenewal.

3. <u>Assessment of Valuation</u>. The parties acknowledge that Owner, in consideration for abiding by the terms of this Agreement, shall be entitled to apply for a reassessment evaluation of the Historic Property pursuant to the provisions of Sections 439 et. seq. of the California Revenue and Taxation Code. Owner acknowledges that tax relief afforded to the Owner pursuant to Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code may require negotiation with the Santa Clara County Assessor's Office. All tax savings realized by Owner in connection with this Agreement shall be used to preserve, maintain, repair, restore and rehabilitate the Historic Property.

4. <u>Standards for Historical Property</u>. Owner shall preserve, repair and maintain the Historic Property and it's Character Defining Features (defined below) as a qualified historic property, in no less than equal to the condition of the Historic Property on the Effective Date. Owner shall, where necessary, restore and rehabilitate

the property according to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation and Restoration, the State Historical Building Code, and the City's Historical Preservation Ordinance, as the same may be amended from time to time, and in accordance with the attached ten year schedule of home repair, maintenance and improvement measures prepared by Owner and approved by the City Council, attached hereto as Exhibit "B." Commencing on the fifth anniversary of the Effective Date, and continuing every five (5) years thereafter during the term of this Agreement, Owner shall submit to City an updated ten (10) year schedule of potential home repair, maintenance and improvement measures for the upcoming ten (10) year period, which schedule shall also document all repairs, maintenance, and improvements which have been completed since the Effective Date. Character Defining Features means all historic or other architecturally significant aspects of the Historic Property, including without limitation, the general architectural form, style, materials, design, scale, details, mass, roof line, porch, exterior vegetation and other aspects of the appearance of the exterior and interior of the Historic Property. The Secretary of Interior's Standards for Rehabilitation and Restoration currently in effect (attached hereto and marked as Exhibit "C") shall be incorporated herein by reference and constitute the minimum standards and conditions for the rehabilitation and restoration of the Historic Property. All standards referred to in this Section 4 shall apply to the Historic Property throughout the term of this Agreement. Owner shall not obstruct or obscure the public's ability to view the exterior of the Historic Property from the public right-of-way. Such prohibition shall include, without limitation, a prohibition against the placing of trees, bushes or fences in a location which substantially obscures or obstructs the view from the public right-of-way of the exterior of the Historic Property.

5. <u>**Periodic Examinations.**</u> Owner shall allow reasonable periodic examination, by prior appointment, of the exterior of the Historic Property by representatives of the Santa Clara County Assessor, State Department of Parks and Recreation, State Board of Equalization, and/or the City, as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement.

6. **Provision of Information of Compliance.** Within ten (10) days after request by City, Owner shall furnish City with any and all information requested by the City from time to time which City deems necessary or advisable to determine compliance with the terms and provisions of this Agreement.

7. <u>**Cancellation**</u>. City, following a duly noticed public hearing, as set forth in California Government Code Sections 50285, et seq., may cancel this Agreement if it determines that Owner breached any of the provisions of this Agreement or has allowed the Historic Property to deteriorate to the point that it no longer meets the standards for a qualified historic property and such breach is not cured by Owner within thirty (30) days after City gives Owner notice that a breach has occurred. City may also cancel this Agreement if it determines that the Owner has failed to maintain, preserve, restore or rehabilitate the Historic Property in accordance with the terms of this Agreement and such breach is not cured by Owner within thirty (30) days after City gives Owner notice that a breach has occurred. If this Agreement is canceled because of failure of the Owner to maintain, preserve, restore and rehabilitate the Historic Property as specified above, the Owner shall pay a cancellation fee to the State Controller as set forth in Government Code Section 50286 as the same may be amended or replaced from time to time.

8. **Destruction**. Notwithstanding any provision of this Agreement to the contrary, the Owner may cancel this Agreement without payment of the cancellation fee set forth in Section 7, if the existing single-family residence (the "Structure") on the Historic Property is damaged by fire, earthquake, or other Act of God or accidental cause to the extent (1) the then fair market value of said Structure is reduced by fifty-one percent (51%) or more; or (2) fifty-one percent (51%) or more of said Structure's floor area is destroyed or irreparably damaged; or (3) fifty-one percent (51%) or more of the Structure's Character Defining Features are destroyed or irreparably damaged; or (4) that the cost to the Owner (less any insurance proceeds payable in connection with such damage) to restore the Structure to its prior condition would exceed Ten Thousand Dollars (\$10,000). If the Owner desires to cancel this Agreement under this Section 8, written notice shall be given to the City within ninety (90) days after such damage or destruction occurs.

If the Owner desires to cancel this Agreement due to the circumstances outlined in this Section 8, either party may request a hearing before the City Council to determine (a) the extent of diminution of value, (b) the extent of the damage or destruction to the floor area of the Structure, and/or (c) extent of damage or destruction to the Character Defining Features of the Structure. The City Council may refer any matter relating to (c) to the City's Historical Commission for its findings and recommendations.

If Owner does not cancel this Agreement pursuant to this Section within ninety (90) days after damage or destruction occurs, or the damage or destruction does not exceed the thresholds set forth in the first paragraph of this Section, Owner shall have a reasonable time, not to exceed four (4) months, in which to restore the structure to not less than the condition existing prior to such damage or destruction.

9. **Enforcement of Agreement.** City may specifically enforce, or enjoin the breach of, the terms of this Agreement, if Owner fails to cure any default under this Agreement within thirty (30) days after City gives Owner notice that Owner has breached any of Owner's obligations under this Agreement. If Owner's breach is not corrected to the reasonable satisfaction of the City within thirty (30) days after the notice of breach is given to Owner, then City may, without further notice, declare a default under the terms of this Agreement and bring any action necessary to specifically enforce the obligations of Owner or enjoin any breach under this Agreement, including, but not limited to, bringing an action for injunctive relief against the Owner or such other relief as City may deem appropriate.

City does not waive any claim of default by Owner if City does not enforce or cancel this Agreement upon a default by Owner. All other remedies at law or in equity which are not otherwise provided for in this Agreement shall be available to the City to pursue if there is a default of this Agreement by Owner. No waiver by City or any breach or default under this Agreement by Owner shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

Binding Effect of Agreement; Covenants Running With the 10. Land. The Owner hereby subjects the Historic Property to the covenants, reservations and restrictions as set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Historic Property. Each and every contract, deed or other instrument hereinafter executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument. City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that the value of the Owner's legal interest in the Historic Property may be affected thereby. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

11. <u>Sale or Transfer of Ownership</u>. Prior to the sale or transfer of ownership of the Historic Property, the Owner is bound by this Agreement to provide a report to the City which outlines how all tax savings realized by Owner in connection with this Agreement were used to preserve, maintain, repair, restore and rehabilitate the Historic Property. The City shall review and approve the report administratively within twenty-one (21) days. If the City takes no action within that time, the report is deemed adequate.

12. <u>**Cost Reimbursement.**</u> Owner shall, within ten (10) days after demand, reimburse City for all reasonable legal fees and costs and all staff time and costs incurred by City in connection with the preparation and review of this Agreement and the administration of the Agreement during the term of this Agreement.

13. **Notice.** Any notice required to be given by the terms of this Agreement shall be in writing and sent by personal delivery or by United States registered or certified mail, postage prepaid, return receipt requested, addressed as set forth in this Section 13 below at any other address as may be later specified by the parties hereto by notice given in the manner required by this Section 13.

<u>To City:</u> City of Los Altos Attn: Historical Commission Liaison One North San Antonio Road Los Altos, CA 94022 <u>To Owners:</u> Sreenivas Naganedra Tallam, Trustee Isabel Tallam, Trustee Mailed notices shall be deemed delivered three (3) days after the date of posting by the United States Post Office.

14. <u>Notice to Office of Historic Preservation</u>. Owner shall provide written notice of this Agreement and shall provide a copy of this Agreement to the Office of Historic Preservation of the Department of Parks and Recreation of the State of California within six (6) months following the Effective Date.

15. <u>Effect of Agreement</u>. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto or any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause the parties to be considered joint ventures or members of any joint enterprise.

16. **Indemnity of City**. Owner shall protect, defend, indemnify, and hold City and its elected officials, officers, agents and employees harmless from liability for claims, losses, proceedings, damages, causes of action, liabilities, costs or expense, including reasonable attorneys' fees, which may arise directly or indirectly from the negligence, willful misconduct or breach of this Agreement by Owner or Owner's contractors, subcontractors, agents, employees or other persons acting on Owner's behalf in connection with the Historic Property, or which arise directly or indirectly in connection with Owner's activities in connection with the Historic Property. This Section 16 applies, without limitation, to all damages and claims for damages suffered, or alleged to have been suffered regardless of whether or not the City prepared, supplied or approved any plans, specifications or other documents for the Historic Property.

17. **<u>Binding Upon Successors</u>**. All of the agreements, rights, covenants, reservations and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties named herein, their heirs, successors, legal representatives, and assigns and all persons acquiring any part or portion of the Historic Property, whether voluntarily or involuntarily, by operation of law or in any manner whatsoever.

18. **Legal Costs.** If legal proceedings are brought by Owner or City to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorneys' fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

19. <u>Severability</u>. If any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.

20. <u>**Governing Law.</u>** This Agreement shall be construed and governed in accordance with the laws of the State of California.</u>

21. **<u>Recordation</u>**. No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the Office of the County Recorder of the County of Santa Clara, California.

22. <u>Amendments</u>. This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by all of the parties hereto.

23. <u>**Captions.**</u> Section headings and captions of this Agreement are for convenience of reference only and shall not be considered in the interpretation of any of the provisions of this Agreement.

WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first above written.

#### **OWNERS:**

By:	Sreenivas Naganedra Tallam, Trustee	Dated:
By:	Isabel Tallam, Trustee	Dated:
CITY	OF LOS ALTOS:	
By:	City Manager	Dated:
Attest	:	
By:	City Clerk	Dated:
Appro	oved as to Form:	
By:	City Attorney	Dated:

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

For APN/Parcel ID: 170-41-036

THE WESTERLY 100 FEET, FRONT AND REAR MEASUREMENTS OF LOT 151 AS SHOWN ON THE MAP OF ALTOS ACRES, LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA, RECORDED MAY 8, 1911, BOOK N OF MAPS, PAGE 49, SANTA CLARA COUNTY RECORDS.

### EXHIBIT "B"

### SCHEDULE OF IMPROVEMENTS 2023 – 2033

Item	Work Task	Type of Work	Year Commenced	Year Completed	Estimated Cost (10 year period)
1	Stucco repair, exterior paint, insulation, gutter repair	Rehabilitation	2024	2025	85,000
2	Foundation repairs	Rehabilitation	2028	2028	65,000
3	Basement external wall repairs	Rehabilitation	2028	2028	18,000
4	Window repairs	Rehabilitation	2024	2034	50,000
5	Roof repairs	Rehabilitation	2032	2033	45,000
Sub-total Re	263,000				
6	Move front door to original position	Remodel	2028	2028	9,000
7	Garage Remodel/Replace	New Construction	2024	2026	180,000
Sub-total Re	189,000				
8	ADU New Construction	New Construction	2024	2026	750,000
9	Adding solar panels on the roof	New Construction	2024	2028	25,000
Sub-total N	775,000				

Item	Work Task	Type of Work	Year Commenced	Year Completed	Estimated Cost (10 year period)
10	Repairs, paint touch-up, caulking (1,000 per year)	Maintenance	2024	2033	10,000
11	Annual external cleaning (windows, gutters)	Maintenance	2024	2033	15,000
12	Landscape repairs and maintenance, tree trimming	Maintenance	2024	2033	70,000
Sub-total Maintenance					95,000
Total All					1,322,000

#### EXHIBIT "C"

#### SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND RESTORATION

#### <u>Rehabilitation</u>:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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

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

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

#### Restoration:

1. A property will be used as it was historically or be given a new use that interprets the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alterations of features, spaces and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.